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Ardraey, Manse Brae, Rothes AB38 7AF



This three bedroom detached bungalow within walking distance of local amenities enjoys an elevated location with views across Rothes towards Ben Aigan.

**DETACHED BUNGALOW
THREE BEDROOMS
WRAP-AROUND GARDEN
ELEVATED LOCATION WITH
PICTURESQUE VIEWS
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND C
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£170,000**

E904

This three bedroom detached bungalow in the Speyside town of Rothes is situated within walking distance of local amenities and enjoys an elevated location with views towards Ben Aigan.

The accommodation comprises: Kitchen, living room with patio doors to the rear garden, two double bedrooms (one with built-in wardrobe), one single bedroom and a family bathroom.

With storage throughout, the property also benefits from gas central heating and double glazing.

With a driveway, ample parking and wrap-around garden, this would make an ideal family home, investment or retirement property and we highly recommend a viewing.





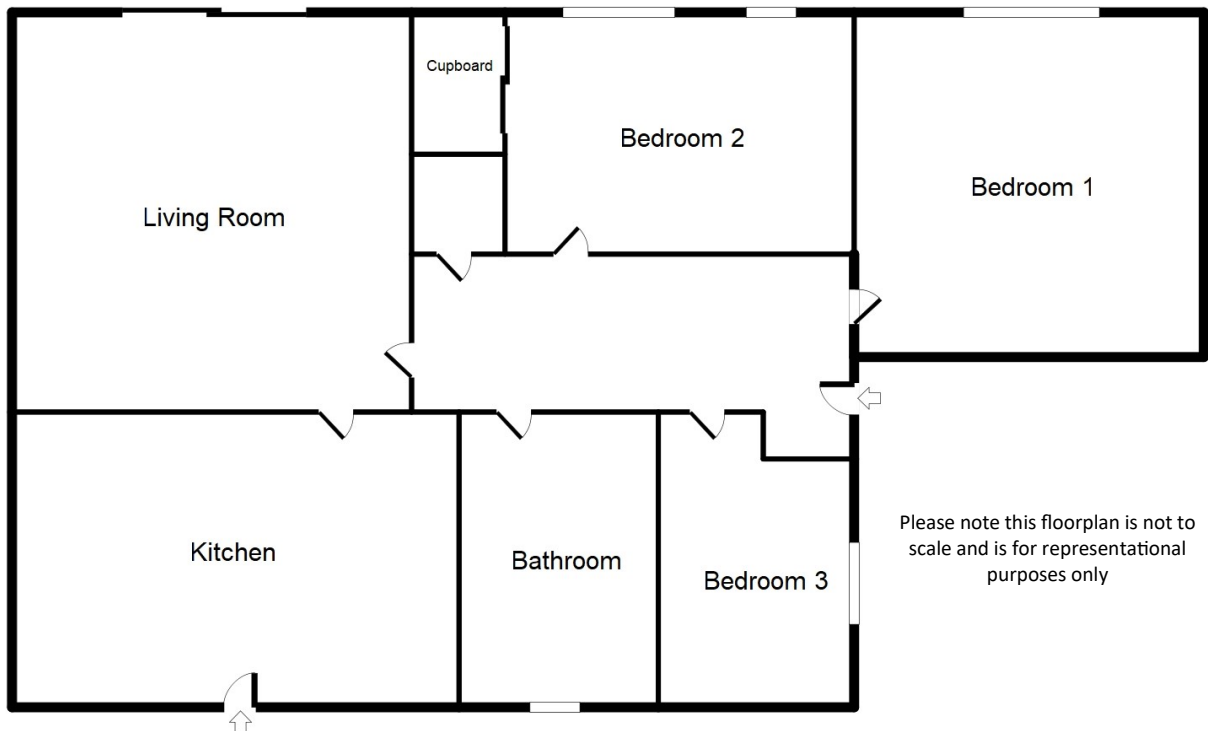








- Kitchen 4.40m x 2.58m
- Lounge 4.55m x 4.09m
- Bedroom 2 3.29m x 2.53m
- Bathroom 2.59m x 1.78m
- Bedroom 3 2.29m x 1.98m
- Bedroom 1 3.39m x 3.50m



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.