

72 Provost Christie Drive

ROTHES, ABERLOUR, MORAY, AB38 7BU



A good condition two-bedroom end-terraced house in Rothes, Aberlour



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McEwan Fraser Legal is delighted to present this good condition two-bedroom end-terraced house in Rothes, Aberlour.

THE LOUNGE



You enter the property to a large hallway; the ground floor comprises a bright, generous lounge with full height windows and an electric fireplace.

THE KITCHEN



The hall leads to a well-equipped large kitchen, including a standalone ceramic hob, fridge/freezer, with ample cupboard space. There is a storage cupboard in the kitchen and a second one in the small rear vestibule where a door leads to the rear garden. Under the stairs, the open space could offer a small workstation.





Upstairs comprises of two large double bedrooms. The largest room is to the front of the property with double cupboards. The second double bedroom is to the rear of the property and has a double cupboard built-in. A family shower room with full splashback, toilet, sink and individual shower unit complete upstairs.

BEDROOM 1



BEDROOM 2



THE BATHROOM



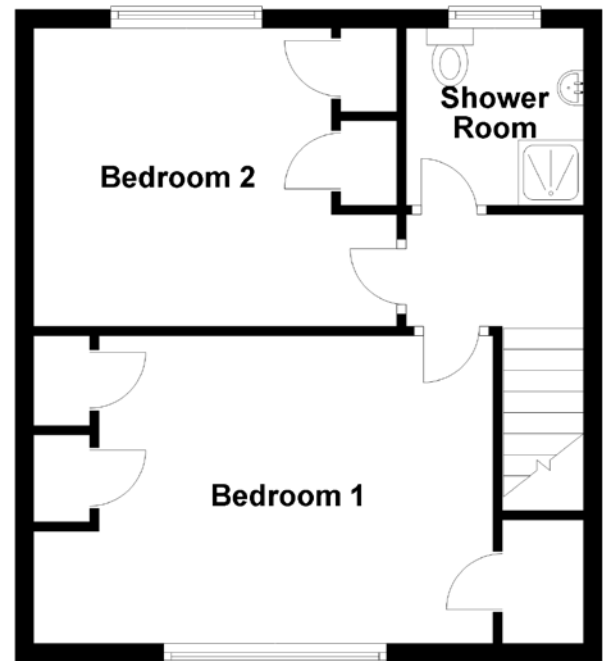
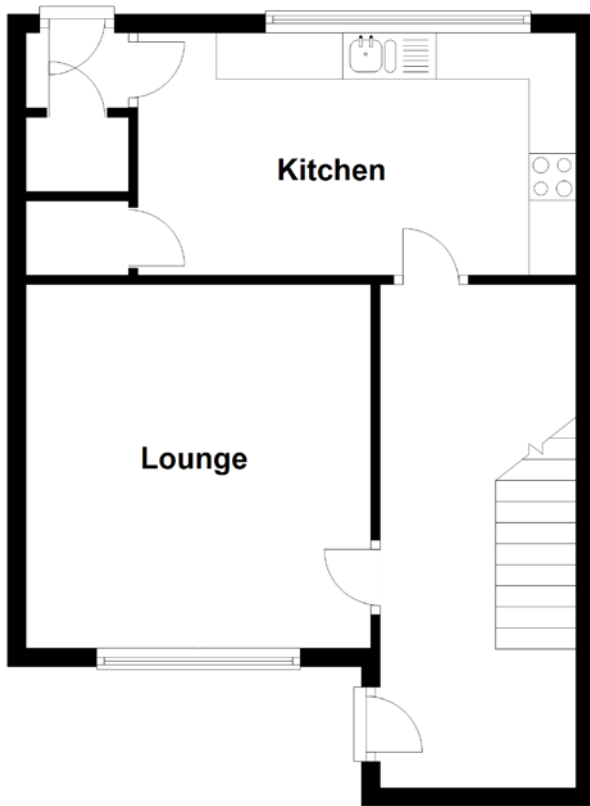
Additionally, the property offers all-electric heating and uPVC double glazing. The property is carpeted throughout, apart from the bathroom (vinyl) and the kitchen (laminated). The partially floored loft is insulated and suitable for storage. The wrap-around garden is stone chips and shrubs for low-maintenance with two separate garden sheds. Fully fenced, it is a safe space for both children and pets.

The size and simplicity of the layout are why this is an excellent opportunity for first-time buyers, a small family or a retirement home in a quiet but well-connected location.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP



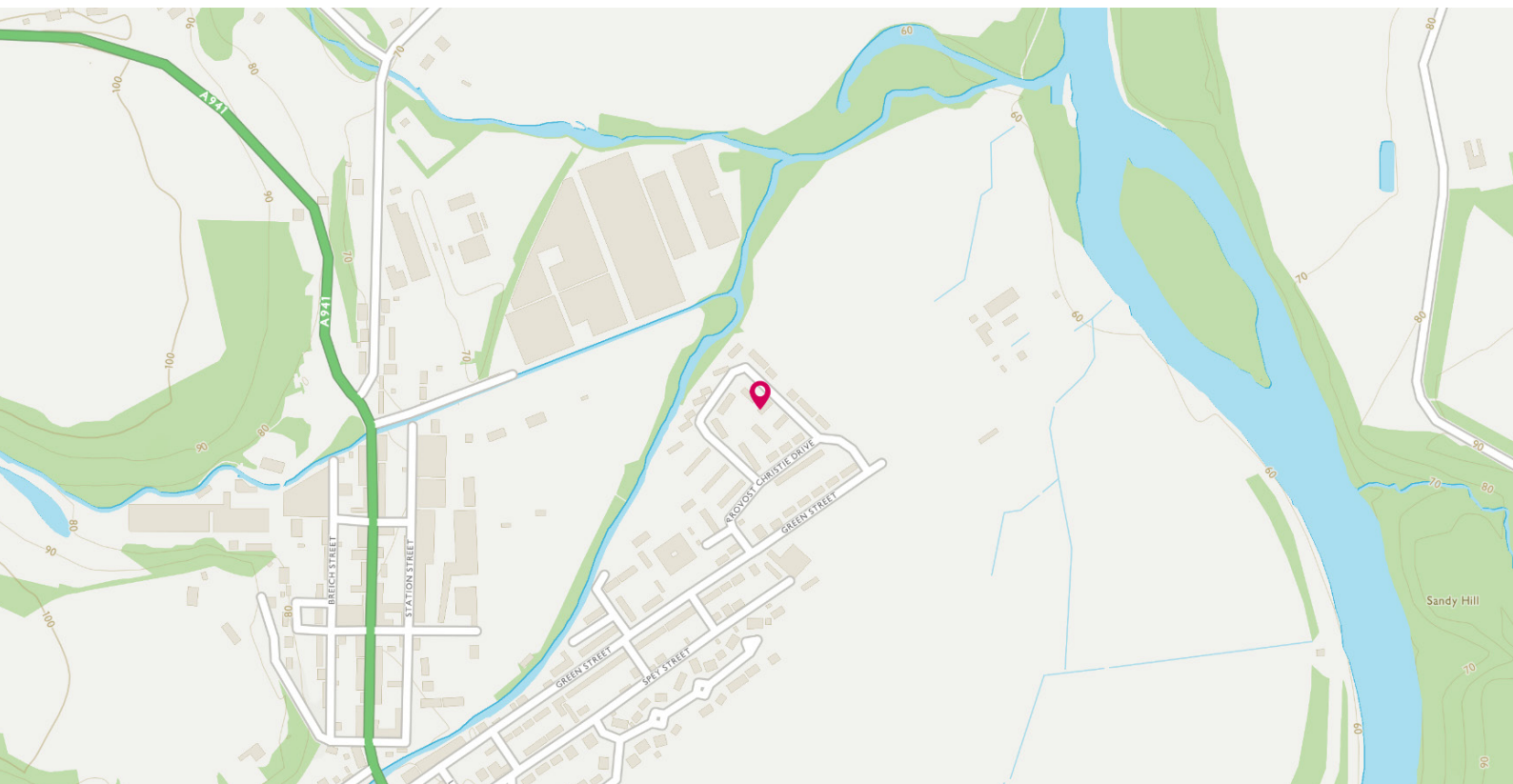
Approximate Dimensions (Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 3.90m (12'10") x 3.70m (12'2") |
| Kitchen | 4.70m (15'5") x 2.60m (8'6") |
| Bedroom 1 | 4.90m (16'1") x 3.40m (11'2") |

Bedroom 2
Shower Room

3.90m (12'9") x 3.20m (10'6")
1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 82m²
EPC Rating: E



THE LOCATION

This substantial end-terrace property forms part of a well established residential area and is a short walk from the centre of the blissfully quiet village of Rothes. Rothes village provides excellent local amenities, including pre-school & primary schooling; various local shops and stores include a chemist, family-run butcher shop, Post Office, convenience store, hotel and pub. There are also some excellent tea rooms plus a takeaway restaurant.





Several outdoor leisure pursuits lie within a short drive or walk from this property, including kayaking, golfing, shooting, and fishing on the world-famous River Spey.

Elgin provides a superb East Coast rail and bus service ten miles north. Access to the A96 offers direct routing to Aberdeen, 63 miles east and Inverness 49 miles to the west. Both cities offer excellent rail and bus service, with national and international flights available from both.



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