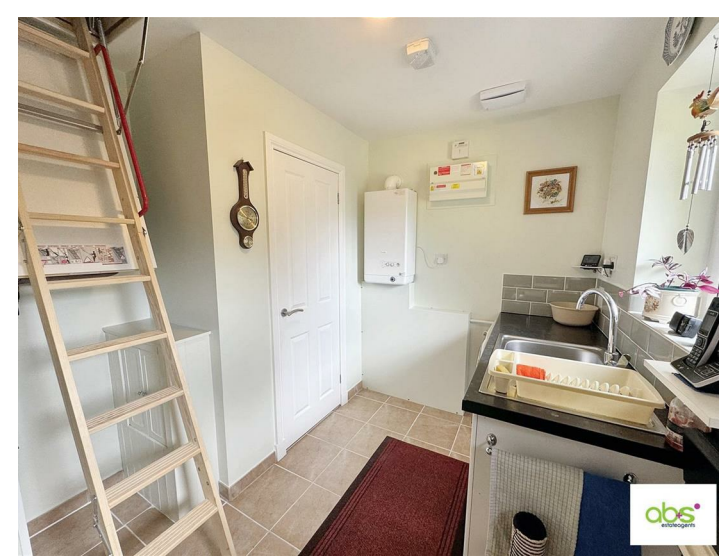
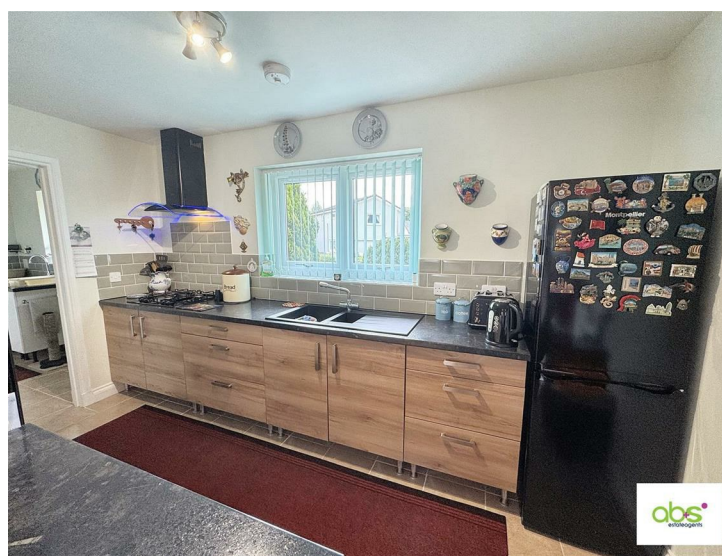




**Braeside 1 Manse Brae, Rothes, AB38 7AF**

**Fixed Asking Price £199,500**





# Braeside 1 Manse Brae

## Roths, AB38 7AF

£10,000 BELOW HOME REPORT VALUATION

Nestled in the charming village of Roths, Aberlour, this delightful detached bungalow on Manse Brae offers a perfect blend of modern living and comfort. Built in 2017, the property boasts a contemporary design that is both stylish and functional, making it an ideal choice for those seeking a low-maintenance home.

Upon entering, you are welcomed into a spacious, open-plan layout featuring a generous lounge area, along with a full range of kitchen units and a central island that neatly divides the functional kitchen area.

There is also a Master Bedroom with an en-suite shower room, a second guest bedroom, and a dining room (or a third bedroom if required). In addition, there is a contemporary shower room and a very handy utility room.

One of the standout features of this bungalow is the underfloor heating, which provides a warm and cosy atmosphere throughout the property. Coupled with the elegant tiled flooring, this home is designed for both comfort and ease of cleaning, making it a practical choice for busy lifestyles.

Another standout feature is the suitability of the home for a wheelchair user with wider entry and exit doors, tiled floors and a pathway surrounding the house which is accessible too.

The location in Roths offers a peaceful setting, surrounded by the stunning Scottish countryside, yet remains conveniently close to local amenities. This property is not just a house; it is a place where you can truly feel at home. Whether you are a first-time buyer, looking to downsize, or seeking a serene retreat, this bungalow is a wonderful opportunity that should not be missed.



**Fixed Asking Price £199,500**



### Lounge

19'8" x 21'3" (6.01 x 6.5)

Feature glazed door opens into the inviting lounge with 2 front facing windows. Two 3 arm ceiling light fittings and tile flooring. Doors off to the Master Bedroom and the Utility Room.

### Kitchen

The Kitchen has a range of fitted units to the back wall with work surfaces, sink and drainer and double rear facing windows. Also 4 ring gas hob with extractor hood above. Attractive splashback tiling and soft close drawers. Central island with worktop and electric oven and easy access down both sides to the lounge.

### Utility Room

9'8" x 5'10" (2.97 x 1.8)

Neat utility room with back door, Fitted units with sink, worktop and splashback tiling. 2 cupboards. Hatch with pull down ladder to well insulated attic affording storage. Wall mounted boiler. Ceiling light and Xpelair and tiled floor.

### Master Bedroom

12'6" x 10'7" (3.82 x 3.23)

Stylish double bedroom with double fitted wardrobes and double front facing windows affording good natural light. Central ceiling light fitting (to be replaced), tiled floor and under floor heating. Ample room for additional bedroom furniture. Door to :-

### En Suite Shower Room

8'9" x 3'3" (2.68 x 1)

En Suite Shower Room with wc, vanity wash hand basin and shower cubicle with mains shower. Xpelair, ceiling light fitting and tiled floor with under floor heating. Wall mounted storage.



## Hall

Hallway area off the lounge with doors accessing bedroom 2, Shower Room and the Dining Room. Generous fitted cupboard.

## Dining Room or Bedroom 3

9'6" x 9'6" (2.9 x 2.9)

Versatile rear facing room used currently as the Dining Room but could also be a bedroom. Ceiling light, tiled floor and underfloor heating.

## Bedroom 2

9'6" x 9'6" (2.9 x 2.9)

Double bedroom with front facing windows. 4 door mirrored wardrobe which will stay in the property. Central ceiling light fitting (to be replaced), tiled floor with underfloor heating.

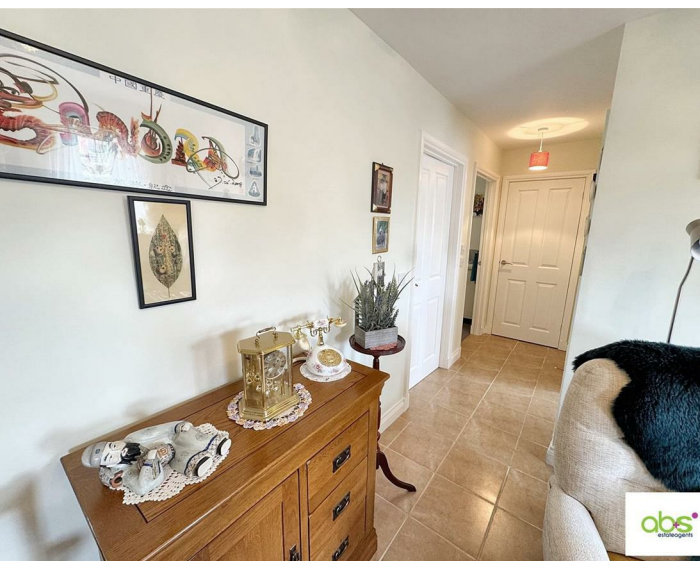
## Shower Room

6'4" x 9'6" (1.95 x 2.9)

Contemporary shower room with double glass shower enclosure, feature tiling and mains shower. Also wc and vanity wash hand basin. Opaque window. Ceiling light, Xpelair and tiled floor with under floor heating.

## Garden

A beautifully maintained, low-maintenance garden surrounds the home, with a neatly laid pathway encircling the property. The front is thoughtfully finished with gravel chips, offering the perfect opportunity to enhance the space with vibrant planters, set against the striking backdrop of the charming dry Stane dyke. There is a sloping lawned area on the East side of the house and a South facing sheltered patio to the rear of the garage.





### Garage

Good sized garage, amply large enough for the car and fitted units to one side. Rafter storage too. Light and power.

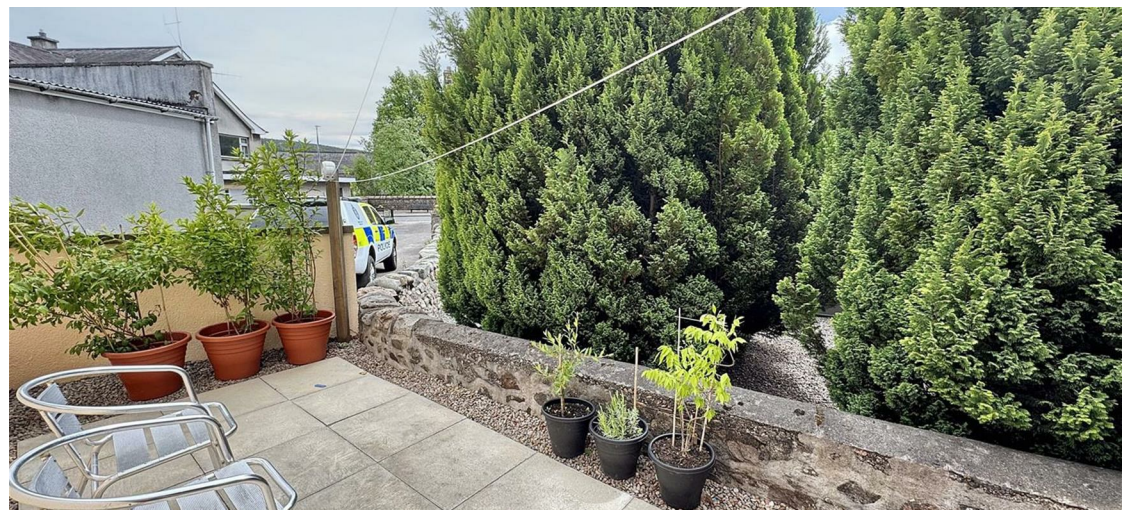
13'5" x 15'7" (4.1 x 4.76)

### Fixtures and Fittings

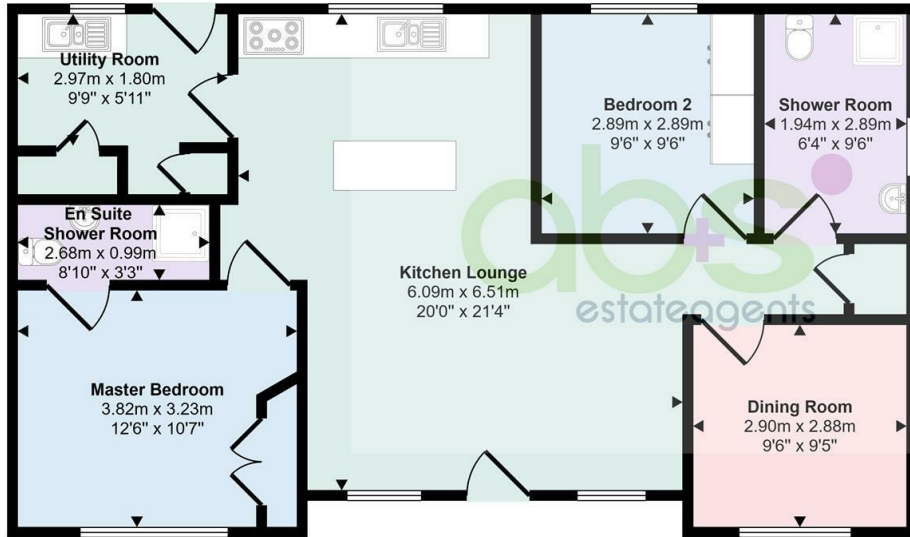
The fitted floor coverings, some of the curtains (those in the Dining Room and Guest Bedroom are being removed), blinds and some light fittings (not the 2 bedroom ones, which will be replaced) will be included in the sale price along with the integral oven, gas hob and extractor hood.

### Home Report

The Home Report Valuation as at June 2025 is £220,000, Council Tax Band C and EPI rating is \_

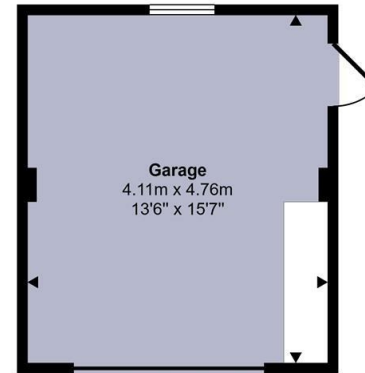


Approx Gross Internal Area  
102 sq m / 1101 sq ft

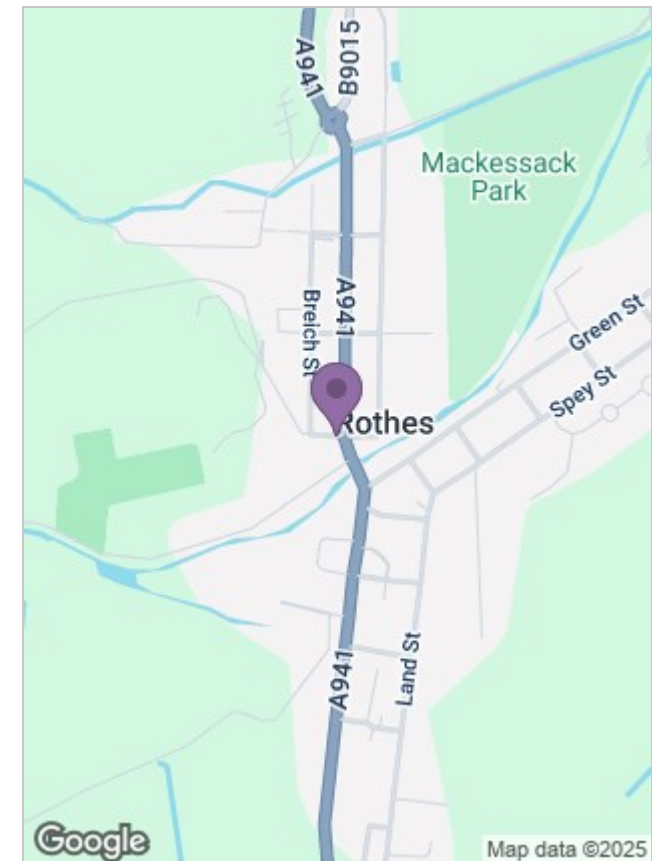


Floorplan  
Approx 83 sq m / 891 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Garage  
Approx 20 sq m / 211 sq ft



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |

## Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.