

SPEY VALLEY DRIVE ABERLOUR AB38 9NU



3 Bedroom Detached Bungalow

Partial Views to the Front out towards Glenrinnies

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Kitchen/Breakfast Room, Conservatory, Utility Room, Master Bedroom with En-Suite Shower Room, 2 further Bedrooms, Bathroom & Large Floored Attic Space

**Double Glazing
Oil Central Heating
Large Floored Attic Space with potential for development subject to any permissions
Private Water Supply
Septic Tank**

EPC Rating - D

OFFERS OVER £275,000

grampian **property centre**

52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: info@gpc-elgin.co.uk / www.gpc-elgin.co.uk

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Entrance to the property is via a part panelled uPVC door with a double glazed frosted window which leads in to the Vestibule.

♦ **Vestibule**

Ceiling light fitting

Fitted carpet mat flooring

A door leads in to the Main Hallway.

♦ **Hallway**

3 ceiling light fittings

A loft ladder which leads to a spacious floored loft space: 49' x 15' with a fitted lighting, radiator, power points, double glazed windows at both ends & houses the hot water tank

2 single radiator

3 built-in storage cupboards

Fitted carpet



♦ **Lounge: 15'5" maximum in to window recess x 13'5" (4.69 x 4.08)**





Recessed ceiling lighting
 Double glazed Bay window to the front aspect
 with views out towards Ben Rinnes
 Double glazed window to the side aspect
 Double radiator
 Fireplace surround with a wood burning stove
 & a tiled hearth, the stove is linked into the
 central heating system to provide both hot
 water and heating in addition to the central
 heating boiler
 Fitted carpet

♦ **Kitchen: 21'11" x 11'9" (6.68 x 3.57)**



3 ceiling light fittings
 Double glazed windows to the rear aspect
 Single radiator
 Range of wall mounted cupboards with under unit lighting
 Fitted base units with roll top work surfaces
 Integrated LPG gas hob with an overhead extractor unit & an electric double oven
 Space to accommodate a fridge freezer & a dishwasher
 Centre island unit/ breakfast bar with a pop up power point
 Laminate flooring

Doors lead to the Conservatory & Utility Room.

♦ **Conservatory: 9'7" x 11'5" maximum in to door recess (2.91 x 3.47)**



Double glazed roof
Double glazed windows to all aspect with views out towards surrounding countryside & distant hills
Double radiator
Laminate flooring

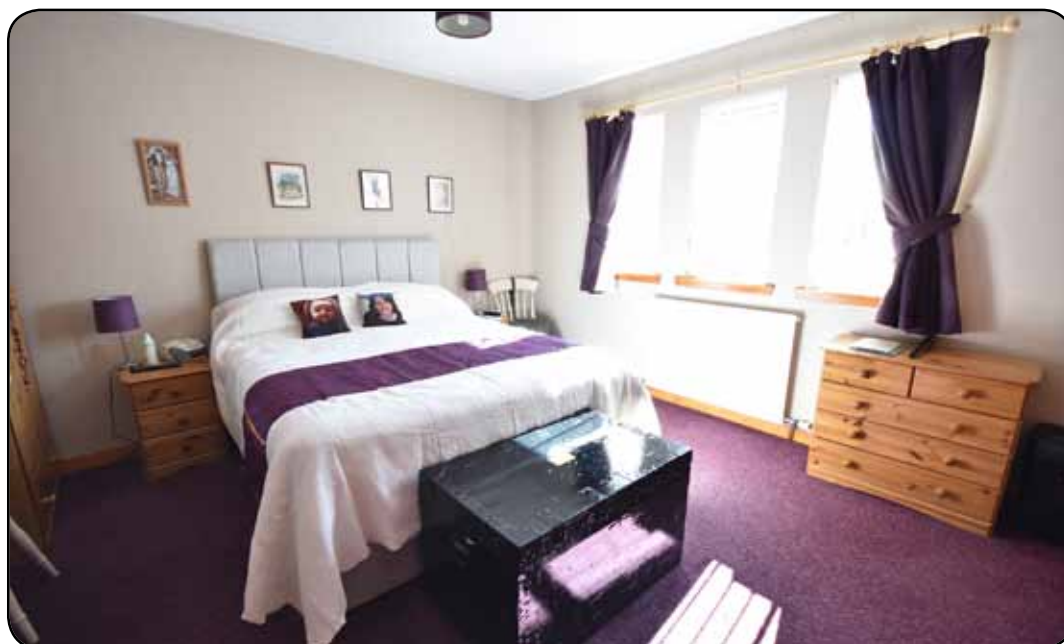
A double glazed door gives access out to the Garden.

♦ **Utility Room: 7'5" x 5'2" (2.25 x 1.57)**

Ceiling light fitting
Single radiator
Wall mounted cupboard
Fitted roll top work surface
Space to accommodate a tumble dryer & washing machine
Worcester oil fired boiler
Built-in storage cupboard
Tiled flooring

A rear entrance door with a double glazed frosted window which gives access out to the Garden.

♦ **Master Bedroom with En-Suite: 12'10" maximum plus wardrobe space x 13' (3.91 x 3.96)**





Pendant light fitting
Double glazed windows to the front aspect offering viewings out towards Ben Rinnes
Single radiator
Built-in double wardrobe
Fitted carpet

♦ **En-suite Shower Room: 9'9" x 5'10 in to door recess (2.96 x 1.77)**



Ceiling light fitting
Double glazed frosted window to the front aspect
Heated chrome style towel rail
3 piece suite with wet wall finish & mains shower to the shower cubicle enclosure
Vinyl flooring

♦ **Bedroom 2: 9'11" plus wardrobe space x 12'10" (3.02 x 3.91)**



Ceiling light fitting
Double glazed windows to the rear aspect with views out to distant hills
Single radiator
Triple built-in wardrobe with sliding doors
Fitted carpet





♦ **Bedroom 3: 9'7" plus wardrobe space & door recess x 9'9" (2.91 x 2.96)**



Recessed ceiling light
Double glazed windows to the front aspect
offering partial views out to Ben Rinnes
Single radiator
Single wardrobe
Fitted carpet



♦ **Bathroom: 8'1" maximum x 8'11" maximum in to recess (2.46 x 2.72)**



Ceiling light fitting
Double glazed frosted windows to the rear
aspect
Single radiator
3 piece suite with shower screen, mixer tap
& shower fitting to the bath area
Tiled walls to the bath area
Vinyl flooring

♦ **Outside Accommodation**

♦ **Driveway**

Gravelled Driveway to the front which offers parking for several vehicles

♦ **Detached Garage: 19'7" deep x 19'1" wide**

2 double doors to the front
Single door to the side aspect
Lighting & power within
Mechanics inspection pit
Wood burning stove to one corner





♦ **Car Port: 24'1" deep x 15'11" wide**

♦ **Store Shed Area: 23' maximum x 10'9" wide**

Fitted with power & lighting

Main door for entry

♦ **Gardens**



Spacious Gardens which are mostly laid to lawn with a timber built shed to one corner

To the side there is a Timber Built Summer House with a timber balustrade seating area which offers views across farmland & distant hills

Greenhouse

Enclosed chicken runs which are to remain

3 outside garden taps



**Note 1**

All fitted blinds, curtains, floor coverings and light fittings are to remain.

Note 2

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees out to seek their own profession advice.

All descriptions, dimension, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Note 3

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Council Tax

Currently Band E

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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