



13 Green Street | Rothes | Aberlour | Moray | AB38 7BD

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13 Green Street, Rothes, Aberlour, Moray, AB38 7BD

- Traditional Detached Victorian house
- Living Room & Sitting Room
- Dining Room & Dining Kitchen
- 5 Bedrooms
- Family Bathroom & 2 WC's
- Large Rear and front Garden
- Garage
- Gas Central heating and double glazing

Summary

CCL are delighted to offer for sale this stunning, traditional 5 Bedroom detached house in the popular residential village of Rothes. The property although requires some maintenance and upgrading, offers excellent accommodation on two floors, with good sized living Room, dining room, dining kitchen, sitting room, five bedrooms, two WC's and family shower room. Large garden to rear with Garage and shed. Ideal purchase for an expanding family home.

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 five bedroom detached traditional house has good spacious accommodation which would make a beautiful family home on two floors with a garden to the rear and Garage.

All carpets and floor coverings, curtains and light fittings are to be included in the sale.

Accommodation:

Entrance Vestibule:

Exterior door provides access to the vestibule, which in turn has further door to the hallway.

Hallway:

Staircase leading to the to the upper floor, doors to the living room and the dining room.

Living Room: (4.58m x 5.85m)

A comfortable room, with traditional fire- place and bay window to the front.

Dining Room: (5.85m x 4.12m)

This is a versatile room and could have a number of uses, currently a dining room with fire place and bay window to the front.

Sitting Room: (5.84 x 3.46m)

Again, situated to the front with bay window.

Kitchen: (5.38m x 4.80m)

Fitted with a range of wall and base units in white, contrasting dark worktops and matching splashback incorporating a stainless steel sink and drainer. Integral double oven and gas hob. Ample for dining. Door to the rear garden and door to back staircase to the upper floor. Window to the rear.

WC:

Small room with toilet.

Upper Landing:

Carpeted staircase with original turned balustrade with cast iron spindles lead to the upper landing, where all further accommodation can be accessed.

Bedroom 1: (5.90m x 3.41m)

A good sized double bedroom with bay window to the front and fire place. Ample space for free standing furniture.

Bedroom 2: (4.15m x 3.14m)

Further good sized double room, again with bay window and fire place.

Bedroom 3: (4.73m x 4.01m)

Bedroom again situated to the front of the property, with a fireplace.

Bedroom 4: (5.35 x 3.28m)

Further bedroom to the front with ample space for free standing furniture

Bedroom 5: (3.53m x 2.94m)

With window to the rear and currently used as a study/home office.

WC:

Small room with toilet.

Shower Room: (3.19m x 2.23m)

Fitted with a white WC and wash hand basin and has separate shower cabinet with electric shower. Window to the rear.



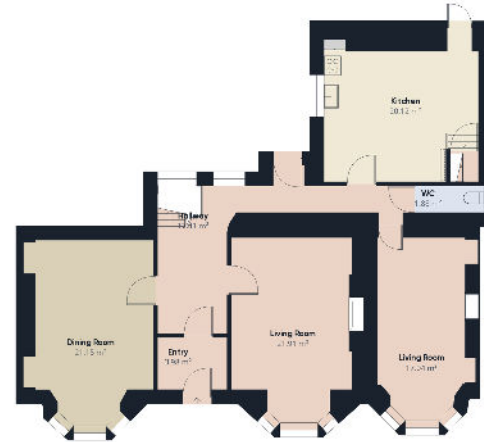
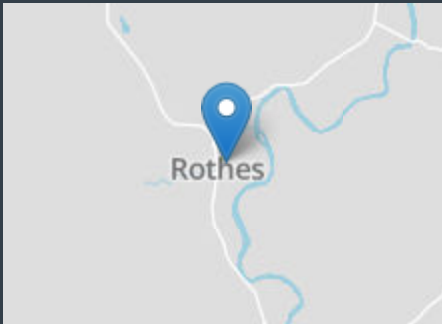
External

A good sized garden to the front with gravel path to the front door and areas of lawn either side. The lawn continues round one side to the rear.

The rear garden is mainly laid to lawn with drying area, enclosed with mature hedging, has a stone build garage with work area at the rear and a further stone built storage shed.







Floor 0



Floor 1



Approximate total area⁽¹⁾
202.56 m²

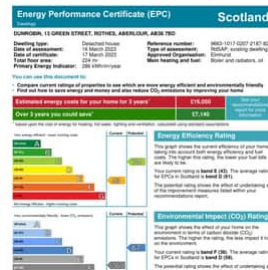
Reduced headroom
0.15 m²

(1) excluding balconies and terraces

(2) Reduced bedroom
(please see EPC 0077)

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

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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.