

6 Coopers Court
Craigellachie
Aberlour
Morayshire
AB38 9TH



Offers Over £190,000

Located in the Speyside village of Craigellachie is this lovely 3 Bedroom Semi-Detached Bungalow which benefits from its Own Driveway which leads to a Detached Garage.

The property is located within a cul-de-sac turning and is within walking distance of Craigellachie's local village amenities.

Features

3 Bedroom Semi-Detached Bungalow

Double Glazing

Gas Central Heating

Own Driveway and Detached Garage

Low maintenance Rear Garden

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The property is located within a cul-de-sac turning and is within walking distance of Craigellachie's local village amenities.

Accommodation comprises a Hallway, Lounge, Kitchen / Diner, 3 Bedrooms and a Bathroom. The property benefits further from a low-maintenance Rear Garden with a timber built shed.

**3 Bedroom Semi-Detached Bungalow
Double Glazing
Gas Central Heating
Own Driveway and Detached Garage
Low maintenance Rear Garden**

Access to the property is via a front entrance door which leads into a Vestibule.

Vestibule

Coved ceiling with a pendant light fitting
Laminate flooring
A door leads into the Hallway

Hallway

Coved ceiling with a ceiling light fitting
Single radiator
2 built-in shelved cupboards
Fitted carpet

Lounge: 14'4" into Bay window recess x 13'1" (4.37 x 3.98)

Coved ceiling with a ceiling light fitting
Double glazed bay window to the front
Double radiator
Fitted carpet

Kitchen / Diner: 16'9" x 10'10" plus door recess (5.1 x 3.3)

A generous sized room comprising a coved ceiling with a ceiling light fitting & a strip light fitting
Double glazed window to the rear looking onto the Garden
2 single radiators
Wall mounted cupboards and fitted base units with roll top worksurfaces & matching splashbacks with a single sink with drainer unit & mixer tap
Integrated gas hob, electric oven & dishwasher
Space to accommodate a washing machine & under counter fridge & freezer
Worcester gas boiler located to one side
Space to accommodate a dining table
Vinyl flooring

A rear entrance door gives access out to the Garden

Bedroom One: 9'9" plus wardrobe space x 11'1" (2.96 x 3.37)

Coved ceiling with pendant light fitting
Double glazed window to the front

Single radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

Bedroom Two: 11'1" maximum into door recess x 9'2" (3.37 x 2.79)

A coved ceiling with pendant light fitting
Double glazed window to the rear
Single radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

Bedroom Three: 11'1" x 6'10" plus wardrobe space (3.37 x 2.07)

A coved ceiling with pendant light fitting
Double glazed window to the side
Single radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

Bathroom: 6'9" x 5'6" (2.04 x 1.67)

Coved ceiling with light fitting
Double glazed frosted window to the rear
Heated chrome style towel rail
3 piece suite with a shower screen, mains shower & tiled walls to the bath area
Vinyl flooring

Garden

A low maintenance rear garden which is partly laid to decking and gravelled

Driveway

The property benefits from its own driveway which can provide parking for 2-3 vehicles. This leads to a detached garage
Garage: 8'9" maximum x 11'1" maximum
3 pendant light fittings
Up & over door to the front
Double glazed window to the side
Side entrance door with a single glazed window

Timber Built Shed: 12'6" maximum x 9'3" maximum

Double door entrance

Note 1

All light fittings, floor coverings & blinds are to remain.

Energy Performance Rate

Council Tax Band

Currently C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		







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.