

Cranloch
Mary Avenue
Aberlour
Moray
AB38 9QN



FIXED PRICE £255,0000

Located within the sought after Speyside village of Aberlour is this attractive 3 Bedroom Detached House. The property benefits from lovely views to the rear across the village and out towards the distant hills that surround Aberlour.

Features

3 Bedroom Detached House

Own Driveway and Garage

Lovely open views to the rear

Double Glazing

Gas Central Heating with a modern boiler

Located within the sought after Speyside village of Aberlour is this attractive 3 Bedroom Detached House. The property benefits from lovely views to the rear across the village and out towards the distant hills that surround Aberlour.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Dining Room, Sitting Room / Bedroom, Kitchen, Utility Room, a Ground Floor Bedroom and Shower Room. The 1st comprises a further Bedroom and a Shower Room.

Entrance Vestibule

Coved ceiling with light fitting

Single glazed panel window to the front

Wood flooring

Hallway

Coved ceiling with a pendant light fitting

Single radiator

Built-in shelved storage cupboard

A carpeted staircase leads to the 1st floor landing

Fitted carpet

Lounge – 16'2" (4.93) plus a window recess x 12'11" (3.94)

A twin aspect room which benefits from views to the rear

Double glazed windows to the rear and side

2 double radiators

A fireplace surround with an electric effect fire

Recessed alcove with glass shelving

Fitted carpet

Dining Room – 10'10" (3.30) x 9'2" (2.79) plus a window recess

Coved ceiling with light fitting

Double glazed window to the side

Double radiator

Fitted carpet

Sitting Room / Bedroom – 13'10" (4.21) max into the window recess x 11'9" (3.57) max into recess

This room could be utilised as a Sitting Room or Bedroom

Coved ceiling with a pendant light fitting

Double glazed bay window to the front

Double radiator

Built-in shelved storage cupboard

Fitted carpet

Kitchen – 11'9" (3.57) 7'3" (2.20) max reducing to 5'3" (1.59)

Strip light ceiling fitting

Double glazed window to the rear

Double radiator

A range of wall mounted cupboards and fitted base units with matching splashbacks

Single sink with drainer unit

Integrated electric hob and oven with overhead extractor unit

Space to accommodate a dishwasher, fridge and washing machine (these items are to remain)

Tile effect flooring

Utility Room – 5' (1.52) x 6'4" (1.92)

Pendant light fitting

Double glazed window to the rear offering views across the village

Wall mounted cupboard and fitted base unit

Space to accommodate an under-counter fridge or freezer

A modern fitted gas boiler

Tile effect flooring

Ground floor Bedroom – 13'11" (4.23) into the window recess x 11'10" (3.60) plus an alcove recess

Coved ceiling with a pendant light fitting

Double glazed bay window to the front

Double radiator

Recessed alcove with cupboard space

A newly fitted carpet

Ground Floor Shower Room – 11'11" (3.62) max x 5'4" (1.62)

Coved ceiling with recessed ceiling lighting

Double glazed window to the side

Heated towel rail

A double shower cubicle with wet wall finish within and a mains shower

A fitted vanity unit the recessed wash basin and mirror with down lighting

Press flush W.C

Tile effect flooring

1st Floor Accommodation

Landing

Ceiling light fitting

An access hatch leads to attic eave storage space which is partially floored with lighting and houses the electric consumer unit

Fitted carpet

Bedroom Two – 11'10" (3.60) max into window recess x 13'5" (4.08)

Pendant light fitting

Double glazed bay window to the front

Double radiator

Fitted carpet

Shower Room – 11'11" (3.62) max into the window recess x 8'3" (2.51)

Pendant light fitting

Double glazed window to the rear

Double radiator

Shower cubicle with mains shower and wet wall finish within

Pedestal wash basin and W.C

Fitted carpet

Rear Garden

A lovely and easy to maintain rear garden which benefits from direct views across the village and outwards the distant hills that surround Aberlour

Mostly paved with gravelling and a small centre area laid to lawn

Outside garden tap

A side gate leads to the Driveway and Garage

Driveway and Garage

Benefiting from its own gated driveway, this leads to a single garage fitted with an up and over door to the front and a single glazed window within

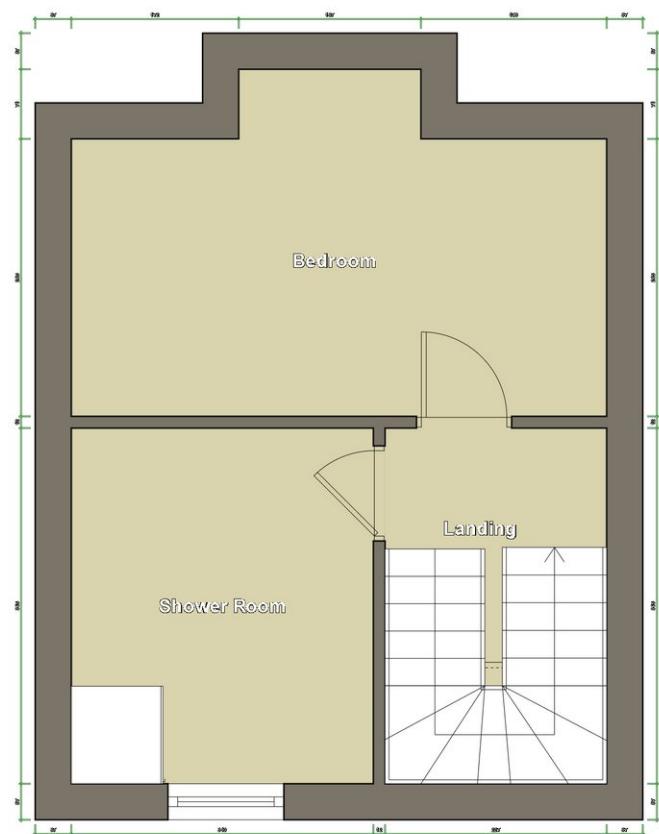
Note 1

All light fittings, floor coverings & blinds are to remain. The white goods are also to remain as part of the sale.

Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.











Energy Performance
Rate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Council Tax Band

Currently D

Important Notice

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

All descriptions, dimension, areas 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.

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

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

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

Entry

By mutual agreement

Offers

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

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.