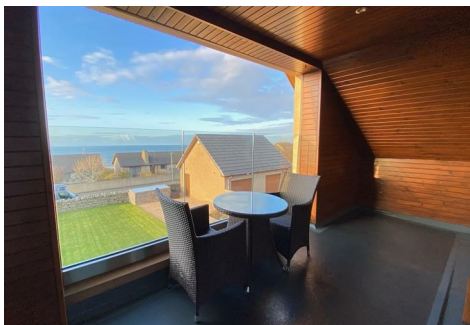




**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**Cabrach Cottage , Cummingston, IV30 5XY**  
**Offers over £465,000**

Cabrach Cottage is an impressive detached family home situated in the coastal Village of Cummingston with spectacular views over the Moray Firth. The spacious accommodation comprises entrance vestibule, hallway, kitchen, dining room, lounge, sitting room, four bedrooms (one en-suite), guest WC and bathroom. The property, which has been finished to a high standard, further benefits from double glazing, oil central heating, secure alarm system, garden, balcony, garage & driveway.

### ENTRANCE VESTIBULE

Double wooden external front doors; inset ceiling spotlight; solid oak flooring.

### HALLWAY

13'1" x 7'0" (3.99m x 2.15m)



Double height entrance hallway; window to front; built-in storage cupboard housing Mega Flo hot water cylinder, electric consumer units and alarm system control panel; second built-in storage cupboard with coat hooks; staircase to first floor; inset ceiling spotlights; solid oak flooring.

### GUEST WC

4'9" x 4'3" (1.46m x 1.31m)

Window to front; WC; vanity mounted sink; wall mounted towel radiator; extractor fan; inset ceiling spotlight; slate tile flooring.

### BEDROOM 2 / OFFICE

13'0" x 11'1" (3.98m x 3.39m)

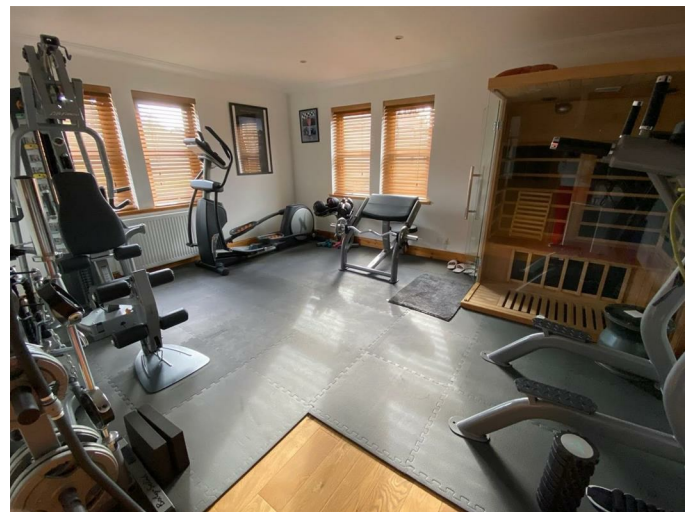


Currently used as an office.

Window to front; fitted desk; two sets of double built-in wardrobes; ceiling light fitting; wood effect flooring.

### SITTING ROOM / GYM

16'2" x 13'10" (4.93m x 4.22m)



Currently used as a gym but would also be suitable as a sitting room or additional bedroom.

Windows to front and side; inset ceiling spotlights; solid oak flooring.

### KITCHEN

21'8" x 14'2" (6.61m x 4.32m)



French doors to rear garden with windows either side; fitted kitchen; Island with breakfast bar; log burner; dual fuel range cooker; hood; integrated dishwasher and fridge freezer; inset ceiling spotlights and ceiling light fitting; tile flooring; double doors through to dining room; door to lounge; door to utility room.

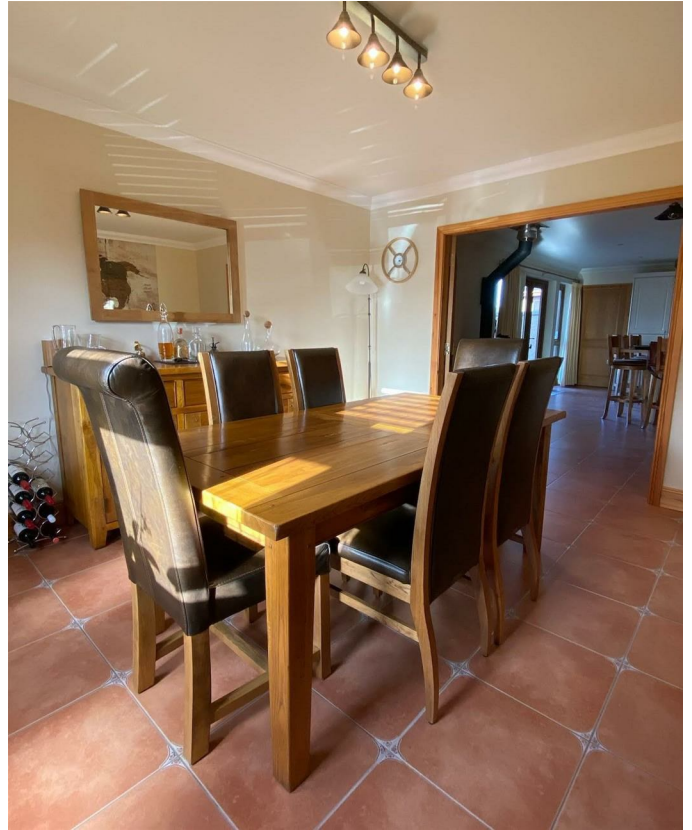
### UTILITY ROOM

14'1" x 6'2" (4.31m x 1.90m)

Windows to side; fitted base units and worktop; sink and drainer; plumbing and space for washing machine and tumble dryer; space for freestanding fridge and freezer; fitted shelving; oil central heating boiler (fitted October 2023); clothes pulley; ceiling light fitting; tile flooring.

### DINING ROOM

13'9" x 11'1" (4.20m x 3.39m)



Windows to side; ceiling light fitting; tile flooring.

### LOUNGE

19'10" x 19'5" (6.07m x 5.93m)



Full length windows to rear; French doors lead out to the rear garden with windows either side; feature fireplace with open fire; two ceiling light fittings; solid oak flooring.

**STAIRCASE & LANDING**

Two Velux windows to front; built-in storage cupboard; ceiling light fitting; fitted carpet.

**BEDROOM 4**

14'0" x 11'5" (4.28m x 3.50m)



Window to front; triple built-in mirrored wardrobes; ceiling light fitting; fitted carpet.

**BEDROOM 1 & BALCONY**

19'10" x 15'9" (6.07m x 4.81m)



Double French doors lead out to the balcony providing beautiful views over the Moray Firth; full glazed windows

either side; Velux window to side; two sets of double built-in mirrored wardrobes; ceiling light fitting; fitted carpet.

**EN-SUITE SHOWER ROOM**

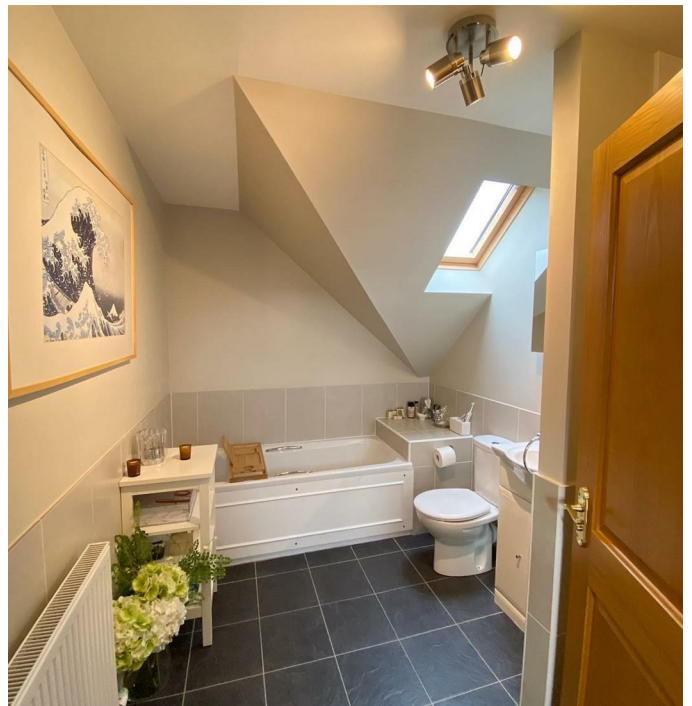
13'7" x 7'6" (4.15m x 2.30m)



Velux window to rear; WC, vanity mounted sink and shower cubicle with mains fed shower; built-in cupboard; inset ceiling spotlights; extractor fan; tile flooring.

**BATHROOM**

9'6" x 7'3" (2.91m x 2.21m)



Velux window to rear; WC and vanity mounted sink; bath; shower cubicle with mains fed shower; ceiling light fitting; extractor fan; tile flooring.

### BEDROOM 3

23'1" x 14'6" (7.05m x 4.42m)



Window to front with views to the countryside and hills in the distance; window to rear with sea views; double built-in mirrored wardrobes; ceiling light fitting; fitted carpet.

### GARAGE



Electric up and over door; external motion sensor lighting; personnel door to side; power and light; hatch with pull-down ladder to the floored & insulated loft space.

### OUTSIDE



The garden area to the front of the property is gravelled with a paved pathway leading to the front door. The loc-block driveway to the side of the property leads to the garage and provides ample parking. The rear garden is mainly laid to lawn with two patio areas and attractively planted beds. The shed is located at the rear of the garage and has power and light; log store; outdoor power sockets; water tap.



### NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all blinds and curtains, all guest WC, bathroom and en-suite shower room fittings and the dual fuel range cooker, hood, integrated dishwasher and integrated fridge freezer in the kitchen.

The white goods in the utility room, gym equipment, sauna, TV and the cabinets in the garage are available by separate negotiation.

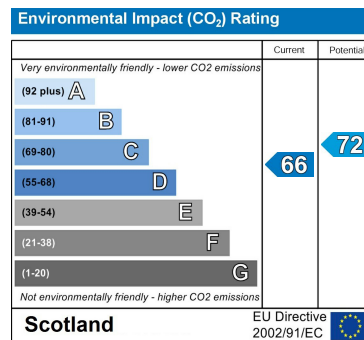
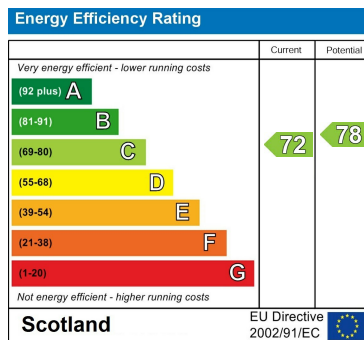
Council Tax Band: F

Viewings: Contact selling agent on 01343 555150.

## Area Map



## Energy Efficiency Graph



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**Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH**

**Tel: 01343 555 150 Email: [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>**