



**Harper
Macleod LLP**
Estate Agents & Solicitors



The Cottage Tombain, Aberlour, AB38 9LS

Offers over £255,000

Traditional detached three bedroom cottage situated in the peaceful countryside a few minutes walk from the Speyside town of Aberlour and with magnificent open countryside views. The accommodation comprises on the ground floor, entrance porch, hallway, lounge/diner, dining kitchen, sun lounge, double bedroom and bathroom and on the first floor two further double bedrooms and a shower room. The property further benefits from double glazing, oil central heating, garage and spacious garden grounds.

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SUN PORCH



Wooden and glazed door; windows on two sides; ceramic tile flooring; inset ceiling spotlights.

HALLWAY



Under-stair cupboard; stripped wooden floorboards; ceiling light fitting.

LOUNGE/DINER



Lounge Area(4.46m x 3.24m)

Dining Area(2.50m x 2.30m)

Triple aspect to front, side and rear; fireplace with recessed log-burning stove; stripped wooden floorboards; two ceiling light fittings.

DINING KITCHEN

19'0" x 9'8" widening to 11'9" (5.80m x 2.95m widening to 3.59m)



Windows to side and rear; fitted kitchen in white; electric range style cooker; hood; plumbing and space for washing machine; breakfast bar with seating for two; ample space for dining table and chairs; built-in storage cupboard; vinyl flooring; two ceiling light fittings.

BATHROOM

8'2" x 6'5" (2.50m x 1.97m)



Window to rear; sink; WC and bath with mains shower over; ceramic tile flooring; chrome towel radiator; ceiling light fitting.

SUN LOUNGE

18'0" x 9'10" (5.50m x 3.02m)



Glazed on two sides; wood effect flooring; inset ceiling spotlights.

BEDROOM 1

14'8" x 10'9" (4.48m x 3.29m)



Double aspect to front and side; triple built-in wardrobes; fitted carpet; ceiling light fitting.

STAIRCASE AND LANDING

Wooden staircase and fitted carpet to landing; Velux window to front; ceiling light fitting.

BEDROOM 2

14'4" x 10'10" (4.39m x 3.32m)



Dormer window to front; fitted carpet; ceiling light fitting.

BEDROOM 3

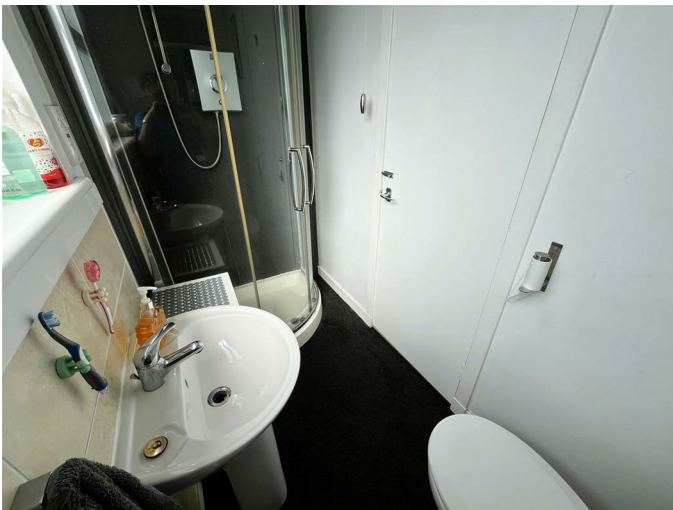
13'1" x 10'7" (4m x 3.25m)



Dormer window to front; built-in storage cupboard and unit; fitted carpet; ceiling light fitting.

SHOWER ROOM

8'2" x 3'10" (2.50m x 1.19m)



Window to rear; sink; WC and shower cubicle with electric shower; carpet flooring; ceiling light fitting.

GARAGE



Wooden single garage.

OUTSIDE



The cottage is set in a substantial garden which is mainly lawn with mature trees and shrubs and wraps round the property. A raised area of decking is ideal for seating and dining and gives a lovely view out over the open countryside; wooden garden shed with power and plastic shed which is plumbed for the washing machine.

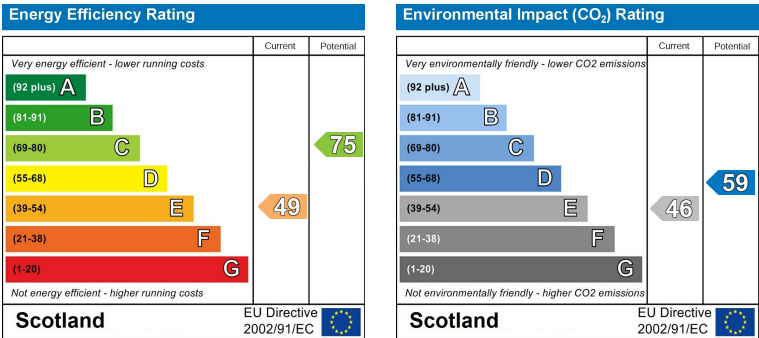
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and shower room fittings; the electric range style cooker in the kitchen and the wooden shed and plastic shed which is plumbed for the washing machine in the garden.

Area Map



Energy Efficiency Graph



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