

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)

## Gordon Cottage, Tullochallum, Dufftown, Keith AB55 4DQ



This semi-detached three bedroom cottage located just outside Dufftown and with views over open countryside would make an ideal holiday home, first-time buy or investment purchase

**SEMI-DETACHED COTTAGE  
THREE BEDROOMS  
SEMI-RURAL LOCATION  
VIEWS OVER OPEN COUNTRY-  
SIDE  
OIL-FIRED CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING F  
COUNCIL TAX BAND A  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£95,000**

E815

This semi-detached three bedroom cottage is situated just outside Dufftown in a semi-rural location, with views over open countryside. The property comprises: Kitchen, good sized living room, family bathroom and three double bedrooms (two upstairs).

Outside is a block-built shed, a private driveway and garden area.

With oil-fired central heating and double glazing, the property could benefit from some modernisation and cosmetic improvement but would make an ideal first-time buy, holiday home or investment purchase. 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**



- Kitchen 2.94m x 2.63m 9'8" x 8'7"
- Lounge 5.01m x 3.50m 16'5" x 11'6"
- Bedroom 1 3.31m x 2.76m 10'10" x 9'1"
- Bathroom 3.01m x 1.80m 9'10" x 5'11"
- Bedroom 2 3.54m x 3.44m 11'7" x 11'4"
- Bedroom 3 3.46m x 2.78m 11'4" x 9'1"



#### Viewing

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

#### Offers

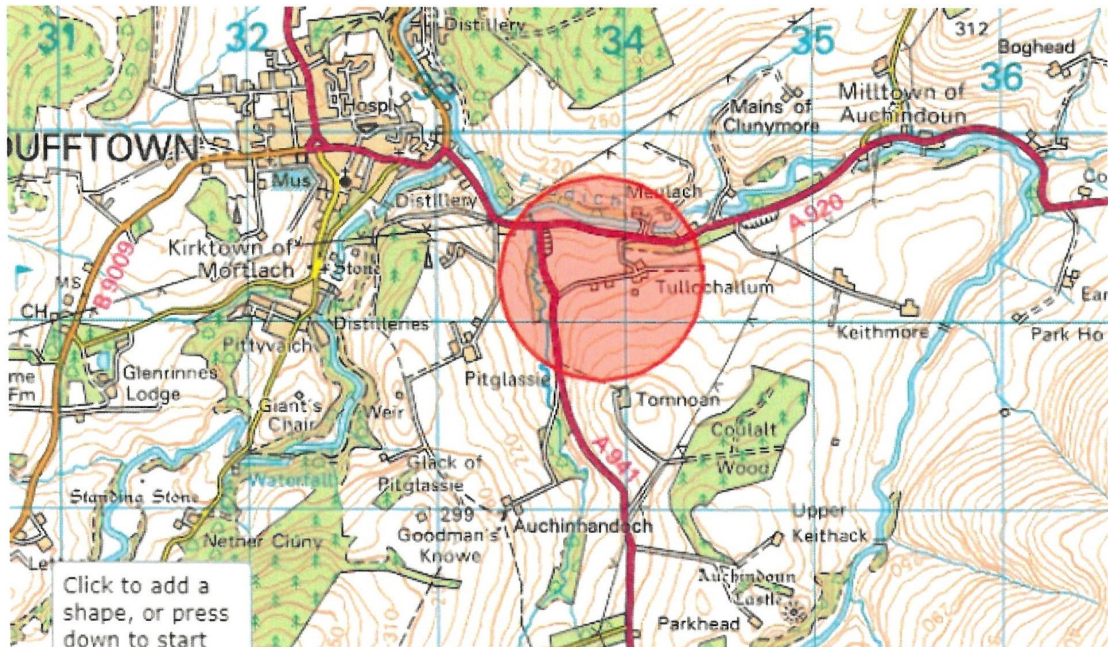
Offers must be submitted on forms available from Savills (01463) 215126. The Offer Form used incorporates Crown Estate Scotland's general and specific sale conditions. Anyone who intends to offer should contact the selling agents to obtain the standard Offer Form.

#### Date of Entry

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

#### Services

Mains electricity, shared private water supply and drainage via a private shared septic tank.



#### 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.