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## 9 Imperial Cottages, Carron, Aberlour AB38 7QS



This charming two bedroom semi-detached stone-built cottage with large rear garden enjoys a peaceful, semi-rural setting and would make an ideal first-time buy

SEMI-DETACHED COTTAGE  
TWO DOUBLE BEDROOMS  
LARGE REAR GARDEN  
OFF-STREET PARKING  
TIMBER WORKSHOP  
ELECTRIC BOILER CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING E  
COUNCIL TAX BAND A  
VIEWING HIGHLY RECOMMENDED

Offers Over  
£120,000

E916

This two bedroom semi-detached stone-built cottage enjoys a quiet, semi-rural setting in the village of Carron, just a short drive from Aberlour.

In walk-in condition, the accommodation comprises: Entrance hall, good sized kitchen, separate utility area, living room with stove, and shower room. Stairs lead to two double bedrooms and landing with storage cupboard.

With double glazing and an electric boiler providing hot water to the radiators, the property also benefits from off-street parking and a large enclosed rear garden with timber workshop with power and light.

In front of the property is a large grassed communal area.

Offering tranquil countryside living, this would make an ideal first-time buy and we highly recommend a viewing.







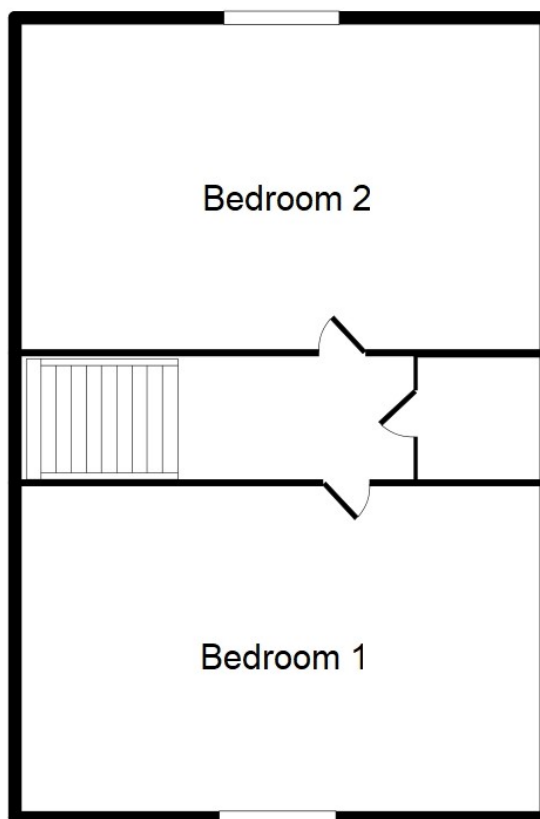
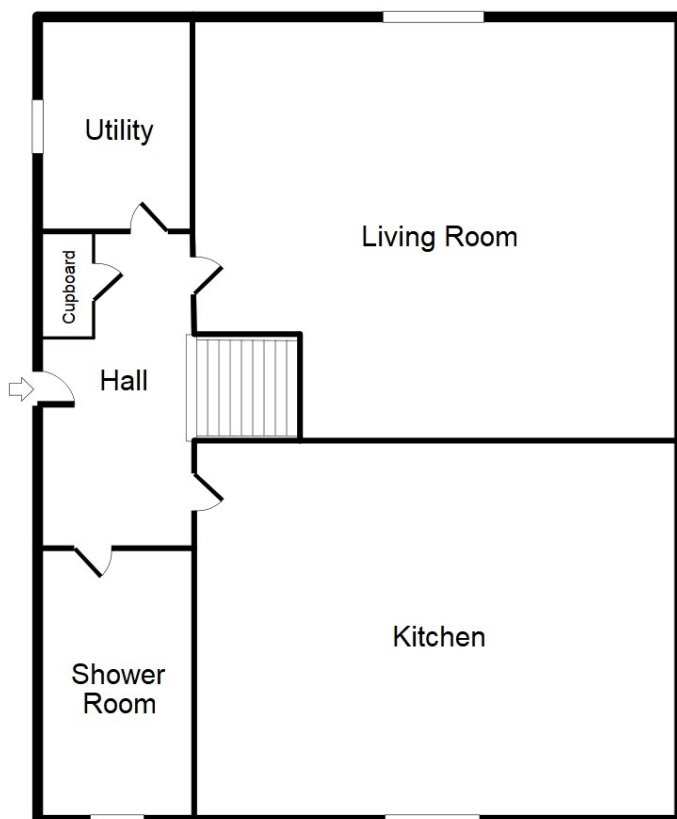






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen 4.08m x 3.66m
- Shower Room 2.24m x 1.41m
- Lounge 4.47m x 4.08m
- Utility 2.54m x 1.95m
- Bedroom 1 3.84m x 3.09m
- Bedroom 2 3.88m x 3.33m



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.