

Galbraith



MILL COTTAGE

MILL OF LAGGAN, GLENRINNES, MORAY



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A delightful extended traditional cottage in a highly desirable rural setting

Dufftown 5 miles ■ Elgin 23 miles ■ Inverness 57 miles

- 3 reception rooms. 3 bedrooms
- Flexible accommodation
- Many fine features
- Traditional outbuilding with scope for development
- Generous garden grounds
- Wonderful views over the surrounding countryside

About 0.25 acres (0.1 ha)

Offers Over £275,000

Galbraith

Inverness
01343 546362
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Mill Cottage is a charming detached Cottage located in a peaceful setting about five miles from the historic and popular Speyside village of Dufftown. Dufftown has good range of day to day amenities including a well-regarded primary school, a village hall for community events, several Churches and local shops, a medical centre/hospital, Post Office and various hotels, pubs and coffee shops. With easy access to the Spey, Cairngorms and Moray coastline, the area has a rich and diverse range of services and amenities and is becoming a haven for arts, cultural and social events with many new independent shops in the area.

Elgin (about 23 miles) is the principle town in the county and has a wide range of amenities including various major supermarkets, a library, a good selection of independent shops, various sporting and recreational facilities and a train station providing direct links to Aberdeen and Inverness. Aberdeen and Inverness provides all of the facilities expected from modern and prosperous cities, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

DESCRIPTION

Mill Cottage is a charming extended traditional cottage and steading set in a quiet and secluded position in Glenrinnes. Likely to date from the mid 1800's, the cottage has been updated in recent years to create what is now a very charming home. Both the cottage and adjoining steading are constructed of stone under a predominantly slate roof whilst the cottage was extended in more recent years with the addition of the sitting room and bedroom above. The accommodation is provided over one and a half storeys and on the ground floor is accessed through a well lit porch into the reception hall. In the hall, stairs lead to the first floor whilst turning right leads past a shower room to the cosy snug / family room with an attractive open fire. From here, a door leads to the sun room, a well-lit dual aspect room and on to a double bedroom. A door from the bedroom leads to a store room which in turn leads to the log store. Back in the hall, turning left leads to the atmospheric dining room with part timber lined walls and a wood burning stove. A door leads to the well equipped kitchen with wall and floor units and various integral appliances.





Completing the ground floor is the impressive triple aspect sitting room. On the first floor, a landing leads to a bathroom and two bedrooms, the largest of which (the master bedroom) has glazed doors onto a balcony from where one can enjoy the spectacular outlook over the surrounding countryside. The cottage appears to be in good condition having been well maintained and cared for and is tastefully decorated throughout. It has many of the features one would hope to find in a property of this age and character including fireplaces and a wood burning stove. The cottage is double glazed and heated using oil fired central heating.

To the rear of the cottage is a traditional steading which with a garage / workshop and log store provides excellent storage and possible scope for conversion into additional accommodation (subject to planning). The property is served by mains electricity, a private water supply (from a bore-hole in the garden and also alternatively a spring fed supply from the neighbouring estate) and has private drainage to a Kargester bio-disk.

ACCOMMODATION

Ground Floor:

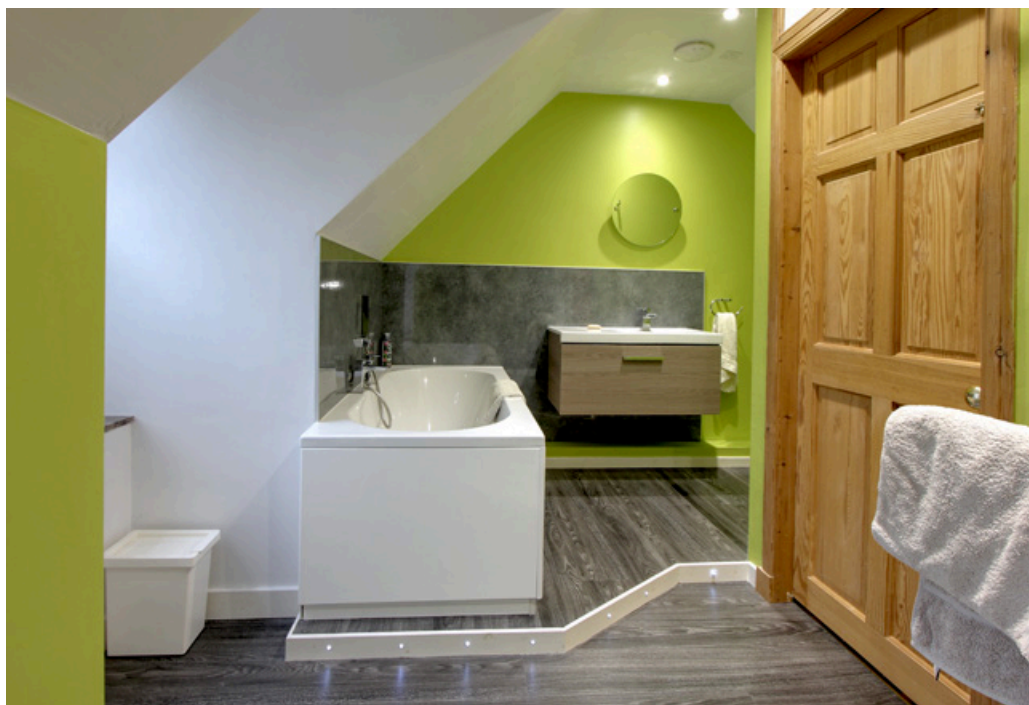
Porch. Hall. Snug. Sun Room. Dining Room. Sitting Room. Kitchen. Store Room. Shower Room. Double Bedroom. Log Store.

First floor:

Landing. Bathroom. 2 Bedrooms.

GARDEN

There is a generously sized garden with well stocked beds and borders and parking space for several vehicles.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Private	Mains	Private	Freehold	Oil	Band D	Available	Available	E

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

DIRECTIONS

From Dufftown take the B9009 towards Glenlivet. After leaving Dufftown, follow the road for about 4.5 miles before turning left where signed to the Glenrinnnes Graveyard. Passing Reclottich Farm buildings on the left hand side, continue down the hill where Mill Cottage is located on the left (see site and location plans for detail).

POST CODE

AB55 4BY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: owner.heap.constants

SOLICITORS

Peterkins (Aberdeen)

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

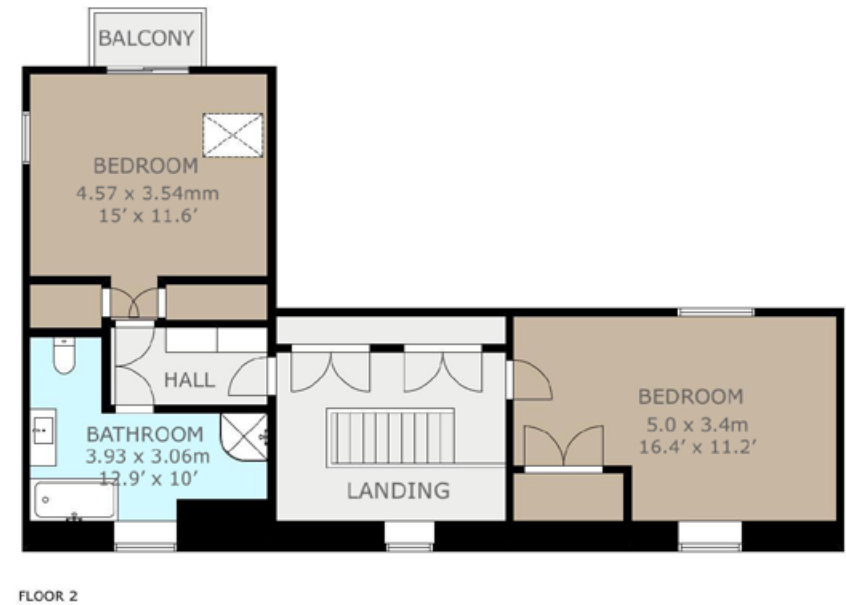
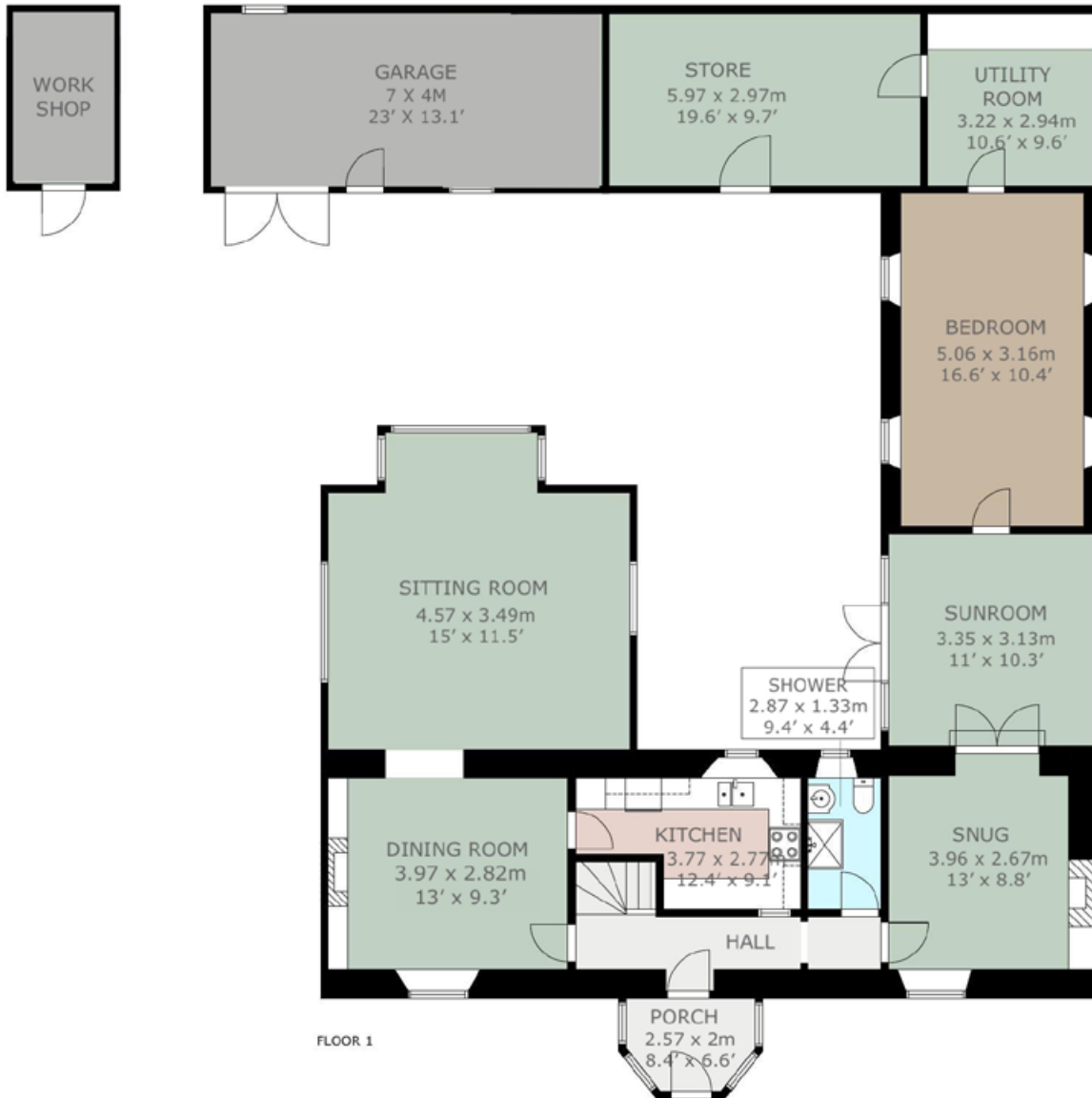
VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

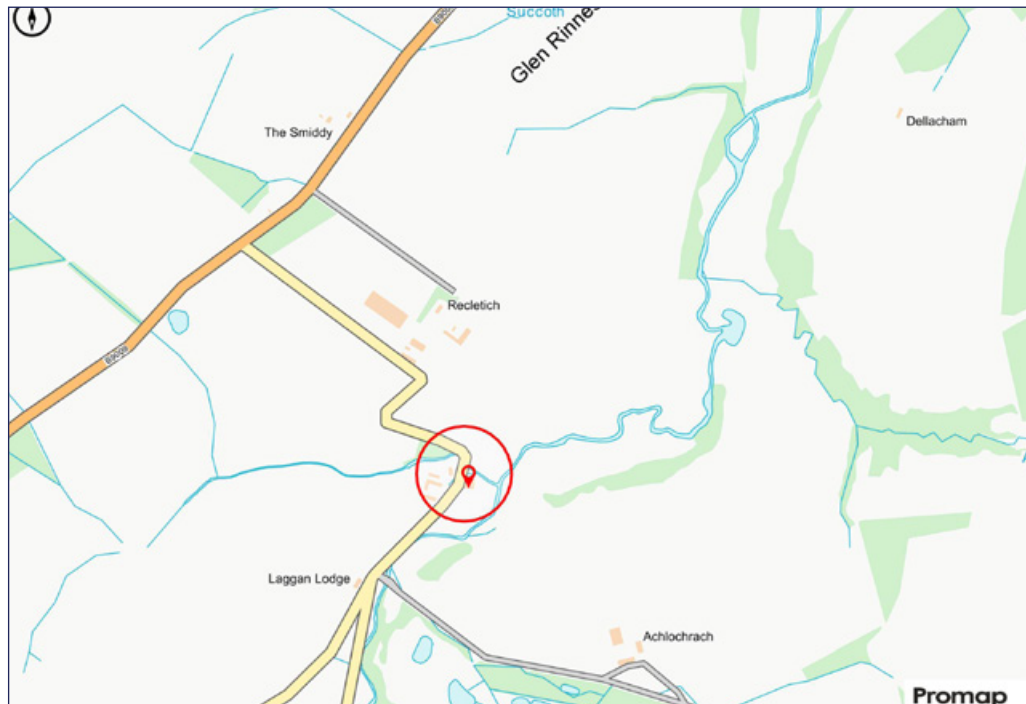
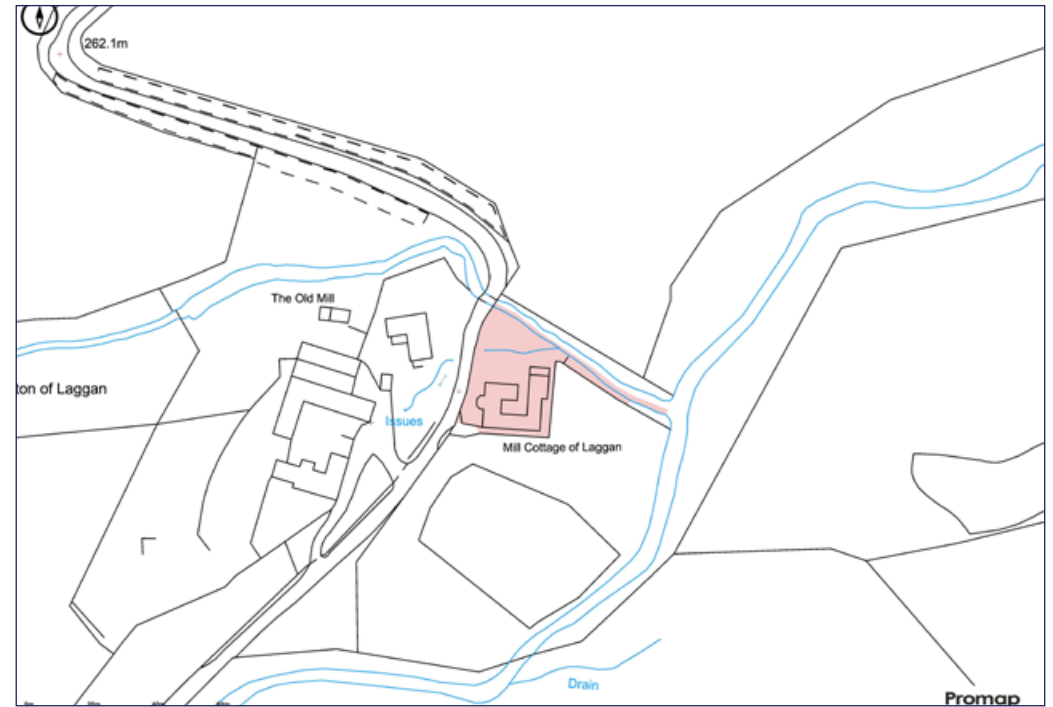


Mill Cottage, Glenrinnnes, AB55 4BY

Illustration for identification purposes. Actual dimensions may differ. Not to scale.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2024





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