

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E [elgin@clunys.co.uk](mailto:elgin@clunys.co.uk)

W [www.clunys.co.uk](http://www.clunys.co.uk)

## 2 South Cottages, Braes of Enzie, Buckie AB56 5ES

**REDUCED: £10,000 BELOW VALUATION**



This semi-detached two bedroom bungalow is set in a rural location just a few miles from the amenities of Buckie and Fochabers.

SEMI-DETACHED BUNGALOW  
TWO BEDROOMS  
GARDENS FRONT, SIDE AND REAR  
DOUBLE GLAZING  
OIL-FIRED CENTRAL HEATING  
RURAL LOCATION  
COUNTRYSIDE VIEWS  
EPC RATING E  
COUNCIL TAX BAND A  
VIEWING HIGHLY RECOMMENDED

Reduced to  
**£75,000**

E732

This semi-detached bungalow is situated in a rural location just a few miles from Buckie and Fochabers and offers countryside views.

Benefiting from oil-fired central heating and double glazing, the accommodation comprises: Entrance vestibule, hallway, large light living room with tiled fireplace, good sized kitchen leading to a rear entrance porch, bathroom with electric shower over the bath, and two double bedrooms. Outside is are gardens to the front, side and rear and a timber workshop/shed.

This property is of non-standard brick and timber construction, which may not be suitable for mortgage purposes.









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



**Viewing**

Strictly by appointment only through Cluny Estate Agents (01343) 548505.

**Offers**

Offers must be submitted on forms available from Savills (01343) 823000. The Offer Form used incorporates Crown Estate Scotland's general and specific sale conditions. Anyone who intends to offer should contact the selling agents to obtain the standard Offer Form.

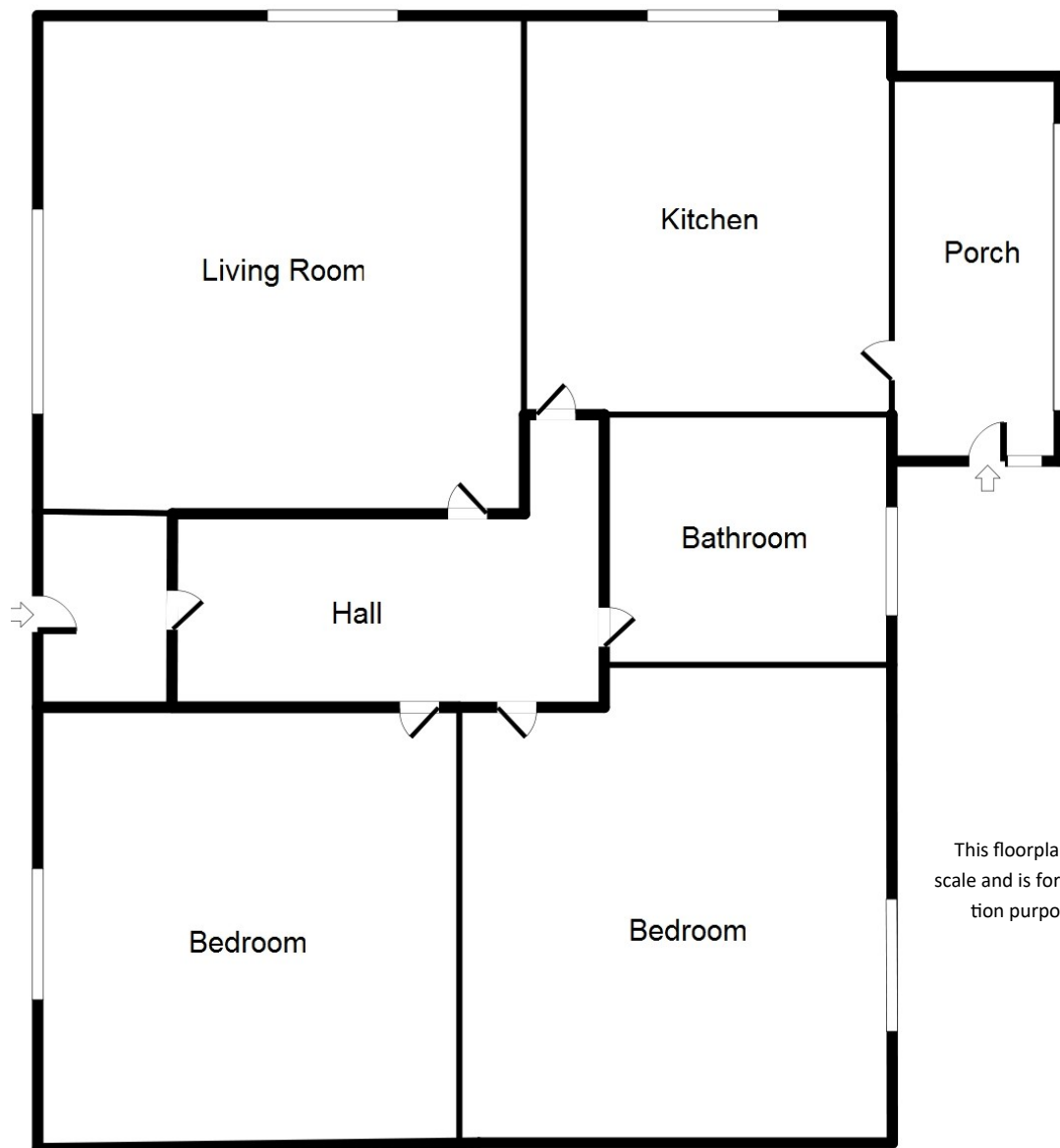
**Date of Entry**

Entry will be granted with vacant possession six weeks after the date of acceptance of the formal offer.

**Services**

Mains electricity and water. Private drainage via a septic tank. Oil-fired central heating.

- Lounge 4.39m x 4.31m 14'5" x 14'2"
- Bedroom 1 3.87m x 3.64m 12'8" x 11'11"
- Bedroom 2 3.75m x 3.65m 12'4" x 11'12"
- Bathroom 2.48m x 1.96m 8'2" x 6'5"
- Kitchen 3.23m x 3.59m 10'7" x 11'9"
- Porch 2.63m x 1.87m 8'7" x 6'2"



This floorplan is not to scale and is for representation purposes only

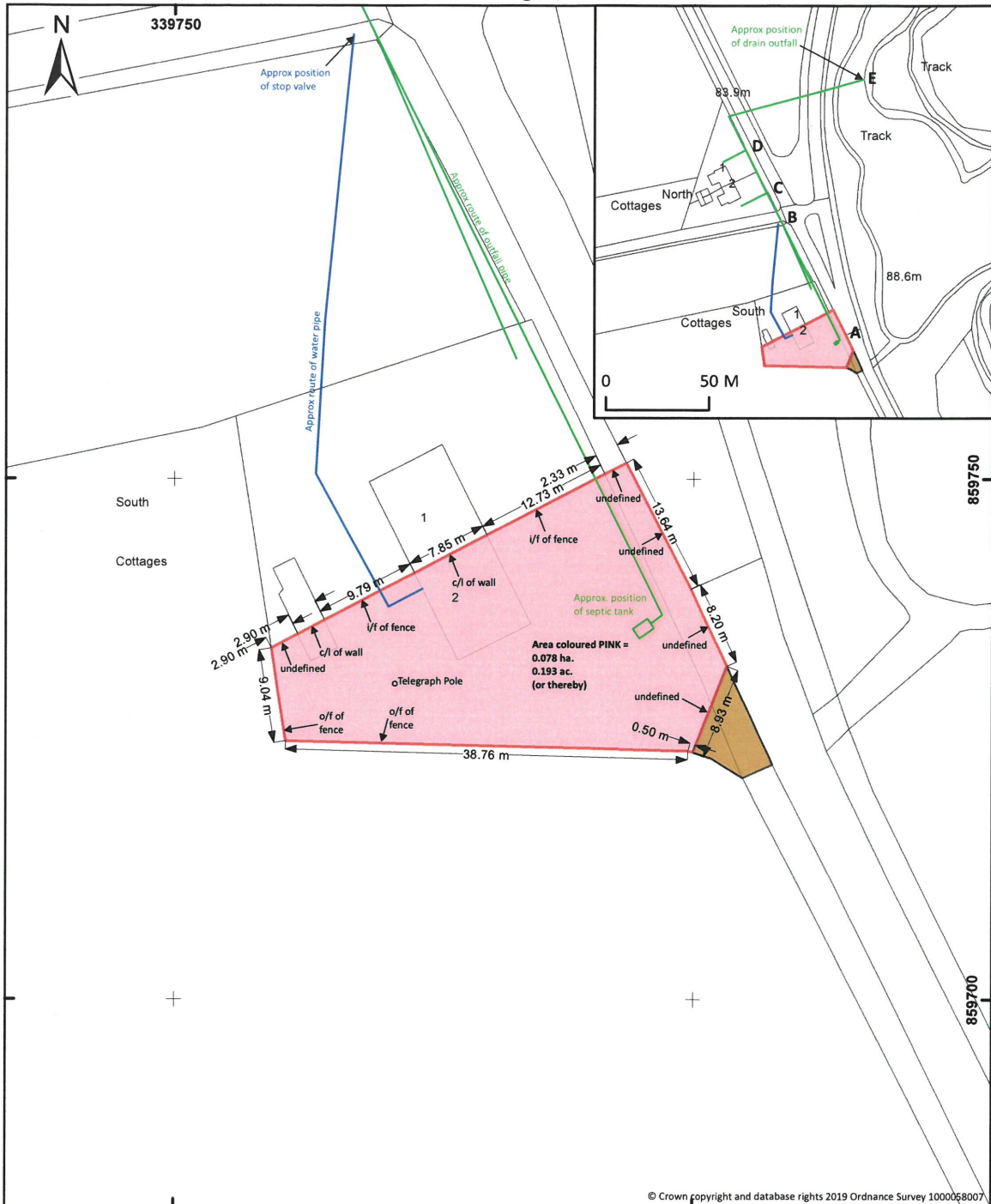





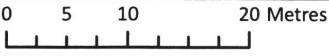


FOCHABERS

No. 2 South Cottages, Clochan



THIS IS THE PLAN REFERRED TO IN THE FOREGOING DISPOSITION DATED

 <b>Crown Estate Scotland</b> Oighreachd a' Chrùin Alba	Crown Estate Scotland 6 Bell's Brae Edinburgh EH4 3BJ	Scale: 1:500 @ A4	Coordinate System: British National Grid Datum: OSGB 1936
		Date: 11/09/2019	
		Author: flivingston	
		Reference: 0011759	

**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.

