



SCHEDULE OF PARTICULARS



MAORIHA BRUMLEY BRAE ELGIN IV30 5PP

DETACHED BUNGALOW WITH GARDEN AND ADDITIONAL GROUND

HALL LOUNGE DINING KITCHEN UTILITY ROOM 3 BEDROOMS BATHROOM

DOUBLE GLAZING

GARDEN GARAGE OUTBUILDINGS ADDITIONAL GROUND

OFFERS OVER £ 230,000

Located just outside Elgin, this 3 bedroomed family bungalow sits in approximately 1 acre of garden and has an additional ½ acre of ground. The property has countryside views over fields and trees. The bungalow has the benefit of a small Range in the kitchen and an open fire in the lounge both heating the water. It is complemented by double glazing, a garage, outbuildings and off-road parking for several vehicles. This would make a lovely family home or suit those looking to be self-sufficient.

The whole of the Moray area is known for its outdoor activities which include fishing, golf, biking, walking and sailing to name a few. The sandy beaches are close by with skiing and mountain style activities at The Lecht and Cairngorm mountains. The popular Gordonstoun School is less than 5 miles away. Elgin is a busy town with a range of shops and businesses. There are good transport links to Aberdeen and Inverness along with bus and train services. Inverness airport is only a 45minutes drive.

The accommodation comprises:

FRONT PORCH

A good sized porch at the front leads into the hallway.



HALL

In the hall there is a wall mounted shelving unit ideal for the storage of books. Hatch to attic. Large cupboard housing the hot water tank. Fitted cupboard.



LOUNGE

6.01 x 3.71

Large window looking to the front and to the side. Tiled fireplace and surround with open fire. Wall mounted bookshelves with display cupboard below. Coving. Fitted carpet.



DINING KITCHEN

4.65 x 3.37

Window looking to the rear. Ample space for table & chairs. Range of wall and floor units with complementary work tops and wall tiling. Stainless steel sink and drainer. Small traditional Range. Space for cooker and fridge. Large walk-in pantry. Overhead drying pulley. Vinyl flooring.



UTILITY ROOM

1.83 x 1.65

½ glazed door to rear garden. Belfast style sink. Wall tiling. Space for washing machine.



SIDE PORCH

2.16 x 1.55

Tiled floor. Glazed with a door leading to the side garden. Built in coat storage cupboard.



BATHROOM

2.48 x 1.82

Window looking to the rear. White coloured WC, sink and bath with over bath shower screen. Tiled walls. Vinyl flooring. Heated towel rail. Dimplex wall heater.



DOUBLE BEDROOM 1 (front)

4.25 x 3.65

Large window looking to the front. Built-in cupboard with hanging rail and another cupboard with shelving. Fitted carpet.



DOUBLE BEDROOM 2 (side)

4.26 x 2.79

Window looking to the side. Built in cupboard. Laminate flooring.



BEDROOM 3 (rear)

2.70 x 1.52

Window looking to the side. Fitted carpet.



OUTSIDE

There are good sized garden grounds split into various areas. There is a lawn area with shrubs and trees, a vegetable growing patch, an orchard and an area of more natural wildlife habitation. The garage is a good size and there are additional outbuildings. The additional area of ground has been left to naturalise and has trees and shrubs.



SPECIAL CONDITIONS OF SALE

Drainage is by way of a septic tank.

There is no central heating in the property.

A Home Report is available from the Selling Solicitors or on www.onesurvey.org/



COUNCIL TAX

Band E



ENERGY RATING
Band G

ENTRY
By arrangement

VIEWING
Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

PRICE
As an indication of price range offers over £ 230,000 are invited.

CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date depending on interest. Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors. Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at any time without further intimation.

The above particulars are set out as a general guide for interested parties. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.

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