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3 Imperial Cottages, Carron Aberlour AB38 7QS



This two bedroom stone-built semi-detached cottage is set in a peaceful location and has a large rear garden

**TRADITIONAL SEMI-DETACHED
COTTAGE**

TWO BEDROOMS

QUIET VILLAGE LOCATION

OIL-FIRED CENTRAL HEATING

SINGLE GLAZING

**LARGE REAR GARDEN WITH
TIMBER SHED**

EPC RATING E

COUNCIL TAX BAND A

VIEWING HIGHLY RECOMMENDED

**Valuation
£110,000**

E729

This traditional stone-built, semi detached two bedroom cottage is situated in the picturesque and quiet location of Carron.

In move-in condition, the property benefits from oil-fired central heating, single glazing, a modern dining kitchen, utility room, bright living room, bathroom and two double bedrooms.

To the front of the property is a large communal green. The large enclosed rear garden is laid mainly to lawn, with a timber shed and low maintenance gravelled seating area.

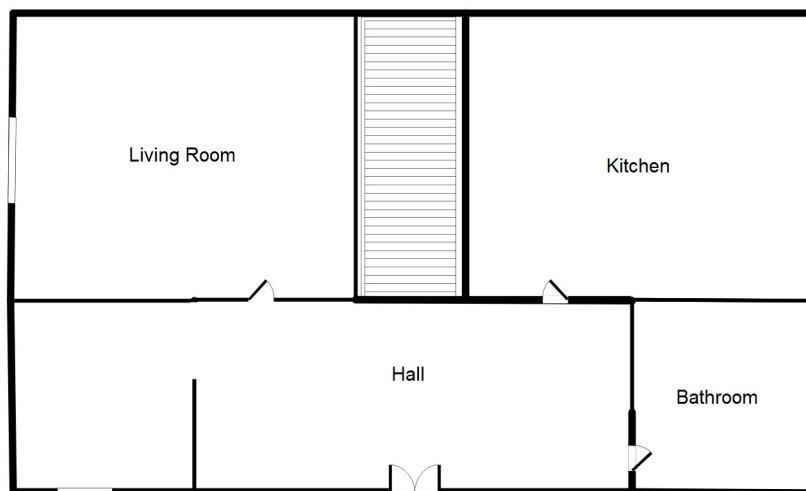
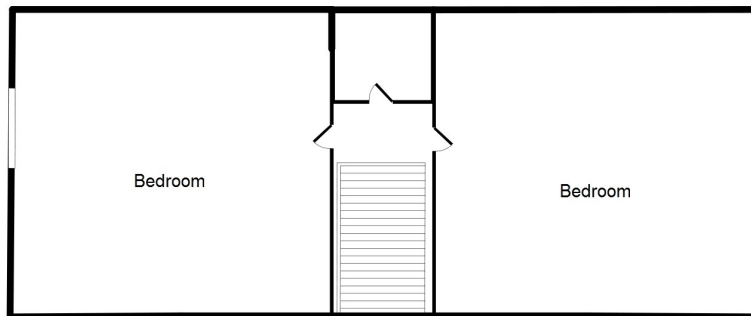
A viewing is highly recommended.





**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 4.08m x 3.68m 13'5" x 12'0"
- Lounge 4.13m x 4.44m 13'7" x 14'7"
- Bathroom 2.31m x 1.40m 7'7" x 4'7"
- Bedroom 1 4.13m x 3.29m 13'7" X 10'10"
- Bedroom 2 3.78m x 3.05m 12'5" x 10'0"



This floor plan is for representation only and is not to scale

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

