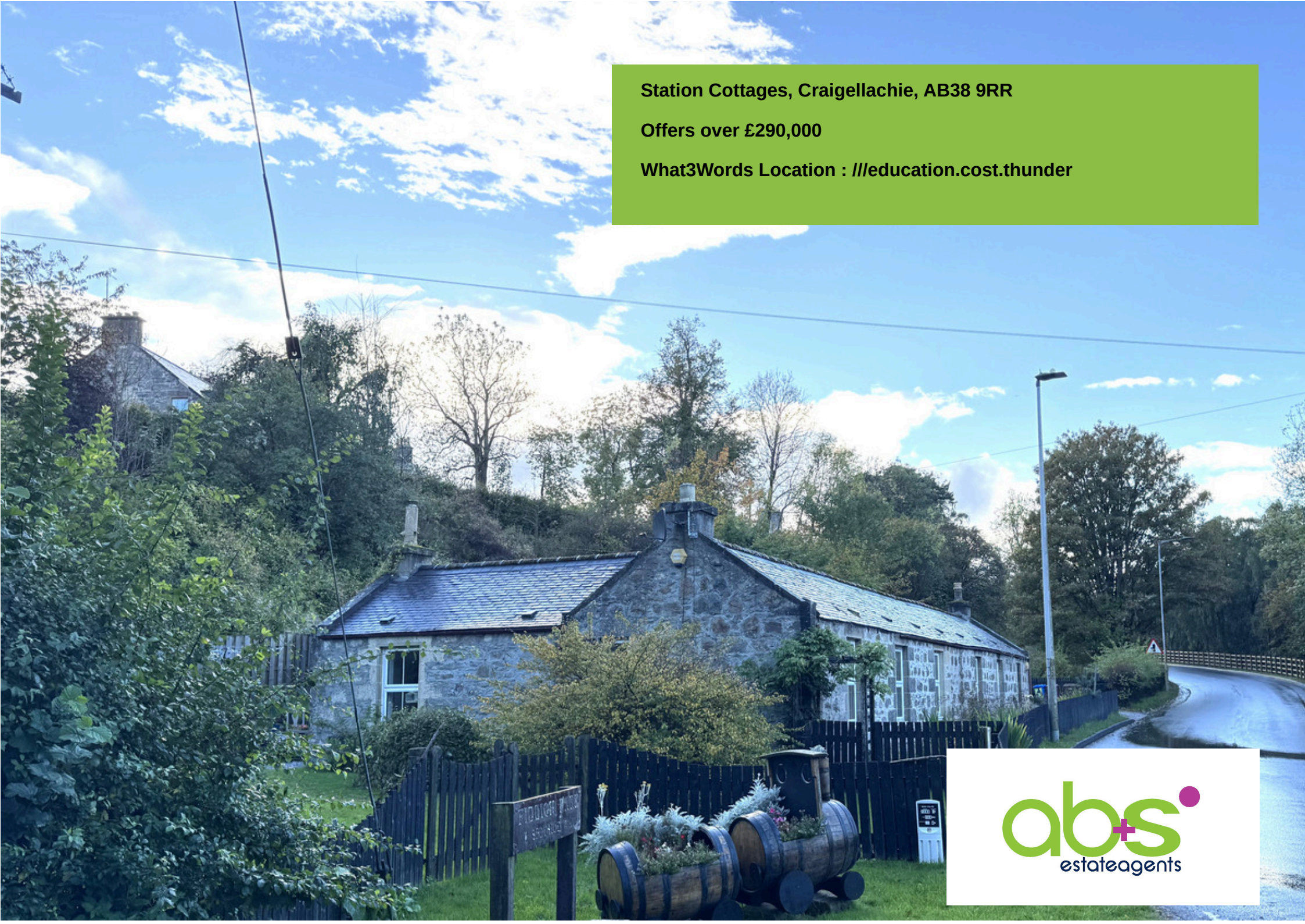


Station Cottages, Craigellachie, AB38 9RR

Offers over £290,000

What3Words Location : [///education.cost.thunder](#)



abs⁺
estateagents



Originally 3 cottages dating from the late 1800s, Station Cottages was transformed into one spacious home circa 40 years ago. Set within approx 1 acre of grounds in picturesque Craigellachie, it seamlessly blends period character with modern comfort.



Key Features

- Approx. one acre of mature grounds
- Edge-of-village setting with excellent privacy
- Fronting onto Victoria Street with a delightful private courtyard garden to the rear
- Extensive driveway and double garage
- Beautiful garden room with newly installed insulated roof and ceiling
- Stunning £17,000 luxury shower room
- Generously proportioned double-length lounge with 4 windows and stove
- 3 double bedrooms
- High quality family fitted kitchen

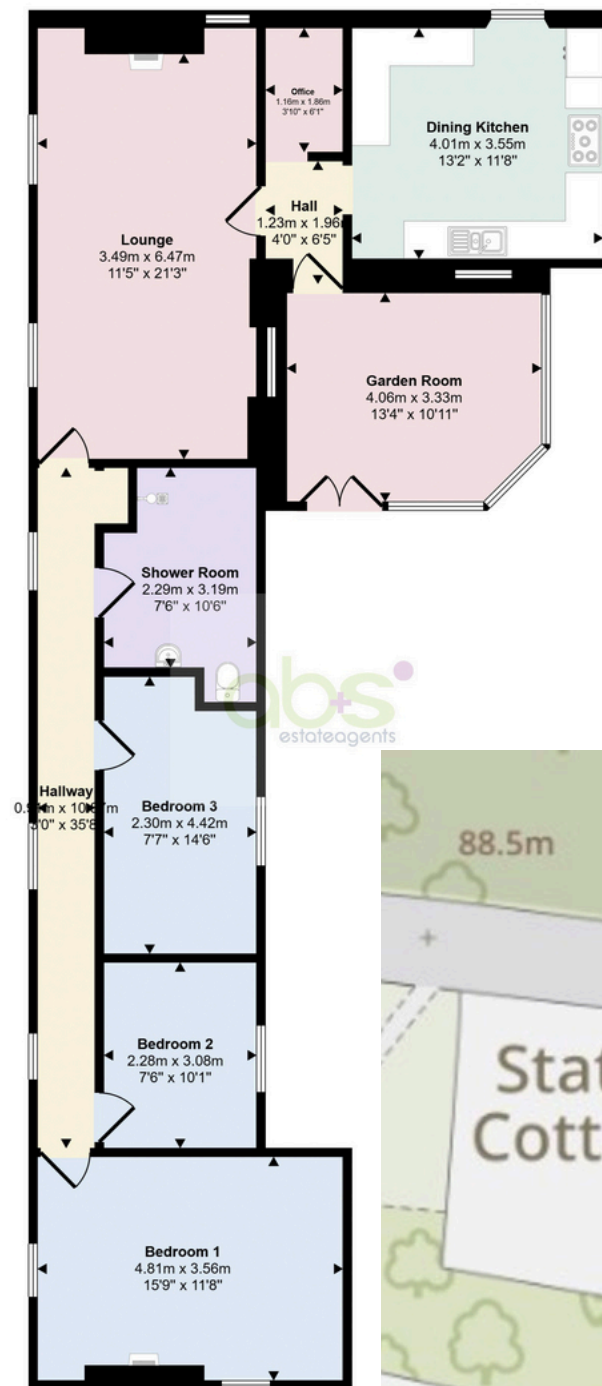






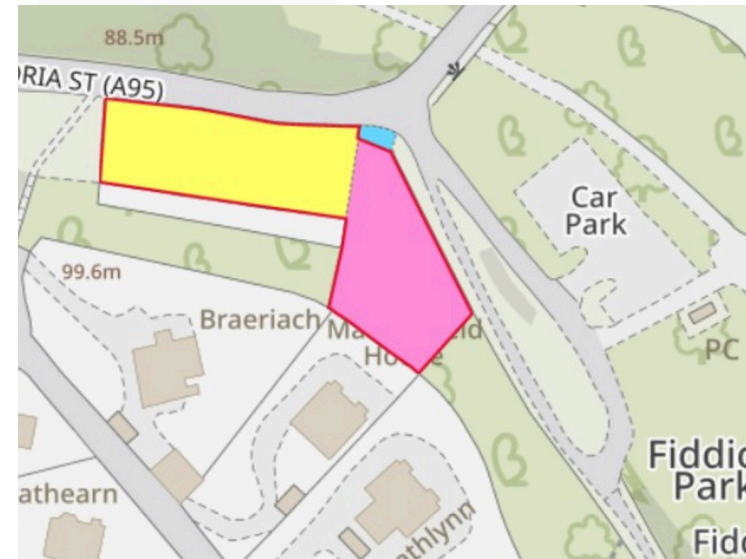


Home Report valuation
as at 5th October 2026
is £290,000, EPC rating
D and Council Tax Band
C.



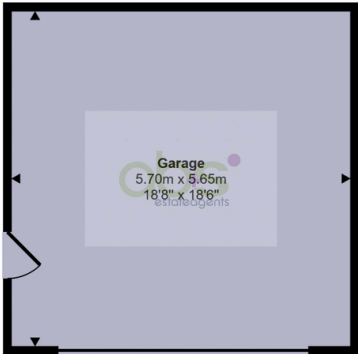
Floorplan
Approx 119 sq m / 1282 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	58	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		78
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



Garage
Approx 32 sq m / 346 sq ft

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Tenure Type: Freehold
Council Tax Band: C
Council Authority: Moray Council

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