

# CLUNY ESTATE AGENTS

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## Rowan Cottage, Pluscarden, Elgin IV30 8TZ



This charming two bedroomed detached cottage set in mature garden grounds is situated on the outskirts of the historic village of Pluscarden, just a few miles from Elgin.

**DETACHED COTTAGE**  
**TWO DOUBLE BEDROOMS**  
**DRIVEWAY AND ENCLOSED GARDEN**  
**WOOD-BURNING STOVE**  
**MAINS WATER**  
**DRAINAGE TO SEPTIC TANK**  
**ELECTRIC HEATING**  
**DOUBLE GLAZING**  
**COUNCIL TAX BAND B**  
**EPC RATING E**  
**FREEHOLD**  
**VIEWING HIGHLY RECOMMENDED**

Offers Around  
**£205,000**

E1081

This traditional freehold stone-built cottage is situated on a good sized plot extending to around 0.35 acres, surrounded by picturesque woodland. The property enjoys a semi-rural location on the outskirts of the village of Pluscarden, home to historic Pluscarden Abbey, and just a few miles from Elgin and local amenities.

The accommodation is in good order throughout and comprises: Entrance porch, hallway, good sized lounge with wood-burning stove, modern country style kitchen with lovely views to the garden, a generous dining area, rear vestibule, two good sized double bedrooms and a stylish bathroom with bath and separate walk-in shower.

Ideally located for forest walks, this delightful cottage has electric heating and double glazing to all windows bar the front porch. Outside, the property sits in established enclosed garden grounds to the front, side and rear, mainly laid to lawn and with a selection of mature bushes, shrubs and fruit trees including several varieties of apple trees. A gravelled driveway provides plenty of parking. The property has a mains water supply, with drainage to a private septic tank.

Beautifully presented, this cottage retains some charming original features and an internal viewing is highly recommended. Viewings are strictly by appointment only.

Broadband is available via a number of providers, with speeds ranging from approximately 73Mb up to 900Mb depending on the package.







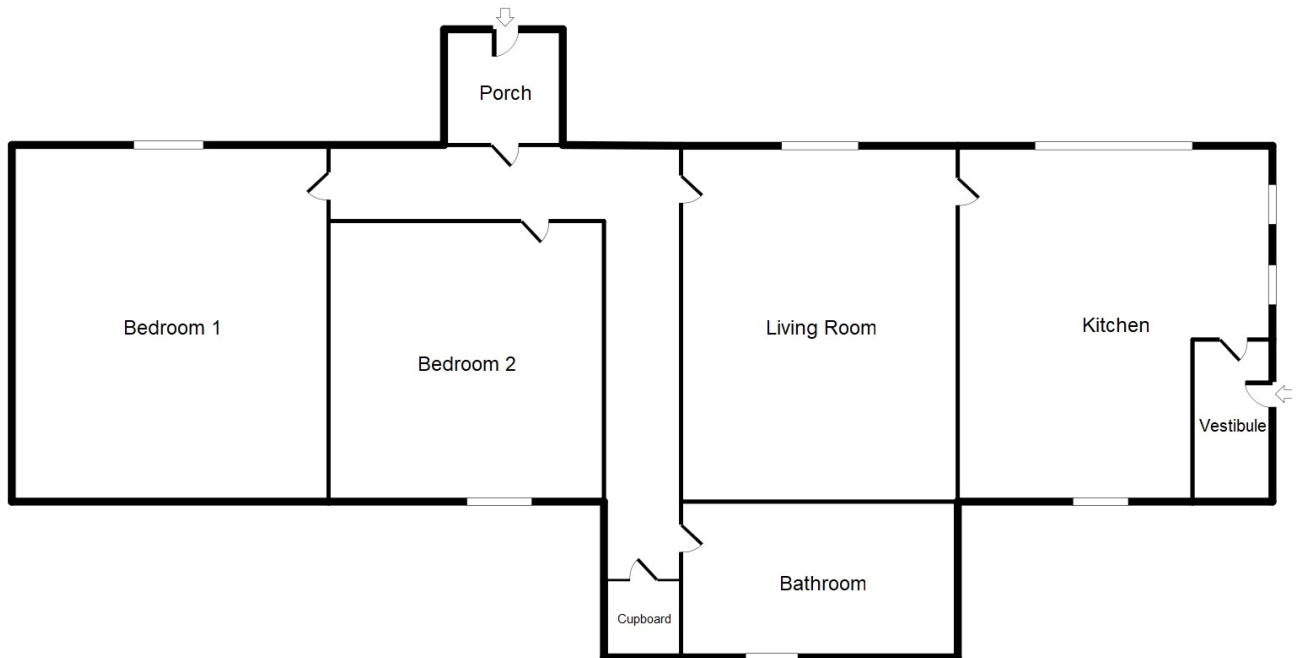






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Rear Vestibule 0.85m x 1.33m
- Kitchen 3.67m x 3.88m
- Lounge 3.21m x 3.9m
- Bathroom 3.23m x 1.86m
- Bedroom 2 2.85m x 2.88m
- Bedroom 1 3.92m x 3.49m
- Porch 1.36m x 1.07m



Please note this floorplan is not to scale and is for representational purposes only

**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.

