



1 Craighton Cottages, Craigellachie AB38 9SZ
Offers Over £165,000

Key Features

- Semi-detached cottage
- In walk-in condition
- Quiet tucked away situation
- Lounge, Kitchen/Diner
- 3 Bedrooms
- Bathroom
- Hallway/Study
- Garage
- Fully enclosed gardens to front and rear



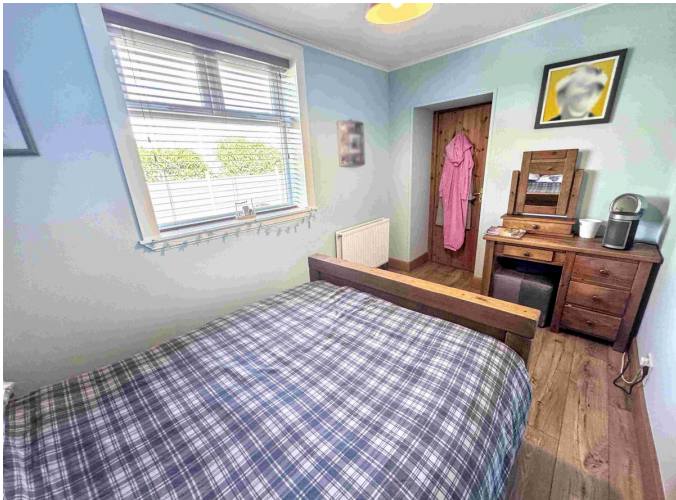
Discover the charm of this semi-detached cottage in Craigellachie, offering a peaceful retreat with modern conveniences. Well-maintained property boasts 3 bedrooms and a garage, making it ideal for families or those seeking extra space.

Craigton Cottages presents an inviting opportunity to own a semi-detached home in the heart of Craigellachie. Built in the 19th Century with mid-late 20th Century additions, this property combines historical charm with modern living, featuring walk-in condition interiors that require no immediate renovations. The layout includes a versatile lounge and kitchen/diner area, perfect for everyday family life or entertaining.

The property offers three bedrooms and a bathroom, providing ample space for family living or hosting guests. A unique feature is the hallway/study area, which could be utilised for remote working or as a reading nook. The fully enclosed gardens at both the front and rear offer privacy and are ideal for outdoor activities or simply enjoying the peace and quiet.

Located in a quiet, tucked away area, 1 Craigton Cottages provides a tranquil living environment while still being accessible to local amenities. The presence of a garage adds convenience and additional storage options. Act now to secure this charming home in Craigellachie.





Kitchen/Diner 4.07m x 3.28m

UPVC door with opaque glazed panel leads to the well-appointed kitchen fitted with ample base and wall mounted units with an expanse of work surfaces. Stainless steel sink and drainer with mixer tap beneath window to the rear with blinds. Integrated oven, hob and microwave. Space for dining table. Doorway to:-

Hallway

Solid oak doors to Lounge and Bathroom.

Bathroom 1.70m x 2.39m

Fabulous bathroom with wet wall on all walls, fitted with four piece suite comprising free standing bath, shower cubicle with mains shower, wash hand basin set in vanity unit and WC with concealed cistern. Opaque window with shutters to the rear.

Lounge 4.22m x 4.09m

French doors out to the patio to the rear. Recessed alcove. Built-in cupboards with shelving above. Gas living flame fire with ornate inset and wooden surround. Oak door with glazed panel to:-

Hallway/Study 2.33m x 2.44m

Spacious hallway with ample space for a desk. Built-in cupboards with hanging and shelved storage, fitted along one wall. Door to Bedroom 2 and staircase to upper floor. Window to the rear with blinds.

Bedroom 2 3.87m x 2.35m

Double bedroom with window to the rear with blinds.

Landing

Window to the rear with views towards the hills. Built-in cupboards with louvre doors.

Bedroom 1 3.28m x 3.05m

Double bedroom with coombed ceilings and eaves storage on either side. Velux window to the rear.

Bedroom 3 2.30m x 3.06m

Coombed ceilings and eaves storage at both sides. Velux window to the rear.

Garage 5.10m x 4.42m

Single garage with electric up and over door, power and light.



Garden

A shared road is laid in gravel chippings and gives access to the Cottage. The attractive rear garden is split-level and laid in a mix of mature shrubs, paving and grass. Rotary dryer.

The garden to the front is bounded by a composite fence with solar powered lighting on the fence posts.

Paved patio with the remainder laid in lawn with shrub and flower borders.

Fixtures and Fittings

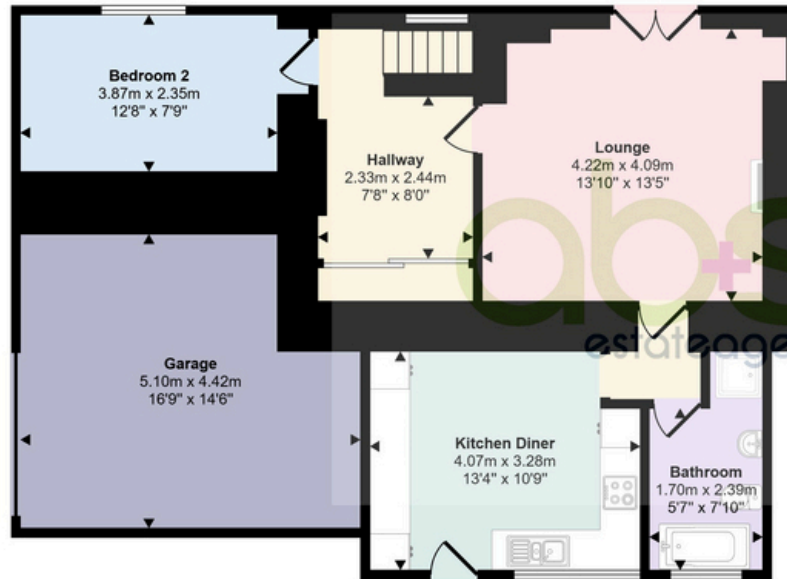
All floor coverings, light fittings and the integrated oven, hob and microwave are included in the sale.

Home Report

Home report valuation as of September 2026 is £165,000, the EPC rating is E and the council tax band is A



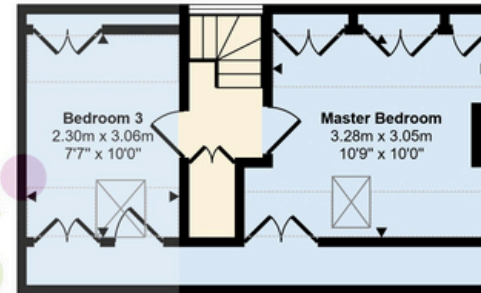
Approx Gross Internal Area
120 sq m / 1290 sq ft



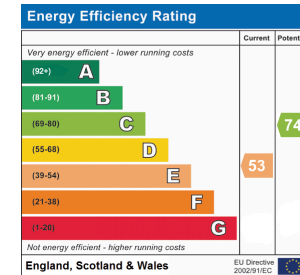
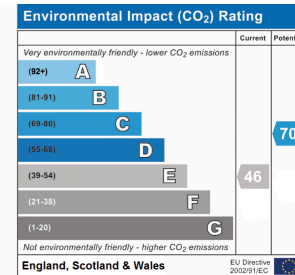
Ground Floor
Approx 91 sq m / 983 sq ft

Denotes head height below 1.5m

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.



First Floor
Approx 29 sq m / 307 sq ft



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