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## Hawthorn Cottage, Hill Street, Dufftown AB55 4AW



This spacious detached three bedroom cottage is situated in attractive garden grounds in the Speyside town of Dufftown and would make an ideal family home.

**DETACHED COTTAGE  
THREE DOUBLE BEDROOMS  
TWO SHOWER ROOMS  
ATTRACTIVE GARDEN  
GROUNDS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND D  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£220,000**

**E1099**



This spacious, detached three bedroom cottage is located on the outskirts of the Speyside town of Dufftown, within easy walking distance of local amenities. Dufftown has nursery and primary school education, with a secondary school located in nearby Aberlour.

The accommodation comprises: Entrance vestibule, welcoming hallway, large kitchen, double doors to the dining room with patio doors to the rear garden, spacious living room, separate utility room, downstairs double bedroom and shower room. Upstairs is a landing providing access to two further double bedrooms with coombed ceilings, and a second shower room. The property benefits from gas central heating and double glazing.

Set in attractive established garden grounds including a seating area, there is a gated gravel driveway, greenhouse and a small pond.

This would make an ideal family home and we highly recommend a viewing.



















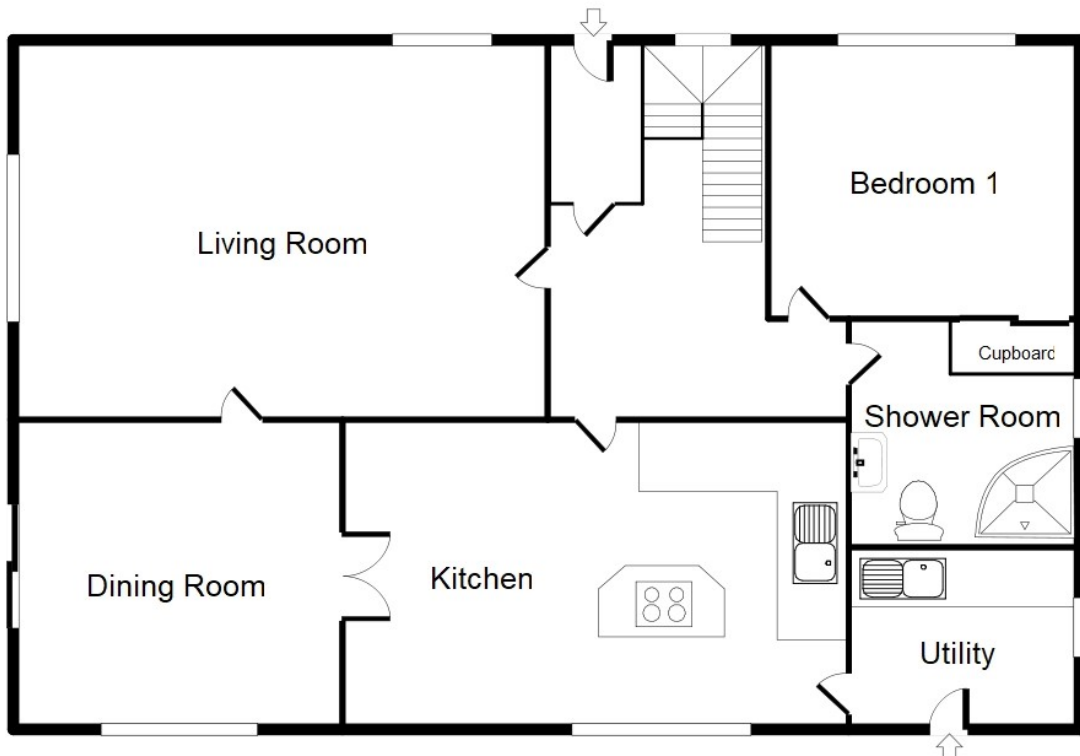




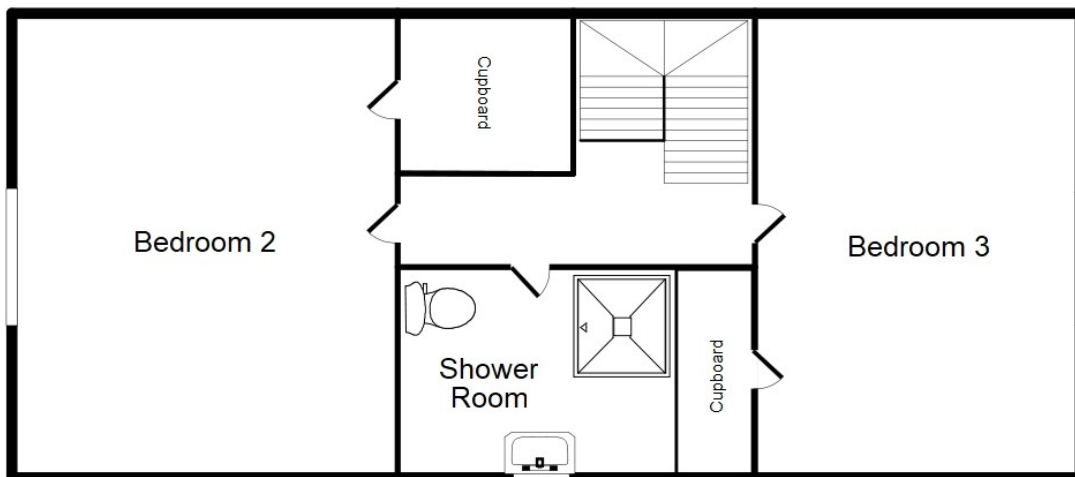
**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Vestibule 1.99m x 1.43m
- Kitchen 5.19m x 3.64m
- Utility 2.40m x 1.90m
- Lounge 4.28m x 4.19m
- Dining Room 3.65m x 3.46m
- Bedroom 1 3.39m x 3.20m
- Shower Room 2.61m x 2.39m
- Bedroom 2 4.95m x 3.39m
- Shower Room 2.50m x 2.04m
- Bedroom 3 4.96m x 4.18m



Please note these floorplans are not to scale and are for representational purposes only



Mains water, mains electricity, mains drainage. Mobile coverage and broadband are available, with speed dependent on the provider and package.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.