



**Harper
Macleod LLP**
Estate Agents & Solicitors



90 Provost Christie Drive, Rothes, AB38 7BU
Offers in the region of £103,000

End Terraced house situated in a popular residential area of Rothes. The accommodation comprises entrance hallway, lounge, dining kitchen, two double bedrooms & a bathroom. The property which would make an ideal first time buy or investment purchase further benefits from double glazing, oil central heating & gardens front & rear.

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ENTRANCE HALLWAY



UPVC & glazed door, built in cloak cupboard, spacious under stair cupboard, fitted carpet, ceiling light fitting.

BATHROOM

6'11" x 5'6" (2.11m x 1.69m)



Window to front, sink, WC & bath with shower/tap attachment, wood effect vinyl flooring, inset ceiling spotlights, extractor fan, wall mounted chrome towel radiator.

LOUNGE

13'6" x 11'11" (4.12m x 3.64m)



Full length window to front, window to side, fitted carpet, ceiling light fitting.

DINING KITCHEN

12'0" x 9'5" (3.67m x 2.88m)



Window to rear, fitted kitchen in cream gloss, built-in single electric oven, hob & hood, plumbing & space for washing machine & space for fridge freezer, fixed dining table, tile effect flooring and ceiling strip light.

STAIRCASE & LANDING



Fitted carpet & ceiling light fitting.

BEDROOM 1

11'11" x 11'6" (3.65m x 3.52m)



Windows to front & side, double built-in wardrobe, single cupboard, fitted carpet, ceiling light fitting.

BEDROOM 2

12'0" x 9'4" (3.67m x 2.86m)



Window to rear, double built-in wardrobe, single cupboard, fitted carpet, ceiling light fitting.

OUTSIDE



The garden to the front is laid with low maintenance gravel. The rear garden is fully enclosed with areas of paving & low maintenance gravel and oil tank.

NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven and hob & hood in the kitchen.

The washing machine & fridge freezer may be available by separate negotiation.

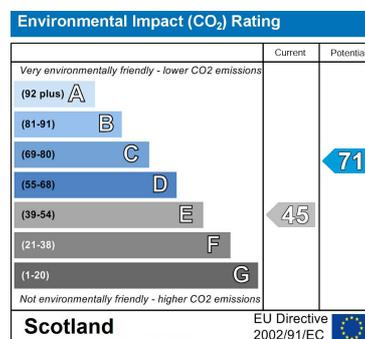
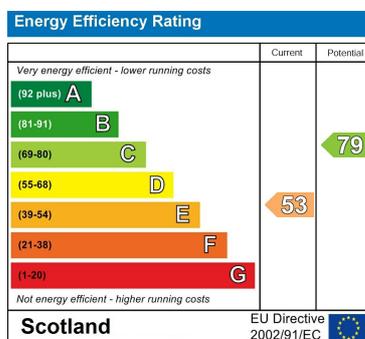
Council Tax Band: A

Viewing Arrangements: Please Contact Selling Agent on
01343 555 150

Area Map



Energy Efficiency Graph



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