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Cranna House, Mulben, Keith AB55 6XL

REDUCED PRICE: £15,000 BELOW VALUATION



This beautiful five bedroom detached family home enjoys a rural location in beautiful garden grounds on the outskirts of Mulben, just a few miles from Keith and local amenities.

**DETACHED HOUSE
FIVE BEDROOMS
GARDEN GROUNDS EXTENDING TO
APPROXIMATELY TWO ACRES
SHED, SUMMERHOUSE AND
GREENHOUSE
TWO SINGLE GARAGES
OIL-FIRED CENTRAL HEATING
COUNCIL TAX BAND F
EPC RATING E
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Reduced to
£415,000**

E1022

This picturesque detached five bedroom family home is set in beautiful garden grounds in a rural location close to the village of Mulben, and just a short drive from Keith and local amenities.

In immaculate condition, the accommodation comprises: Entrance vestibule, spacious hallway, kitchen with dining space, separate utility room, large open plan living room/dining room with fireplace, sun room with access to the rear garden, wc, and downstairs double bedroom with en suite bathroom. Stairs lead to the landing, a family bathroom and four further double bedrooms, one with en suite bathroom and freestanding bath. With ample storage throughout, the property benefits from oil-fired central heating and double glazing, and drainage is via a septic tank.

A sweeping driveway leads to the rear of the property, where there is an attached single garage and separate timber garage, while the garden grounds extend to approximately two acres and include a large timber shed, summer house and greenhouse, as well as a patio seating area. A ride-on mower, petrol mower and strimmer are included in the sale, as well as all white goods.

We highly recommend a viewing to appreciate this lovely family home.

From Boat o' Brig direction, as you come in to Mulben take a right turn onto the A95 heading towards Granttown-on-Spey/Craigellachie. Follow that for just less than two miles and you will pass Ben Aigen car park on your right. Just a little further up the road on your left hand side is a green wooden sign for Cranna House—turn left here.







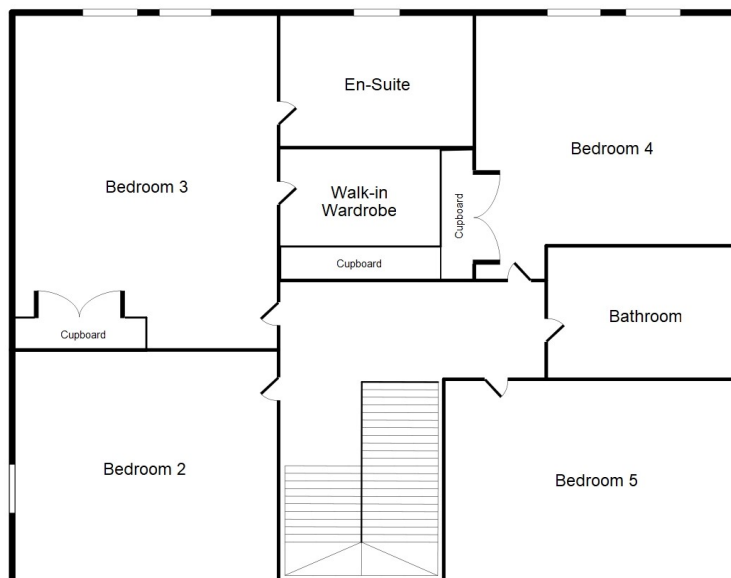
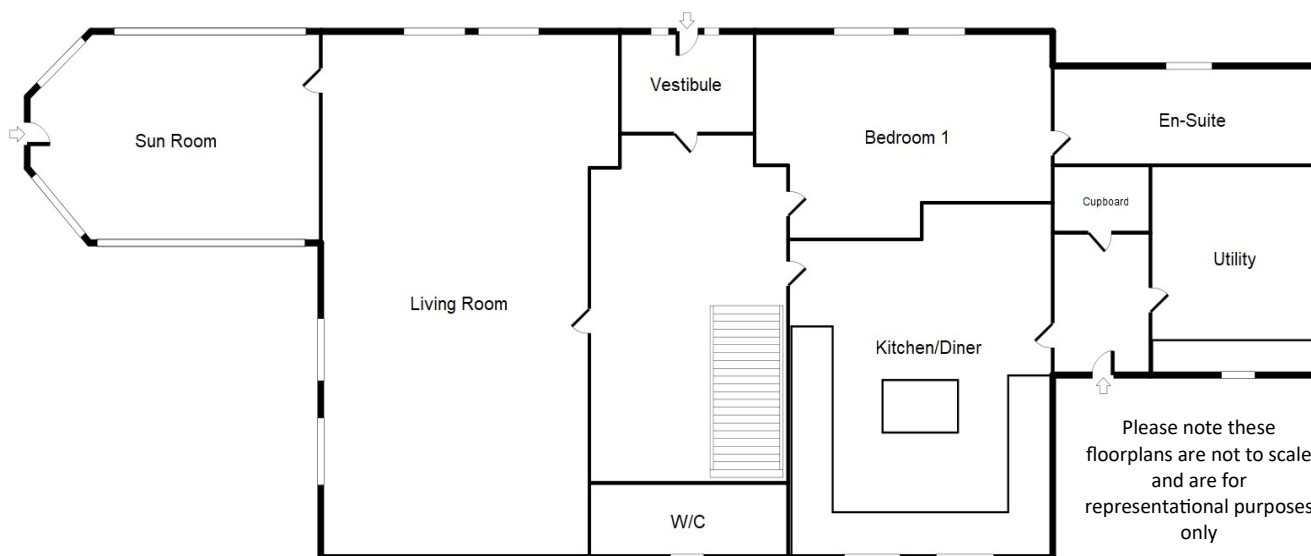






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Utility 3.22m x 2.32m
- Kitchen/Diner 5.60m x 3.96m
- Vestibule 2.20m x 1.93m
- Bedroom 1 4.27m x 3.74m
- En Suite 3.41m x 1.91m
- Lounge 8.89m x 4.27m
- Sun Room 5.65m x 3.69m
- WC 2.80m x 0.99m
- Bedroom 2 3.64m x 3.98m
- Bedroom 3 5.11m x 3.97m
- En Suite 2.79m x 1.85m
- Bedroom 4 3.98m x 3.46m
- Bathroom 2.81m x 1.73m
- Bedroom 5 3.98m x 3.40m



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.