









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.



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 spotlghts.

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.

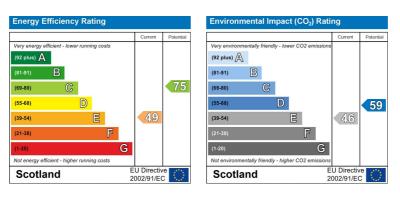
NOTES

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.