



Mulben, Keith

Offers Over £145,000 Freehold

3 Bedroom Detached House in need of Full Renovation suitable for Cash Purchase Only

Located in an elevated position and set within grounds of approximately 2 Acres which benefits from a rural setting with far reaching views across the neighbouring farmland

- Double Glazing
- Rural Location
- Suitable for Cash Purchase Only
- Oil Central Heating (it cannot be confirmed that this is in working order)
- Spacious Detached Outbuilding

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3 Bedroom Detached House in need of Full Renovation suitable for Cash Purchase Only

Located in an elevated position and set within grounds of approximately 2 Acres which benefits from a rural setting with far reaching views across the neighbouring farmland

Accommodation comprises a Hallway, Ground Floor Cloakroom W.C, Lounge, Sitting Room, Sun Room to the front, Kitchen/Diner, 3 Double Bedrooms and a Bathroom.

The property also benefits further from a spacious Detached Outbuilding.

EPC Rating - F

Entrance to the property is via a wooden front door leading directly into the Sun Room which is to the front of the property.

Sun Room – 11'11" (3.62) x 8'7" (2.61)

Positioned at the front of the property, this room has lovely views to the front across the neighbouring farmland

Double glazed window to the side and front

Single radiator

Attractive exposed stone wall

Wood flooring

Double doors lead in to the hallway

Hallway

Initial part of the hallway comprises a pendant light fitting

2 single radiators

Staircase leads to the 1st floor landing

The hallway continues towards the rear of the property

Ceiling light fitting

Rear entrance door with single glazed frosted window which leads out to the rear garden

Lounge – 14'7" (4.44) x 12'4" (3.76) max in to recess

Ceiling light fitting

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Double glazed windows to the front, rear and side

Fitted shelf space beneath the front window

Attractive stone fireplace

Double radiator

Sitting Room – 15'4 (4.67) in to bay window recess x 11'4" (3.45) max

Pendant light fitting

Double glazed window to the front offering lovely countryside views

Single radiator

Stone fireplace surround

Recessed fitted shelf space

Wooden louvered doors lead to the Kitchen/Diner

'L' Shaped Kitchen/Diner – 23'11" (7.28) max x 11'11" (3.62) narr to 8'5" (2.56)

Kitchen area comprises a ceiling light fitting

Double glazed window to the side

Wall mounted display cabinet

Base units with single sink and drainer unit

Single radiator

The kitchen continues with a dining area

Pendant light fitting

Double glazed window

Woodend louvered doors lead to the Sitting Room

A multi-paned glazed door leads back in to the Hallway

Ground Floor Cloakroom W.C – 6'9" (2.04) max x 5'5" (1.64)

Pendant light fitting

Double glazed frosted window to the rear

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Pedestal wash basin and W.C

Plumbing in place for a washing machine

Oiled fired boiler

1st Floor Accommodation

Landing

2 pendant light fittings

Fitted shelf and storage space

Built-in double storage cupboard

Bedroom One – 14'2" (4.32) x 11'4" (3.45)

Positioned to the rear of the property

Double glazed window to the rear

Single radiator

Telephone point

Bedroom Two – 14'5" (4.39) x 13'5" (4.08)

Pendant light fitting

Loft access hatch

Double glazed window to the front offering superb countryside views

Single radiator

Built-in storage space

Bedroom Three – 14'4" (4.37) x 11'4" (3.45) max

Loft access hatch

Double glazed window to the front offering superb countryside views

Double glazed window to the rear

Single radiator

Built-in storage cupboard

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Bathroom – 9' (2.74) x 8'4" (2.54)

A spacious room comprising a 4-piece suite

Pendant light fitting

Double glazed Velux window

Single radiator

Pedestal wash basin, W.C, bath and shower cubicle

Outside

The property benefits from grounds extending to approximately 2 Acres in size, with the majority of the land being located to the rear

There are storage sheds directly to the rear of the property

With a large detached outbuilding to the side

Detached Outbuilding – 32' (9.75) wide x 21' (6.40) deep max

Entrance opening is 9'4" (2.84) wide with an entrance height of 8'6" (2.59) high

A spacious outbuilding

3 windows to the rear with 2 windows to the front

Council Tax:

Current Band E

Note 1

Light fittings are to remain.

Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested or checked that they are connected, and does not imply that these are in full and efficient working order.

Note 3

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

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By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.

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Viewings via: Grampian Property Centre, 52 High Street, Elgin, IV30 1BU

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