



**Pitairlie Farm Cottages, Elgin, IV30 5PQ**  
**Offers Over £140,000**

**BELVOIR!**



# BELVOIR!

Charming two bedroom semi detached cottage just a short drive from Elgin.

Perfectly situated between Elgin and Lossiemouth you will have easy access to an extensive range of local amenities including shops, schools, beaches and links golf courses whilst still enjoying the idyllic rural setting the cottage offers.

Accommodation comprises entrance vestibule lounge, two bedrooms, bathroom and kitchen.

The property further benefits from double glazing, oil central heating, off street parking for several cars and generous gardens.

EPCE

Council tax band B

**Entrance Vestibule 6'6" x 7'2" (2 x 2.2)**

Exterior wooden door leads into the entrance vestibule.  
Fitted carpet.  
Ceiling light fitting.  
Double glazed window to the front aspect.

**Hallway**

Hallway leading off to the lounge and both bedrooms.  
Fitted carpet.  
Central heating radiator.  
Ceiling light fitting.  
Consumer unit.  
Mains smoke detector.

**Bedroom 1 14'5" x 11'9" (4.4 x 3.6)**

Large double bedroom with window to the front aspect.  
Fitted carpet.  
Ceiling light fitting.  
Central heating radiator.

**Bedroom 2 7'10" x 9'10" (2.4 x 3)**

Bedroom with window to the rear aspect over looking the garden and surrounding farmland.  
Fitted carpet.  
Ceiling light fitting.  
Central heating radiator.

**Lounge 14'5" x 10'2" (4.4 x 3.1)**

Spacious lounge with large window to the front aspect.  
Wood burning stove.  
Fitted carpet.  
Central heating radiator.  
Ceiling light fitting.  
Mains smoke detector.

**Kitchen 7'2" x 8'10" (2.2 x 2.7)**

Kitchen with window to the front aspect.  
Fitted wall and base units.  
Vinyl flooring.  
Plumbing for a washing machine and a connection for an electric cooker.  
Mains heat detector.



22 Thunderton Place, Elgin, Moray IV30 1BG

Tel: 01343 545788

moray@belvoirlettings.com

www.belvoirlettings.com

# BELVOIR!

### **Bathroom 6'10" x 5'6" (2.1 x 1.7)**

Three piece bathroom suite offering bath with shower over, W.C and wash hand basin.

Vinyl flooring.

Ceiling light fitting.

Extractor fan.

Central heating radiator.

to the front door.

The large rear garden is laid to lawn and offers fantastic views out across the open countryside.

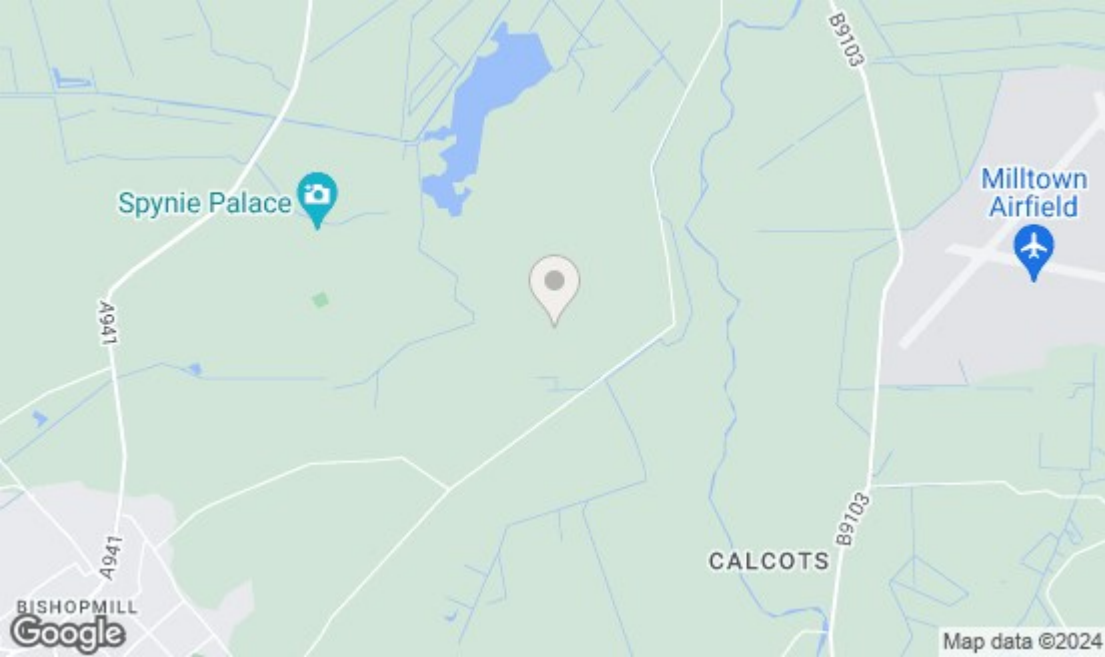
### **Exterior**

To the front of the property there is off street parking for several cars.

The front garden is mainly laid to lawn with a slabbed path







We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**BELVOIR!**