

## SCHEDULE OF PARTICULARS



### **26 BRICKFIELD CRAIGELLACHIE AB38 9TD**

SEMI-DETACHED BUNGALOW

HALL LOUNGE DINING KITCHEN UTILITY ROOM 3 BEDROOMS SHOWER ROOM

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN GARAGE

**OFFERS OVER £155,000**

This is a well presented semi-detached bungalow located in a popular residential area of Craigellachie. This well thought out home offers a spacious lounge with a bay window looking to the front garden. A good sized kitchen with ample room for dining table and chairs. 3 bedrooms with a family shower room. Other benefits include gas central heating with double glazing. Outside there is a good a sized easy to maintain garden with a single garage and off-road parking for several cars. This desirable home would suit a variety of purchasers and internal viewing is recommended.

The picturesque village of Craigellachie lies at the heart of Speyside. It is on the malt Whisky Trail and the popular Speyside Way walking route. There is a primary school in the village with a bus to the secondary school at Aberlour a few miles away. There are numerous leisure activities in the area which include golfing, walking, cycling and fishing on the famous River Spey. Ski-ing is available at the Lecht and the Cairngorm mountains which are within an hours drive. The Moray Coast is less than 20 miles away.

The accommodation comprises:

The partially glazed front door opens into the vestibule.

#### VESTIBULE

1.53 x 1.19

Laminate flooring. Coving. 15 paned door to the hall.

#### HALL

Laminate flooring. Built-in cupboard housing the electric meter. Additional cupboard with shelving. Coving.



#### LOUNGE

3.97 x 3.58

Bright room with a bay window looking to the front. Coving. 15 paned glazed door to hall.



#### DINING KITCHEN

5.10 x 2.34

Spacious dining kitchen with ample room for a dining table and chairs. A range of timber effect wall and floor units with complementary worktops, breakfast bar and wall tiling. Gas Rayburn with oven, hob, gridle and warming plate. Electric canopy style cooker hood. Wall mounted boiler. Stainless steel sink and drainer. Window looking to the rear garden. Door to utility. There is vinyl flooring to the kitchen area and carpeting to the dining area.



#### UTILITY ROOM

1.81 1.78

Timber fronted base and wall units. Complementary worktop. Window looking to the rear garden. Washing machine. Space for fridge freezer. Vinyl flooring. 15 paned glazed door to kitchen. Partially glazed door to rear garden.



**SHOWER ROOM**

2.04 x 1.50

Comprising white coloured WC, wash hand basin and shower cubicle with 'wetwall' boarding. Window looking to the rear. Vinyl floor tiles. Heated towel rail.



**BEDROOM 1**

3.58 x 2.99

Window looking to the front. Built-in double wardrobe with sliding doors. Coving.



**BEDROOM 2**

3.28 x 2.84

Window looking to the side. Double wardrobe with sliding doors. Coving.



### BEDROOM 3

3.37 x 2.80

Window looking to the rear garden. Built-in wardrobe with hanging rail and shelf. Covings.



### OUTSIDE

The good sized front garden is laid out in gravel. There is a driveway leading to the single garage. In the garage there is light and power along with a rear access door. The rear garden is also laid out in easy to maintain gravel with a rotary clothes drier.



### SPECIAL CONDITIONS OF SALE

The Range, Cooker Hood and the Washing Machine are included in the sale price and whilst believed to be in good working order no warranty is given.

A home report is available from the Selling Solicitors or on [www.onesurvey.org/](http://www.onesurvey.org/)

### COUNCIL TAX

Band C

### ENERGY RATING

Band C

### ENTRY

By arrangement

### VIEWING

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

### PRICE

As an indication of price range Offers Over £155,000 are invited.

### CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date depending on interest. Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors. Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at anytime without further intimation.

The above particulars are set out as a general guide for interested parties. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.

