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Pointer's Rest, The Square, Archiestown AB38 7QX



This delightful stone-built semi-detached three bedroom cottage in the heart of Archiestown has a private garden and would make an ideal family home or investment holiday let.

**SEMI-DETACHED COTTAGE
THREE DOUBLE BEDROOMS
BATHROOM AND SHOWER ROOM
TWO MULTI-FUEL STOVES
REAR GARDEN
OFF-STREET PARKING
ELECTRIC HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£180,000**

E861

This delightful stone-built semi-detached three bedroom cottage is situated in the heart of Archiestown, just a few miles from Aberlour and conveniently located for the whisky trail and Speyside Way.

With electric heating, double glazing and some additional insulation, the property benefits from solid oak flooring throughout. The fully furnished accommodation is in walk-in condition and retains several exposed stone walls.

The front door opens into a spacious family dining kitchen with fireplace and multi-fuel stove. A staircase leads to the master bedroom and bathroom.

Accessed via steps from the kitchen is the open plan living room with multi-fuel stove and study area, a double bedroom and shower room. A second staircase leads to another upstairs double bedroom with small landing.

To the rear is an enclosed private garden with timber shed and there is off-street parking to the front of the property.

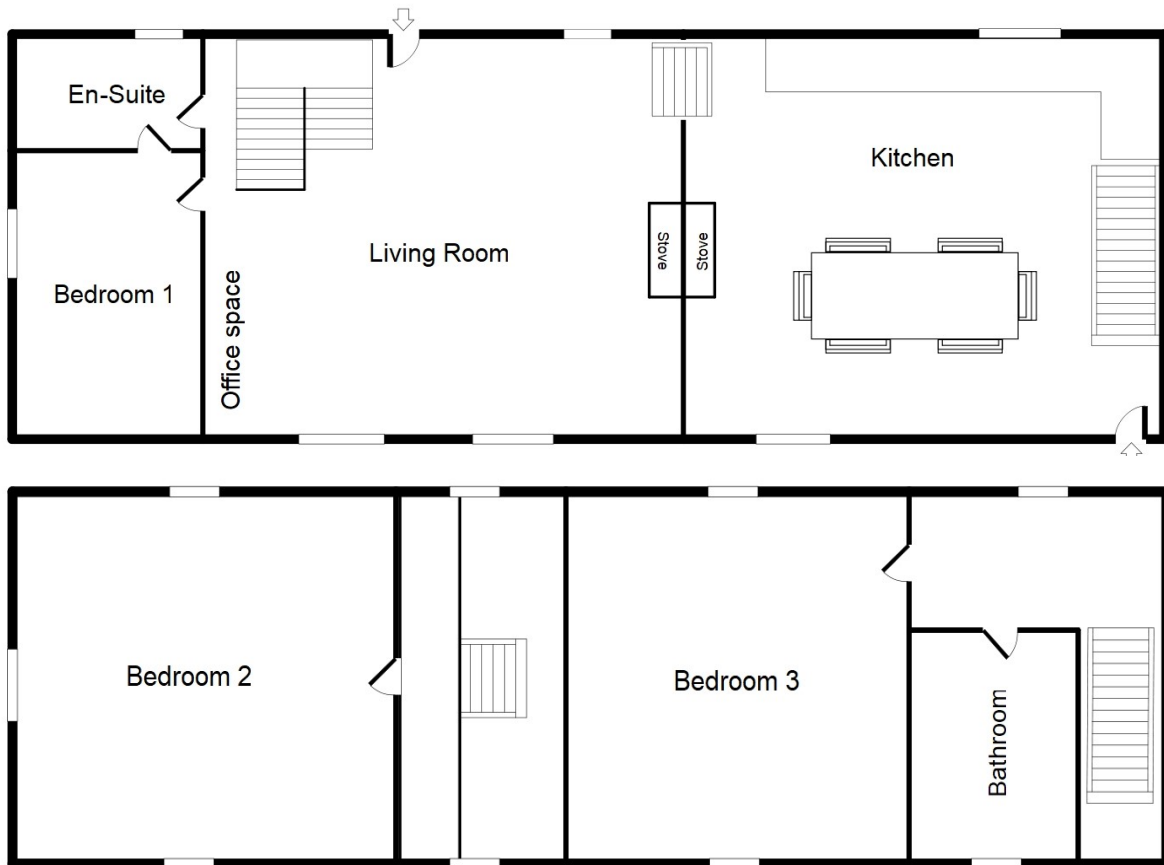
This would make an ideal family home or investment holiday home and we highly recommend a viewing.





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

- Kitchen 5.42m x 3.77m 17'9" x 12'5"
- Lounge 6.97m x 3.92m 22'10" x 12'10"
- Bedroom 1 3.32m x 2.38m 10'11" x 7'10"
- Shower Room 3.17m x 1.42m 10'5" x 4'8"
- Bedroom 2 3.82m x 3.01m 12'7" x 9'10"
- Bedroom 3 3.94m x 2.90m 12'11" x 9'6"
- Bathroom 2.84m x 1.70m 9'4" x 5'7"



Please note these floorplans 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.