

(inc Macleman & McCulloch)  
SOLICITORS & ESTATE AGENTS

## GLENVIEW DISTILLERY COTTAGES KNOCKANDO AB38 7RY



### SEMI DETACHED HOUSE

- ◆ HALL LOUNGE BEDROOM 3/DINING ROOM KITCHEN  
SHOWER ROOM 2 ADDITIONAL DOUBLE BEDROOMS BATHROOM WITH SHOWER
- ◆ OIL-FIRED CENTRAL HEATING DOUBLE GLAZING
- ◆ GARDEN TIMBER GARAGE SHED

**Offers Over £125,000**

82 High Street, ELGIN IV30 1BL

Telephone 01343 542684 or 542211 | Property Enquiries 01343 549555 | Fax 01343 540024 | DX 520651

Email [elgin@cockburns-solicitors.com](mailto:elgin@cockburns-solicitors.com) | [www.cockburns-solicitors.com](http://www.cockburns-solicitors.com)

Offices at

100c High Street, FORRES IV36 1NX Telephone 01309 673373 | Fax 01309 676336 | DX520698

21 High Street, GRANTOWN-ON-SPEY PH26 3EG Telephone 01479 872025 | Fax01479 873285

Partners Colin Styles, David Adams | Solicitors Henrietta Macpherson, Claire Sutton



Standing in a large front garden this semi-detached 2/3 bedroomed home offers ideal family accommodation which would suit couples, families or the property investor. It is located in the county side within walking distance of the primary school, playing fields, tennis courts and church. It has lovely picturesque views over to Ben Rinnes. Originally built as a distillery house this home has the benefit of oil-fired central heating and double glazing. It retains some character and has excellent potential but would benefit from some modernisation. The accommodation is arranged over two floors comprising a good size lounge, dining room/ bedroom 3, kitchen and wet room. Upstairs there are two main bedrooms and the large family bathroom.

Knockando is possibly best known for its association with Malt whisky and the Speyside Distilleries. It is located in the heart of Speyside being only 2 miles from the village of Archiestown. Archiestown has a number of facilities including the village hall, play park, football pitch and pavilion. The post office /shop is open most days and the hotel is undergoing renovation work hoping to re-open soon with accommodation, restaurant and a bar. The whole of the Speyside area is renowned for its outdoor activities including fishing, golf, cycling, horse-riding and canoeing. Skiing and snowboarding are available at The Lecht and Aviemore which are both within an hours travelling. The area is also home to many other famous whisky distilleries including Glenfiddich, Glenlivet and Cardhu. It is popular with visitors following the Malt Whisky Trail. The main County town of Elgin is approximately half an hours drive and the airport at Inverness is within the hour.

**Accommodation comprises:-**

The partially glazed front door leads into a vestibule area where there is a fitted carpet. A full paned glass door leads to the hallway.

**HALL**

Fitted carpet, window to the rear. Carpeted staircase with spindles and handrail leads to the upper accommodation. Under stair storage space.

**LOUNGE**

**4.40 x 3.67**

A bright room with a window looking to the front. Fitted carpet. Coving.

**BEDROOM 3/DININGROOM**

**3.66 x 2.43**

This room is currently being used as a dining room. Window looking to the front. Fitted carpet. Built-in cupboard.

**WET ROOM**

**1.32 x 1.26**

Convenient wet room with WC, wash hand basin and wall mounted shower. Wet wall boarding. Towel rail.

**KITCHEN****3.29 X 2.99**

Window looking to the rear of the property. Range of wall and floor units with complimentary work tops. Stainless steel 11/2 bowl sink. Plumbing for washing machine. Space for cooker and fridge freezer.

**UPSTAIRS****LANDING**

A carpeted staircase with handrail and spindles leads to the upstairs landing.

**DOUBLE BEDROOM 1 (front)****3.64 x 3.58**

Window looking to the front. Fitted carpet. Hatch to attic.

**DOUBLE BEDROOM 2 (front)****3.69 x 3.21**

Window looking to the front. Fitted carpet.

**BATHROOM****2.69 x 2.67**

Large 4-piece family bathroom with WC, wash hand basin, bath and separate shower cubicle. Vanity wall mirror. Window looking to the side. Fitted carpet.

**OUTSIDE**

There is a large front garden which is laid out mainly in lawn with flower and shrub borders. To the rear of the property which is also laid out in lawn, there is a large timber garage and a timber shed. A shared driveway leads from the road to a parking area and the rear of the property.

**SPECIAL CONDITIONS OF SALE**

Shared septic tank.

A Home Report for the property is available on [www.onesurvey.org/](http://www.onesurvey.org/) or from the Selling Solicitors.

**COUNCIL TAX**

Band C

**ENERGY RATING**

Band E

**ENTRY**

By arrangement.

**VIEWING**

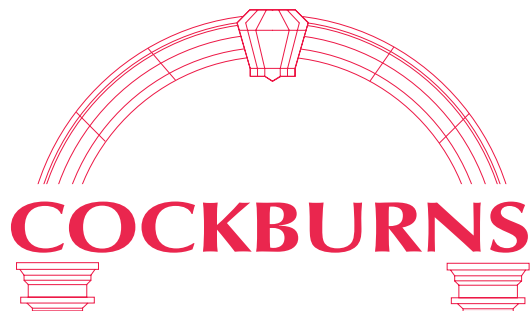
Strictly by appointment by telephoning the Selling Solicitors on 01343 549555.

**PRICE**

As an indication of price range offers over £125,000 are invited.







#### **CLOSING DATE**

A closing date by which offers must be submitted may be fixed at a later date.

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. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. 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.