

# CLUNY ESTATE AGENTS

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## Smithy Cottage, Auchindoun By Dufftown AB55 4DY

**REDUCED BY £20,000 FOR QUICK SALE**



This part-completed cottage renovation with full planning permission is wind and watertight and requires full internal refurbishment

**PART-COMPLETED COTTAGE  
RENOVATION**

**0.057 HECTARE PLOT**

**WIND AND WATERTIGHT**

**FULL PLANNING PERMISSION**

**SPRING WATER SUPPLY NEARBY**

**MAINS ELECTRICITY NEARBY**

**DRAINAGE WOULD BE VIA SEPTIC  
TANK**

**SITE PLAN AVAILABLE ON REQUEST**

Reduced  
£80,000

E604

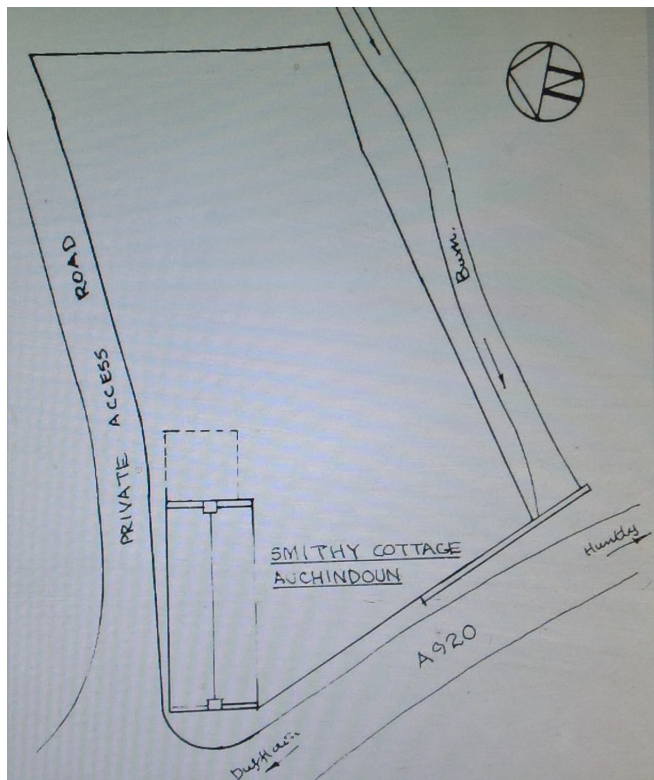


Located a little over a mile outside Dufftown on the Huntly road is this part-completed cottage renovation. With full planning permission, the property is at the wind and watertight stage and still requires full internal refurbishment and garden landscaping. Spring water and mains electric are nearby and drainage would be via septic tank.





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



**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.