



SCHEDULE OF PARTICULARS



BLACKHALL COTTAGE DRUMMUIR AB55 5PS

DETACHED COTTAGE

HALL LOUNGE KITCHEN 2 DOUBLE BEDROOMS SHOWER ROOM

OIL FIRED CENTRAL HEATING MULTI-FUEL STOVE DOUBLE GLAZING

GARDEN TIMBER OUTBUILDINGS

OFFERS OVER £ 175,000

Blackhall Cottage is a quaint, traditional detached Cottage with lovely countryside views. This former Estate Managers Cottage has been lovingly renovated to provide an ideal 2 bedroomed home. It has been tastefully redecorated and has new floor coverings along with a new oil-fired boiler, quality fitted kitchen, shower room and a Morso multi-fuel stove in the lounge. It is located in the rural, peaceful hamlet of Drummuir which is approximately 5 miles from Keith and Dufftown. This comfy, cosy Cottage has the benefit of an easy to maintain enclosed garden with a range of timber outbuildings. Internal viewing is highly recommended.

The hamlet of Drummuir is a small rural community which has its own Primary School. There is also the Loch Park Adventure Centre close by. It is a popular area for those who enjoy the outdoor lifestyle as there are endless opportunities for cycling, walking, golf, fishing to name a few activities available. A range of shops and businesses are available in Keith and Dufftown which are close by.

The accommodation comprises:

HALL

The front door with decorative diamond shaped glazed pane opens into the Hall. Tiled floor. Sunken matwell.



LOUNGE

4.29 x 4.18

Comfortable bright lounge with a window looking to the front and one to the rear. Tiled fire surround and hearth complete with 'Morso' multi-fuel stove ideal for cooler evenings. Fitted carpet.

REAR HALL

The rear hall with tiled floor leads from the lounge to the shower room and fitted kitchen. Two wall mounted cupboards housing the consumer units.



KITCHEN

2.45 x 2.40

Newly installed range of white coloured floor and wall units with complementary work tops and wall tiling. The electric built-under oven, ceramic hob, canopy style cooker hood, washing machine, dishwasher and fridge freezer are newly installed and included in the sale price. Whilst they are believed to be in excellent working order no warranty is given. Tiled flooring. Stainless steel 1 ½ bowl sink. Window looking to the side garden.



SHOWER ROOM

1.85 x 1.83

Newly refurbished, complete with White coloured WC, sink with pedestal and shower cubicle with mains fed shower. Tiled floor. Partially tiled walls. Window looking to the side.



DOUBLE BEDROOM 1

4.18 x 2.70

Window looking to the front. Fitted carpet. Louvre door to shelved cupboard. Quirky light-pull over the bed.



DOUBLE BEDROOM 2

3.99 x 3.05

Window looking to the rear. Feature alcove which was traditionally a window with a rent seat where the rents were collected. Fitted carpet. Hatch to the attic.



OUTSIDE

The gardens to front and rear are laid out in easy to maintain gravel. There are mature trees and shrubs. A driveway to the side of the cottage provides off-road parking for several vehicles. There are a number of timber buildings, one with power, along with a wood store providing ideal storage space. To the rear of the property are fields with open farmland over the road to the front.



SPECIAL CONDITIONS OF SALE

A home Report for the property is available from the Selling Solicitors or www.onesurvey.com/

Carpets, curtains blinds are included in the purchase price.

The Electrical appliances in the kitchen, namely the under oven, hob, dishwasher, washing machine and fridge freezer, are included in the sale price and whilst believed to be in excellent condition no warranty is given.

The purchase price is for the property unfurnished but Offers are also invited for the Cottage as a fully equipped and completely ready to hire out holiday rental accommodation.

The Cottage is connected to the village communal septic tank. It has mains water.



COUNCIL TAX

Band B



ENERGY RATING
Band F



ENTRY
By arrangement



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



PRICE

As an indication of price range Offers Over £ 175,000 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 anytime 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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