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## Brae Croft, Clochan AB56 5HX



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**This site extending to approximately 2.8 acres includes a one bedroom timber lodge and seven outbuildings, and offers the potential to be divided into two separate plots.**

**ONE BEDROOM TIMBER LODGE  
SITE EXTENDING TO 2.8 ACRES  
SEVEN OUTBUILDINGS  
PRIVATE BORE HOLE WATER  
SUPPLY  
SEPTIC TANK DRAINAGE  
TWO ACCESS ROADS  
COUNCIL TAX BAND A  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£170,000**

E1192

This site extending to approximately 2.8 acres enjoys a quiet, rural setting with views over the surrounding countryside out towards the Moray Firth and features a charming one bedroom timber lodge and seven outbuildings.

The lodge can be used as a permanent residence and the accommodation comprises: Vestibule, open plan kitchen and living room with wood-burning stove, bathroom, double bedroom and an attic room.

The property benefits from a private bore hole water supply and drainage to a private septic tank. Plumbing is in place internally for the provision of heating, however no boiler is installed.

The site offers the potential to be divided into two plots and Full Planning Permission has been granted for a two bedroom detached property to be built. A separate access road is already in place for this.

We highly recommend a viewing to appreciate the lovely setting and great potential this site has to offer.

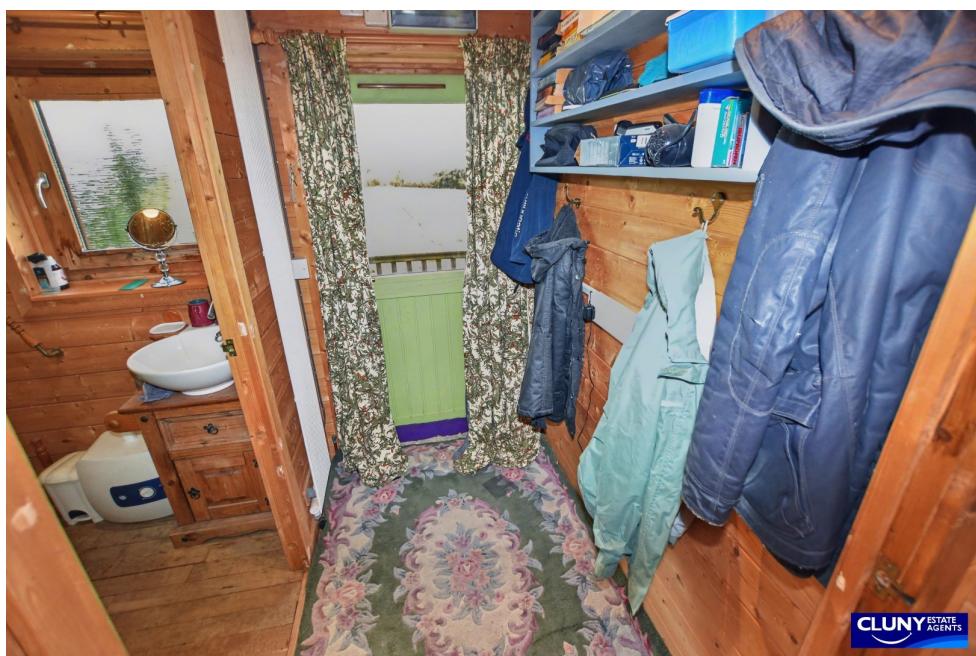








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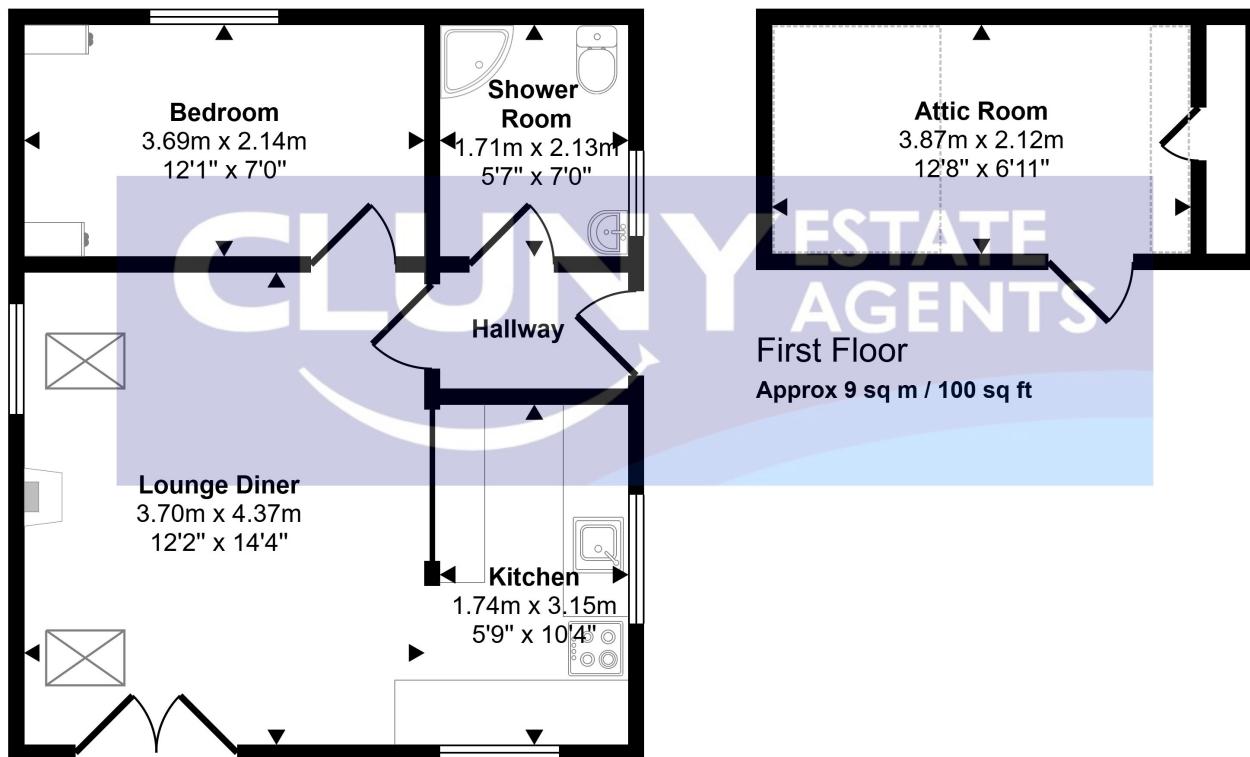
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If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505

- Lounge/Diner 3.70m x 4.37m
- Kitchen 1.74m x 3.15m
- Bedroom 3.69m x 2.14m
- Shower Room 1.71m x 2.13m
- Attic Room 3.87m x 2.12m



Approx Gross Internal Area  
47 sq m / 502 sq ft



### Ground Floor

Approx 37 sq m / 402 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### 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.