

CLUNY ESTATE AGENTS

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Ruthven Cottage, Kirkmichael, Ballindalloch AB37 9AR



This detached three bedroom bungalow enjoys a rural location just a few miles from Tomintoul and offers views over open countryside

**DETACHED BUNGALOW
THREE BEDROOMS
FRONT AND REAR GARDENS
OFF-STREET PARKING
ELECTRIC HEATING
DOUBLE GLAZING
PRIVATE WATER SUPPLY
EPC RATING E
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£135,000**

E842

This detached three bedroom bungalow enjoys a rural location just a few miles from Tomintoul, with views over open countryside.

The accommodation comprises: Entrance hall, kitchen, adjoining porch with access to a store, large living room with stove, three double bedrooms and a family bathroom.

With garden grounds to the front, side and rear and off-street parking, there is also a timber shed with power.

Benefiting from electric heating and double glazing, after some cosmetic up-grading this would make a lovely family home or holiday accommodation and 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**

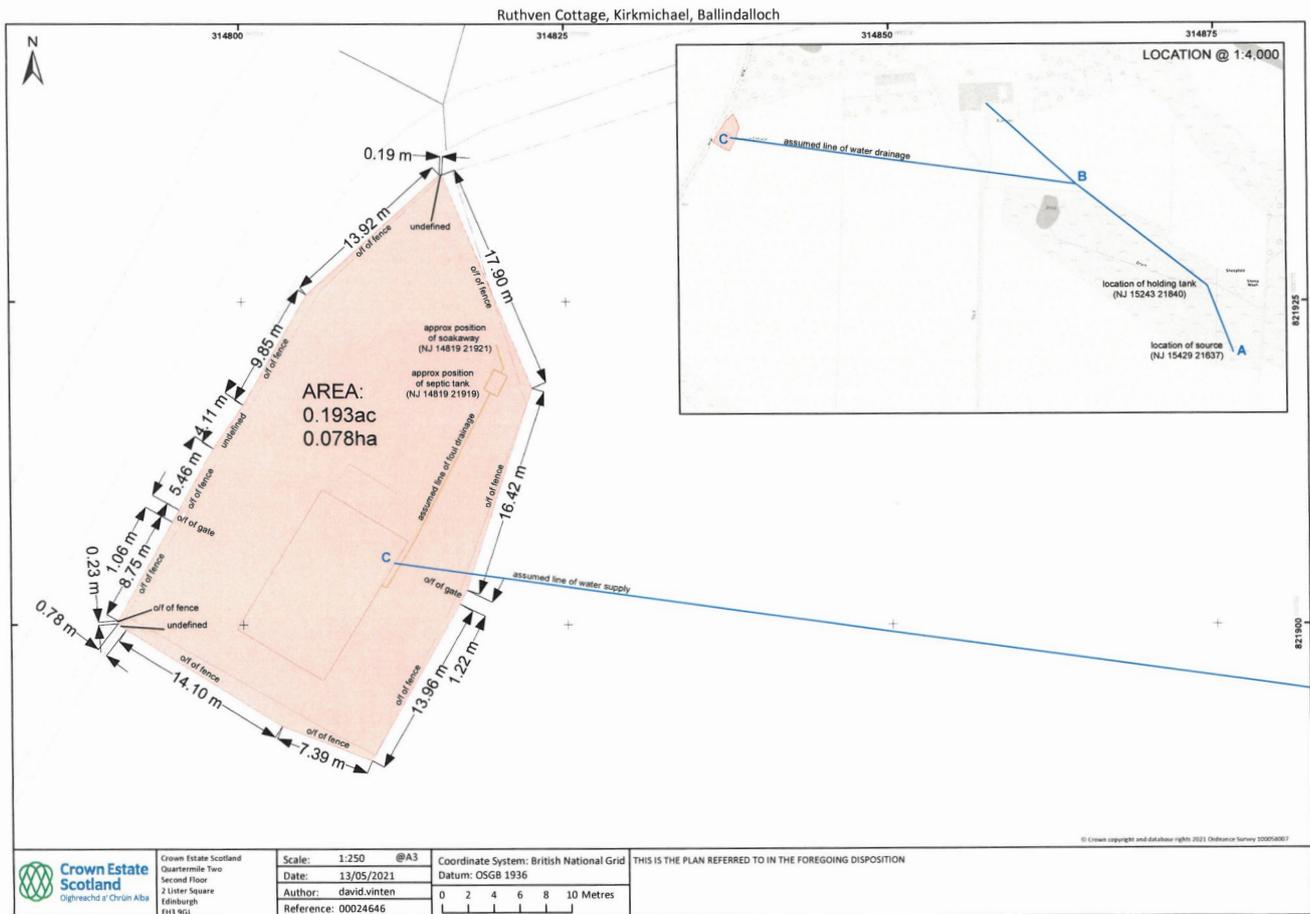








- Kitchen 3.63m x 3.50m 11'11" x 11'6"
- Porch 2.70m x 1.96m 8'10" x 6'5"
- Lounge 4.92m x 3.23m 16'2" x 10'7"
- Bathroom 2.62m x 1.66m 8'7" x 5'5"
- Bedroom 1 4.91m x 3.25m 16'1" x 10'8"
- Bedroom 2 3.64m x 3.42m 11'11" x 11'3"
- Bedroom 3 2.88m x 2.63m 9'5" x 8'8"



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.

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.