

**(inc Macleman & McCulloch)**  
**SOLICITORS & ESTATE AGENTS**

**27 CROFT PLACE**  
**CRAIGELLACHIE AB38 9TE**



**SEMI-DETACHED HOUSE**

- ◆ **HALL LOUNGE DINING AREA KITCHEN 3 BEDROOMS SHOWER ROOM**
- ◆ **FULL GAS CENTRAL HEATING DOUBLE GLAZING**
- ◆ **GARDEN BLOCKWORK SHED**

**Offers Over £105,000**

**82 High Street, ELGIN IV30 1BL**

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**Offices at**

100c High Street, FORRES IV36 1NX **Telephone** 01309 673373 | **Fax** 01309 676336 | **DX**520698

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

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



This semi-detached house is located within a cul-de-sac in a quiet area of Craigellachie. This well proportioned 3 bedroomed home offers ideal accommodation which would appeal to first time buyers, couples, families or the property investor. The property has the benefit of gas central heating and double glazing. There are also front and rear gardens. Internal viewing is recommended to appreciate the qualities this spacious property has to offer.

The village of Craigellachie is situated approximately 14 miles from Elgin and within walking distance of Aberlour. It is a pleasant mixture of old and new properties. There are a number of hotels, B&B establishments and a petrol station. There is a primary school with a secondary school in Aberlour. Situated on the Eastern bank of the renowned River Spey in the Speyside valley, Craigellachie is popular for salmon fishing, walking especially on the Speyside Way and mountain biking. It is also on the Malt Whisky Trail. The Cairngorm and Lecht mountain ranges with their winter sports facilities are within easy travelling distance. There are also a number of golf courses in the surrounding area.

The accommodation comprises:

***DOWNSTAIRS***

Double paned front door leads into the hallway

***HALL***

Fitted carpet. Built-in cupboard housing the electric fuse box and wall mounted boiler. Additional storage cupboard. Under stair storage area.

***GUEST WC***

***1.56x1.28***

White coloured WC and sink with vinyl flooring.

***LOUNGE***

***4.06x3.92***

Window looking to the front. Tiled fireplace and surround. Fitted carpet.

***KITCHEN***

***3.87x2.36***

Good range of base and wall units with complementary worktops and wall tiling. Stainless steel sink and drainer. Plumbing for washing machine. Space for fridge freezer. Vinyl flooring. Window looking to the rear. Door to back garden.

***DINING ROOM***

***2.92x2.64***

The dining room is partially open to the lounge. Fitted carpet. Window to the rear.



## UPSTAIRS

### LANDING

The carpeted stairs lead to the upper accommodation. On the landing there is a built-in cupboard and a hatch to the attic.

### SHOWER ROOM

**2.09 x 2.02**

Window to the rear. White coloured WC, sink and shower cubicle with wall boarding.

### DOUBLE BEDROOM 1 (rear)

**4.71x2.54**

Window looking to the rear. Built-in double wardrobe with hanging rail and shelf. Fitted carpet.

### DOUBLE BEDROOM 2 (front)

**3.86x2.67**

Window looking to the front. Built-in double wardrobe with hanging rail and shelf. Fitted carpet.

### BEDROOM 3 (front)

**3.15x2.97**

Window looking to the front. Double wardrobe with hanging rail and additional built-in cupboard. Fitted carpet.

### OUTSIDE

The house sits in a slightly elevated position with steps leading to the front door. There is also a slabbed path around the side of the house to the rear garden. In the rear garden there is a blockwork shed and a gravel drying area.

### SPECIAL CONDITIONS OF SALE

A Home Report is available from [www.onesurvey.org/](http://www.onesurvey.org/) or from the selling solicitors.

### COUNCIL TAX

Band A

### ENERGY RATING

Band D

### ENTRY

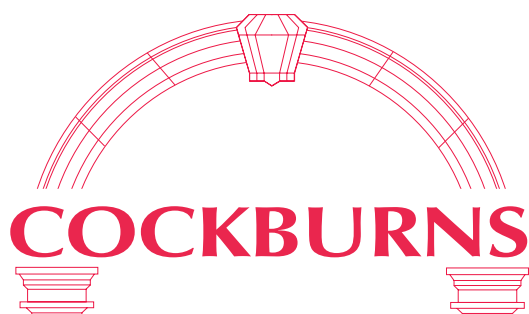
By arrangement

### VIEWING

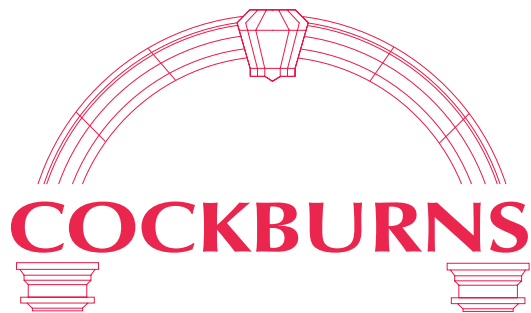
Strictly by appointment by telephoning the selling solicitors on 01343 549555

### PRICE

As an indication of price range  
Offers Over of £105,000 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.