



71-73 High Street | Rothes | Moray | AB38 7AY

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71-73 High Street,
Rothes, Moray, AB38
7AY

- Traditional Terraced Cottage
- Living Room & Sitting Room
- Breakfasting Kitchen
- Bathroom
- Dining Room/Bedroom Three
- 2 Bedrooms
- GCH & DG on Ground Floor
- Large Garden with Outbuildings
- Garage & Driveway for private parking
- Ideal Location close to amenities

Summary

CCL are delighted to offer for sale this spacious terraced cottage in a popular residential village of Rothes. The property offers good accommodation on two floors, with good sized living Room, breakfasting kitchen, two bedrooms, Dining Room/ Bedroom and family bathroom. Large garden to rear with several outbuildings, Driveway to the side with private parking and a garage. Ideal purchase for upgrading to a family home or as a buy to let opportunity.

The property is located in the heart of Rothes, where many amenities are available including local shops, church, GP surgery, recreational amenities such as bowling green, tennis courts and golf club. Rothes is surrounded by some of the most breath-taking landscapes. Few other areas can lay claim to such fantastic panoramic views from the heights that surround the village. Aberlour a few miles away provides further amenities and secondary schooling.





Property

The two/three bedroom cottage has good spacious accommodation on two floors with a garden to the rear and private parking on the driveway. Originally two cottages, the property has been opened through to make one larger property, but still retains both front doors and staircases, leaving various options for the discerning buyer. All carpets and floor coverings, curtains and light fittings are to be included in the sale.

Accommodation:

Entrance Vestibule No 71:

Exterior door provides access to the vestibule, which has staircase to the upper landing, doors to the living room and the dining room/bedroom.

Living Room: (sq m)

A comfortable room, with traditional tiled fire- place housing an open fire, window to the front and door to the kitchen.

Kitchen: (sq m)

Fitted with a range of wall and base units in light wood, contrasting dark worktops and matching splashback incorporating a stainless steel sink and drainer. Integral double oven, gas hob and chimney style cooker hood. Space for fridge and washing machine. Wood breakfast bar to seat 2 or 3. Window to the rear.

Dining Room/Bedroom: (sq m)

Accessed from the entrance vestibule, this is a versatile room and could have a number of uses, ideal as a dining room or Study, but also has fitted cupboards and wardrobes. Further door from this room leads to the Sitting Room.

Upper Landing:

Carpeted staircase leads to the open upper landing with sky light window and gives access to the double bedroom..

Bedroom : ()

A good sized double bedroom with window to the front. Built in furniture, wardrobe with hanging and shelf space as well as further cupboard and drawer storage.

Sitting Room: (sq m)

Further good sized comfortable room with window to the front. Doors to entrance vestibule (No 73) and to rear hall.

Rear Hall:

Small rear hall which has exterior door to the garden and houses the tumble drier.

Entrance Vestibule No 73:

Further entrance with staircase to the upper floor; large storage cupboard and door to the Bathroom

Bathroom:

Fitted with a three piece suite and has separate shower cabinet and window to the rear.

Upper Landing:

Carpeted staircase leads to the open upper landing with sky light window and gives access to the double bedroom.

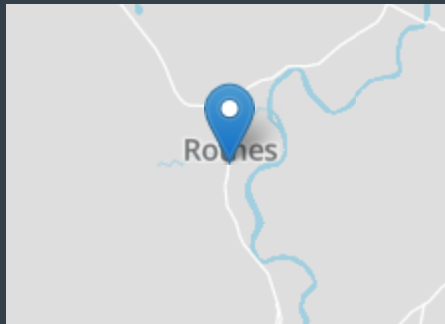


External

A large driveway to the side which provides private parking for several cars and leads to the wooden garage and a bin storage area and continues round to steps leading down to the rear door with a seating area. Gravel drive continues along past the stone built sheds to a clothes drying, further steps lead up to a further area laid to lawn with drying green and mature trees and shrubs. From the top of the garden there are lovely views of the surrounding countryside.







Floor 0

Floor 1

Approximate total area¹⁸
106.83 m²

Reduced headroom
15.05 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Performance Certificate (EPC)		Scotland
11-13 High Street, Rounes, Abernethy, AB20 7AX		
Rating	Band	Estimated annual energy consumption
C	3	10,120 kWh per year
Estimated energy costs for your home for 3 years* £15,200		
Over 3 years you could save¹ £4,172		
Energy Efficiency Rating This graph shows the current efficiency of your home, along with the expected best energy efficiency and how you can improve. The higher the rating, the lower your fuel bills are likely to be.		
Environmental Impact (CO₂) Rating This graph shows the effect of your home on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating, the less impact it has on the environment.		

All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.