

5 Thunderton Place, Elgin IV30 1BG



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85 High Street Rothes, Aberlour AB38 7AY



This three bedroom semi-detached house in the heart of Rothes has off-street parking and a rear garden and is within easy reach of local amenities and walks along the River Spey.

**SEMI-DETACHED HOUSE
THREE BEDROOMS
GARDEN, TWO SHEDS AND A
GREENHOUSE
OFF-STREET PARKING
ELECTRIC HEATING
DOUBLE GLAZING
EPC RATING F
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£115,000**

E849

This three bedroom semi-detached house is situated in the historic village of Rothes, within walking distance of local amenities.

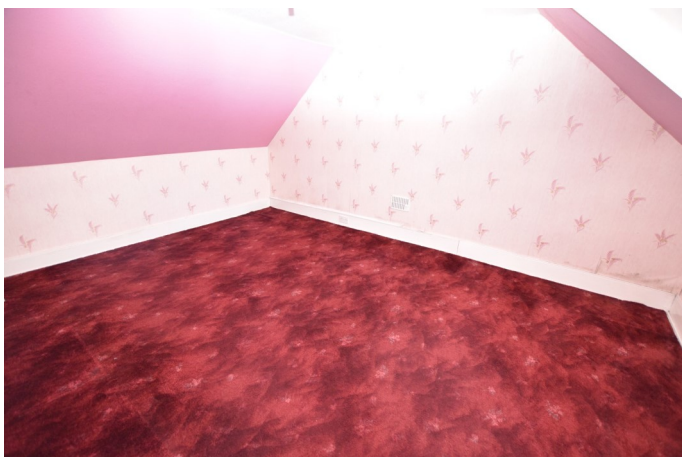
Just 4 miles from Aberlour and 11 miles from Elgin, Rothes is well situated for hiking and cycling and within easy reach of the River Spey, Speyside distilleries and the Cairngorms National Park.

The accommodation comprises: Entrance hall, living room, kitchen, double bedroom with built-in wardrobe, and a bathroom. To the first floor are a double and single bedroom.

A driveway at the side of the property leads to an off-street parking area and a terraced rear garden with a greenhouse and two sheds, which are included in the sale.

With electric heating and double glazing, the property could benefit from some modernisation throughout but offers plenty of potential as a first-time buy or investment purchase. We highly recommend a viewing.





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

- | | | |
|-------------|---------------|----------------|
| • Lounge | 4.85m x 3.47m | 15'11" x 11'4" |
| • Kitchen | 3.78m x 2.46m | 12'5" x 8'1" |
| • Bathroom | 2.77m x 1.54m | 9'1" x 5'1" |
| • Bedroom 1 | 3.29m x 3.23m | 10'9" x 10'7" |
| • Bedroom 2 | 4.90m x 3.60m | 16'1" x 11'10" |
| • Bedroom 3 | 3.28m x 2.91m | 10'9" x 9'7" |



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.