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The Old Schoolhouse, Wester Elchies, Nr Aberlour AB38 9SD



This traditional detached three bedroom former school house in an idyllic rural setting close to the River Spey offers lots of potential to make a lovely family home

**TRADITIONAL DETACHED HOUSE
FREEHOLD
THREE DOUBLE BEDROOMS
LARGE GARDEN GROUNDS
TIMBER DOUBLE GARAGE
COAL SHED, STONE POTTING
SHED AND STORE
ELECTRIC HEATING
SINGLE GLAZING
EPC RATING F
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£280,000**

E940

This traditional detached three bedroom former Schoolhouse is situated in an idyllic rural setting close to the River Spey and with views of Ben Rinnes, just a short drive to Archiestown, to Craigellachie, and to Aberlour, which is also only a 15 minute walk downhill and across the River Spey footbridge. Local amenities in Aberlour include primary and secondary schools, churches, shops, pubs, post office, doctors surgery, a park and play area plus bus connections. There is also a bus connection to Elgin from Archiestown, which is a 15 min walk from the house.

In need of modernisation, the accommodation comprises: Entrance vestibule, large kitchen, good sized dining room and separate living room with working coal fire-place, downstairs bathroom. Upstairs are three double bedrooms and a bathroom. The windows are mainly original sash and case single glazed, with some secondary glazing, and heating is via electric storage heaters.

A sweeping driveway leads to the timber double garage with workshop area. Within the large, established wrap-around garden, there is a vegetable and fruit plot enclosed by mature beech hedging, as well as a stone and blockwork coal shed and a stone potting shed and store.

Mains water and electricity are connected, and drainage is via a cesspit located within the garden grounds.

This property offers original features and lots of potential to make a beautiful family 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 4.95m x 4.18m
- Bathroom 2.45m x 2.36m
- Lounge 4.51m x 4.35m
- Dining Room 4.47m x 2.99m

- Bedroom 1 4.42m x 3.95m
- Bedroom 2 4.01m x 3.06m
- Bathroom 2.53m x 2.38m
- Bedroom 3 4.03m x 3.04m



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.