

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

## Old Smithy Cottage, Auchindoun Keith AB55 4DY

**REDUCED: £10,000 BELOW VALUATION**



This two bedroom traditional detached cottage is located in the picturesque semi-rural area of Auchindoun, near Dufftown and would make an ideal holiday home or first-time buy.

DETACHED COTTAGE  
TWO DOUBLE BEDROOMS  
LARGE GARDEN  
DRIVEWAY  
LPG GAS HEATING  
DOUBLE GLAZING  
PRIVATE SEWAGE TREATMENT  
PLANT  
EPC RATING D  
COUNCIL TAX BAND  
VIEWING HIGHLY RECOMMENDED

Reduced  
£175,000

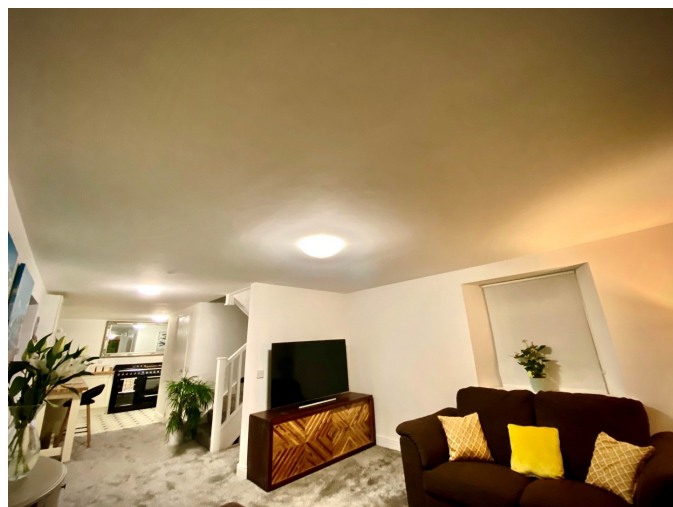
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This traditional detached two bedroom cottage is situated in the picturesque semi-rural area of Auchindoun, near Dufftown.

Recently renovated and in immaculate walk-in condition, this property offers an open plan kitchen/living space, downstairs bathroom, two double bedrooms with partially coombed ceilings and an upstairs shower room (no toilet is installed upstairs).

With LPG heating, double glazing and drainage via a private sewage treatment plant, the property also benefits from a private driveway and large garden grounds with a stream running parallel with the garden. There is ample space to build a garage, garden room or separate dwelling, subject to the usual planning consents.

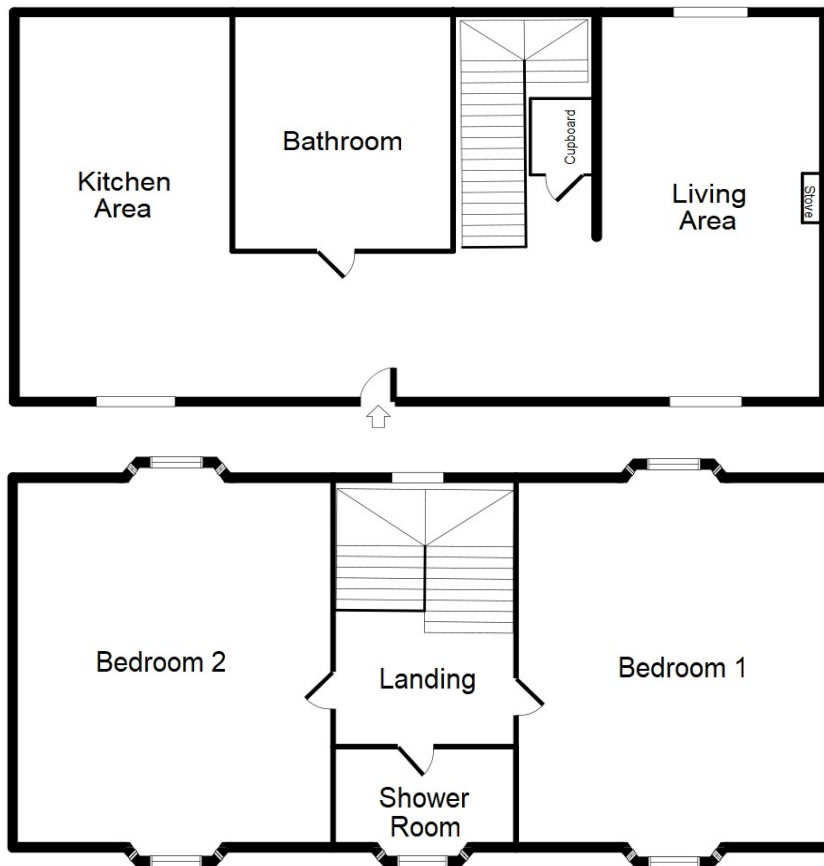
Ideal for a holiday home or first-time buy, we highly recommend a viewing.





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

- Living Area 6m x 4.1m
- Dining Kitchen 4.3m x 3.7m
- Downstairs Bathroom 2.1m x 1.8m
- Upstairs Bedroom 1 4.1m x 3.9m
- Upstairs Bedroom 2 4.2m x 3.9m



Please note these floor-plans are not to scale and are 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.

