

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

**56 NEW STREET
ROTHES, MORAY AB38 7BJ**



SEMI-DETACHED HOUSE

- ◆ HALL LOUNGE SITTINGROOM DINING KITCHEN 3 DOUBLE BEDROOMS
BOXROOM/BEDROOM 4 BATHROOM WC
- ◆ FULL OIL-FIRED CENTRAL HEATING DOUBLE GLAZING
- ◆ GARDEN GARAGE

Offers Over £145,000

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Partners Colin Styles, David Adams



This spacious 4 bedroomed semi-detached house is set on the main street in the popular village of Rothes. The property would benefit from improvement but has the potential to make a superb family home. It has the benefit of oil-fired central heating and DG. There is a good-sized garden to the rear with a single garage. Internal viewing is advised to appreciate the spacious nature of this property.

The village of Rothes is on the 'Malt Whisky Trail', only 10 miles from Elgin and is home to a number of distilleries. There are a variety of local shops, a hotel, guest houses and a primary school. Secondary schooling is available in Aberlour. There is an array of both outdoor and indoor pursuits close by with swimming, fishing mountain biking, bowls, walking and golf. The sandy beaches of the Moray Firth are approximately 18 miles away with skiing available at the Lecht and Cairngorms approximately an hour's drive.

The accommodation comprises:

DOWNSTAIRS

The front door with glazed side screen leads into a spacious hallway.

HALL

Welcoming hallway. Carpeted stairs with painted spindles and timber handrail leads to the upper accommodation. Under stair cupboard with shelving. The hallway carries on through to the rear of the property.

LOUNGE (measured into the bay window) 4.43x3.74

The bay window looks onto the rear garden. There is a stone fireplace with a wood burning stove. Coving. Fitted carpet. Pine folding double doors lead to the front Sitting Room.

SITTING ROOM 4.00x3.48

Window looks to the front. Fitted carpet. Coving.

CLOAKROOM WC 2.02x0.68

White coloured WC and wash hand basin. Vinyl flooring.

DINING KITCHEN 5.67x3.89

Large spacious dining/kitchen/family room with vinyl flooring. There are two windows. One looking to the side garden and one to the rear. At one end of the room is the kitchen area where there are a variety of wall and floor units with complementary worktops and wall tiling. Stainless steel sink. Space for washing machine and cooker. Floor mounted oil-fired boiler. 2 x built-in shelved cupboards.

UPSTAIRS

LANDING

Fitted carpet.



BOX ROOM /BEDROOM 4 **2.38x1.95**
Fitted carpet. Velux style window to the front.

DOUBLE BEDROOM 1 (front) **3.68x3.48**
Window looking to the front. Fitted carpet.

DOUBLE BEDROOM 2 (rear) **3.74x3.13**
Window looking to the rear. Fitted carpet.

FAMILY BATHROOM **2.67x1.97**
White coloured sink in a vanity unit and bath complete with over bath shower screen. Wet wall boarding. Window to the side. Vinyl flooring.

WC **2.53x1.38**
White coloured WC and sink with pedestal. Complementary wall tiling behind sink. Vinyl flooring. Velux style window.

DOUBLE BEDROOM 3 **4.49x4.03**
Window looking to the side. The wallpaper has been stripped ready for re-decoration. Fitted carpet.

OUTSIDE
The front of the house looks on onto New Street. In the rear garden, which is laid out mainly in lawn, there is a paved patio area which could be used for outside entertaining. A slabbed path leads to the storeroom located below the garage. Vehicular access to the garage is from Briach Street where there is also on road parking.

SPECIAL CONDITIONS OF SALE
A Home Report for the property is available on www.onesurvey.org/ or from the Selling Solicitors.

COUNCIL TAX
Band C

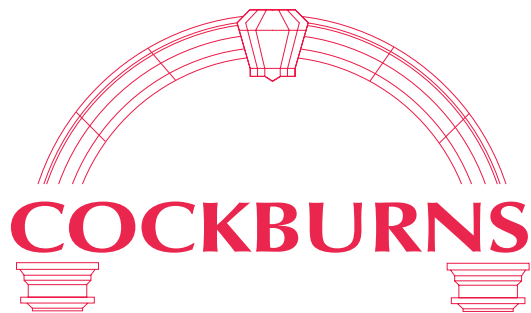
ENERGY RATING
Band F

ENTRY
By arrangement.

VIEWING
Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

PRICE
As an indication of price range offers over £145,000 are invited.





CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date.

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. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. 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.