



Provost Christie Drive, Aberlour, AB38 7BU

Offers Over £110,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Spacious Lounge with Front Window
- Large Kitchen With Light Coloured Units
- Three Good Size Bedrooms
- Each Bedroom Has Built In Storage
- Bathroom With Shower Over Bath
- UPVC Double Glazed Window Units
- Modern Air Source Heating System
- Timber Shed Included For Storage
- Low Maintenance Front & Rear Gardens
- Near Local Amenities In Rothes

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This mid-terraced home offers a great opportunity for someone looking to step onto the property ladder or invest in a practical place they can make their own. With three bedrooms, good internal space and gardens front and back, it's ready to move into straight away. The property sits in an established part of Rothes, not far from local amenities, and has plenty of potential for adding personal touches over time.

The front entrance opens into a bright hallway finished in clean, neutral tones with wood laminate flooring and a carpeted staircase to the right. Beneath the stairs is a useful area for storage, ideal for shoes, coats or everyday essentials.

To the left, the lounge is a spacious and welcoming room with plenty of natural light flooding in from the large front window. White-painted walls are complemented by a bold blue feature wall, while wooden flooring and a chandelier-style light fitting help create a smart yet comfortable living environment. There's ample space here for a combination of sofas, media units and occasional furniture.

At the rear of the ground floor is the kitchen and dining area, a practical space with traditional-style light coloured cabinets, matching light worktops and a stainless steel sink. There's room for freestanding appliances including a cooker, dishwasher and washing machine as well as space to add a small dining table and chairs if desired. A feature wall with grey brick-effect wallpaper brings character to the otherwise neutral decor, while light grey wood-effect flooring runs throughout. The room leads through to a compact rear vestibule and out to the back garden.

Upstairs, the landing leads to three separate bedrooms and the bathroom. The largest bedroom sits at the front of the home and enjoys lots of natural light through its wide window. Walls are finished in clean white, with a contrasting dark brown carpet underfoot. There's a built-in cupboard for storage and a radiator by the door. Another spacious double bedroom offers white walls with a soft green feature wall, a grey carpet and a large window. Again, a built-in cupboard provides practical storage with a radiator helping to keep the room cosy.

The third bedroom is slightly smaller and ideal as a child's room, guest space or home office. It includes a built-in cupboard, wood-effect laminate flooring and a single window. Walls are painted in a neutral tone for flexibility of decor.

The bathroom includes a white bath with Mira electric shower above, offering you the option for a long soak or a quick wash. A modern bowl sink sits atop a cabinet unit with drawers beneath for toiletries. There's a traditional radiator, white toilet, frosted window for privacy and low-maintenance neutral wall finishes.

Windows throughout are UPVC double glazed, and the home is heated by a modern air source heat pump, serving radiators in each room and also heating the domestic hot water. Smoke and heat detectors are in place for added safety.

Outside, the front garden is laid with a paved path leading to the front door, stone chips on either side with a few small shrubs near the entrance. Timber fencing encloses the garden for a neat finish. The rear garden is enclosed by high timber fencing and includes a paved patio area as well as stone chips for ease of upkeep. A timber shed provides extra storage for outdoor tools and garden equipment.

Whether you're looking for your first step onto the property ladder, a well-placed rental investment or a base in the heart of Speyside, 69 Provost Christie Drive is now vacant and ready for someone to make it their own. With local amenities nearby and scope to personalise over time, this is a practical and appealing choice. Early viewing is strongly recommended so contact Hamish Homes today!

About Rothes

Nestled along the River Spey in the heart of Scotland's whisky country, you'll find the charming town of Rothes. Known for its famous distilleries, Rothes offers a peaceful lifestyle with a rich heritage and scenic surroundings. Its location, surrounded by rolling hills and woodlands, makes it perfect for outdoor enthusiasts who enjoy walking, cycling and fishing.

The town provides essential amenities such as local shops, cafes, a post office and healthcare facilities, ensuring daily needs are met. Rothes Primary School serves the town's younger children, while secondary education is available at Speyside High School in nearby Aberlour.

Rothes benefits from good transport links, with the A941 offering easy access to Elgin, just 10 miles away, where larger supermarkets and additional services can be found. Regular bus services also connect Rothes to Elgin and surrounding areas.

With its welcoming community, beautiful surroundings and convenient access to amenities in nearby towns, Rothes is an ideal location for those looking to buy property in a peaceful, scenic area of Moray.





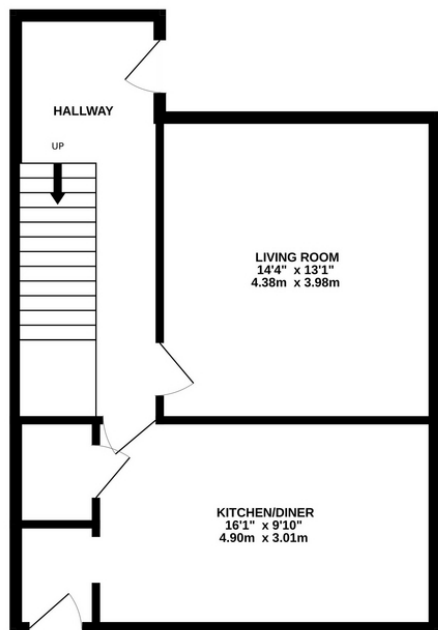
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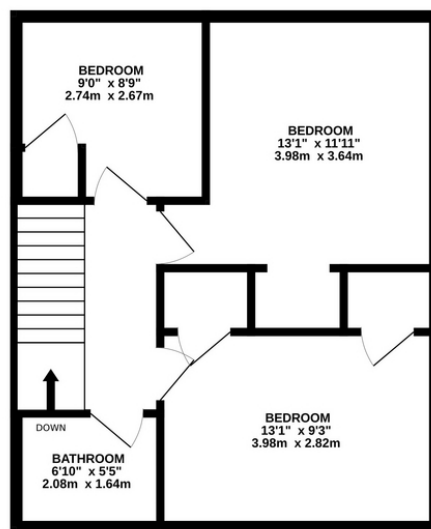
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GROUND FLOOR



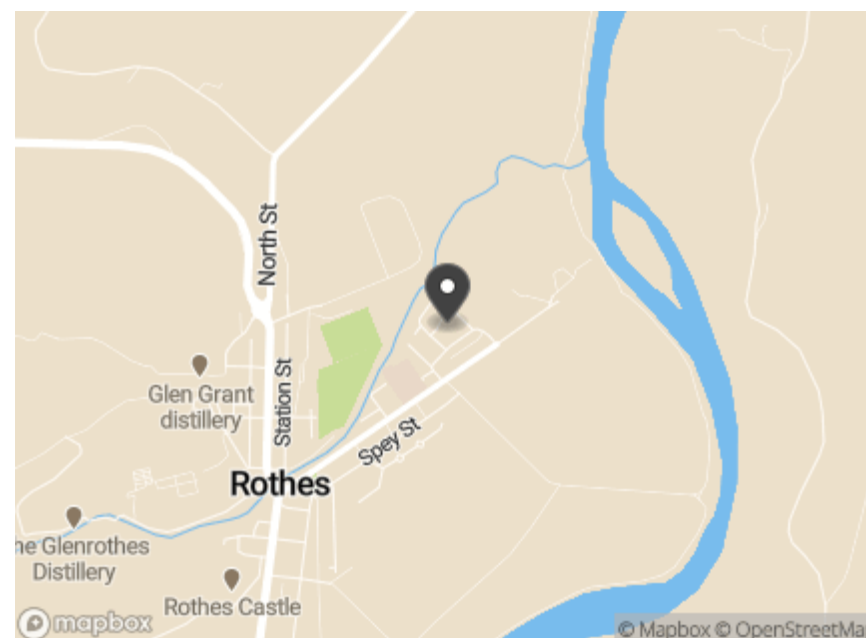
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	77
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	89	94
England, Scotland & Wales		EU Directive 2002/91/EC



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