

MOSSEND CROFT HOUSE
MOSSEND, MULBEN, KEITH, MORAY



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Charming smallholding including traditional croft house.

Keith 7 miles ■ Elgin 14.5 miles ■ Aberdeen 56 miles

Acreeage 4.9 acres (1.98 hectares)

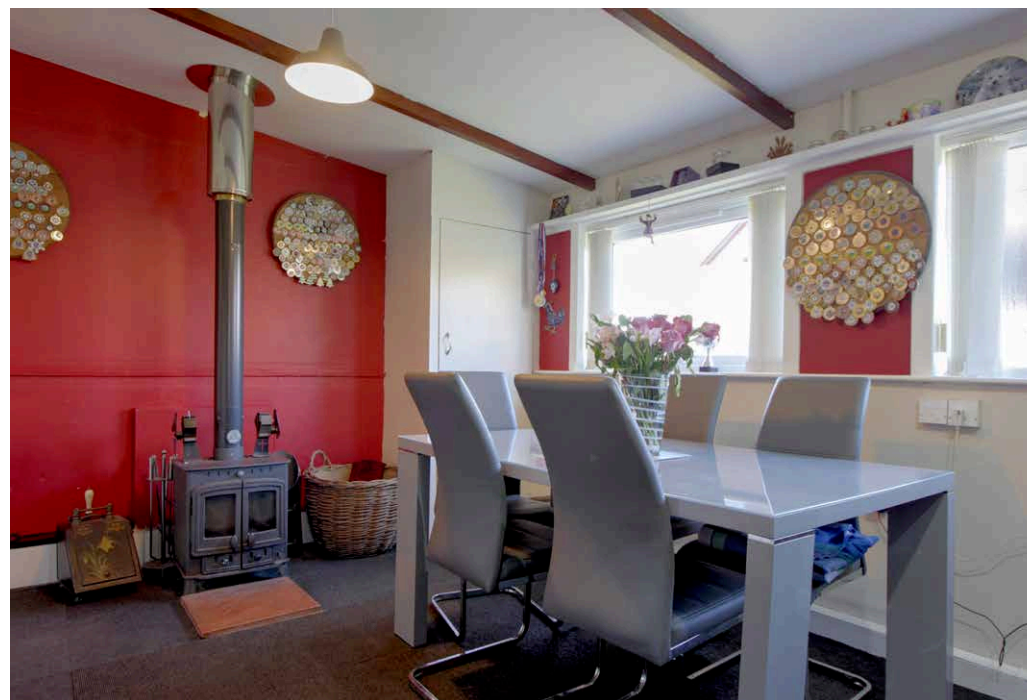
- 2 reception rooms. 3 bedrooms
- Attractive croft with many fine features
- Generous garden
- Well fenced grazing land
- 2 stables and tack room
- Accessible location

Offers Over £280,000

Galbraith

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 OnTheMarket



SITUATION

Mossend Croft House is located in the small hamlet of Mulben between Keith and Elgin in the county of Moray. To the south, Craigellachie (about 8 miles) provides good day to day facilities including a primary school, a village hall for community events, convenience store, Post Office, filling station and children's play park whilst Keith (about 7 miles) also offers a wider range of amenities including a supermarket, primary and secondary schooling and a mainline train station. Elgin (about 14.5 miles) is the principal town in Moray and has 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 provide 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

Mossend Croft House is a delightful, traditional house located in a pleasant, rural setting, popular with equestrian users just west of Keith. It comprises a charming and extended three bedroom, traditional cottage with a range of outbuildings and land which in total extend to just under 5 acres. Constructed of stone under a slate roof, Mossend Croft House provides well-appointed accommodation over one and a half storeys. On the ground floor, the porch opens to the dining kitchen with a good range of floor and wall units and woodburning stove. From here, steps up give access to the bright sitting room, family bathroom and bedroom. Upstairs two further bedrooms complete the main accommodation. The house has a wonderfully bright and airy feel, especially so for a traditional dwelling. The sitting room is a particularly bright room and enjoys wonderful views over the garden. The property is double glazed and heated using LPG central heating, connected to mains water with private drainage.

ACCOMMODATION

Ground floor:

Porch. Dining kitchen. Utility. WC. Sitting room. Bedroom. Bathroom.

First Floor:

2 bedrooms.

GARDEN AND GROUNDS

The house sits within grounds of just under 5 acres which consists of a garden area to the front and rear of the house including areas of lawn and 3 acres of paddocks. There are various outbuildings including two 12 x 10 stables, a tack room, hay/feed store and log store, shed and a timber garage. Ample parking is provided on the driveway. It is understood the access road is owned by the subject property and neighbouring properties have a right of access across.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	LPG	Band D	WiFi Scotland	Available	G:16

*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 Elgin, head eastwards along the A96. About 2.8 miles after passing Fochabers on the bypass take the right turn signposted to Mulben. After about two miles turn left onto a private track where Mossend Croft House is located at the end. See site and locations plans for further details.





POST CODE

AB55 6YA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: seagulls.boxer.feuds

SOLICITORS

Aberdein Considine, Inverurie.

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

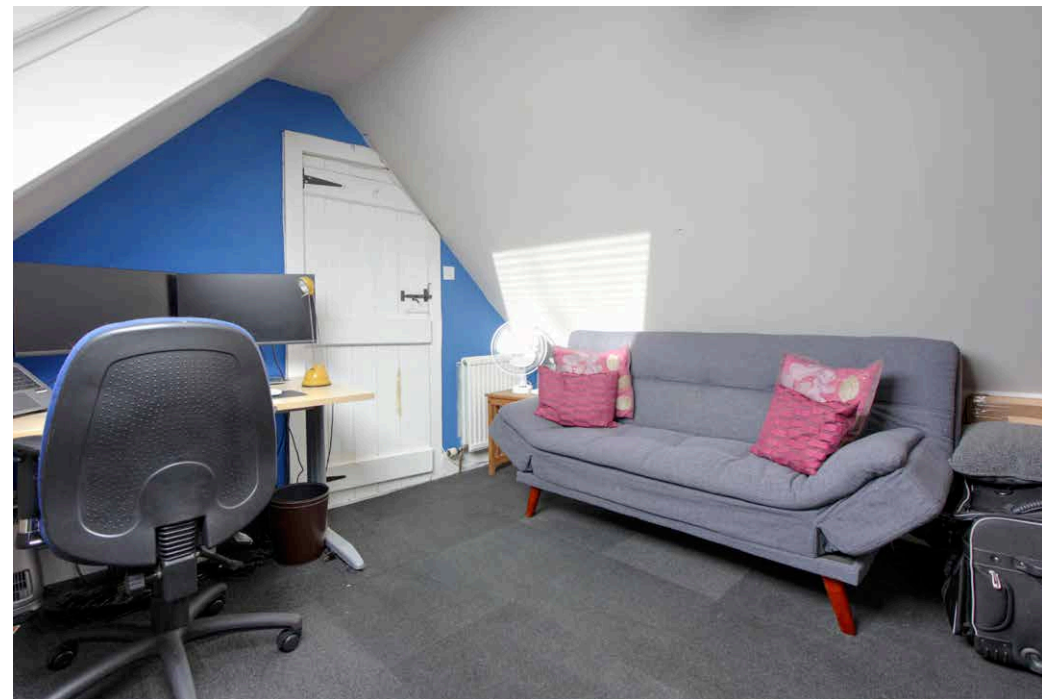
VIEWINGS

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

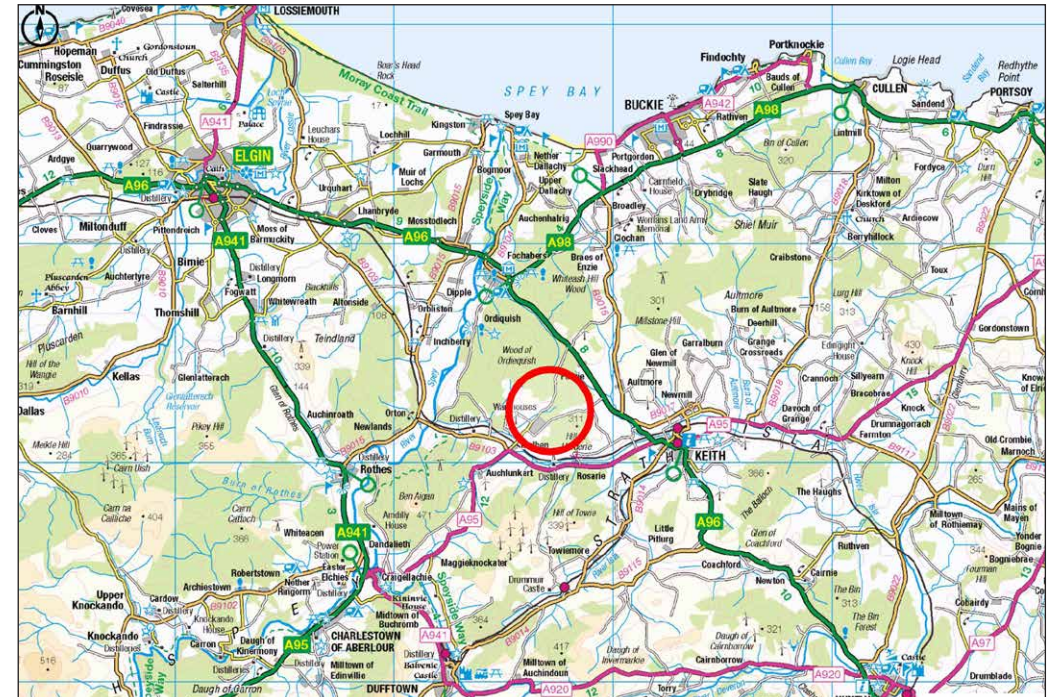
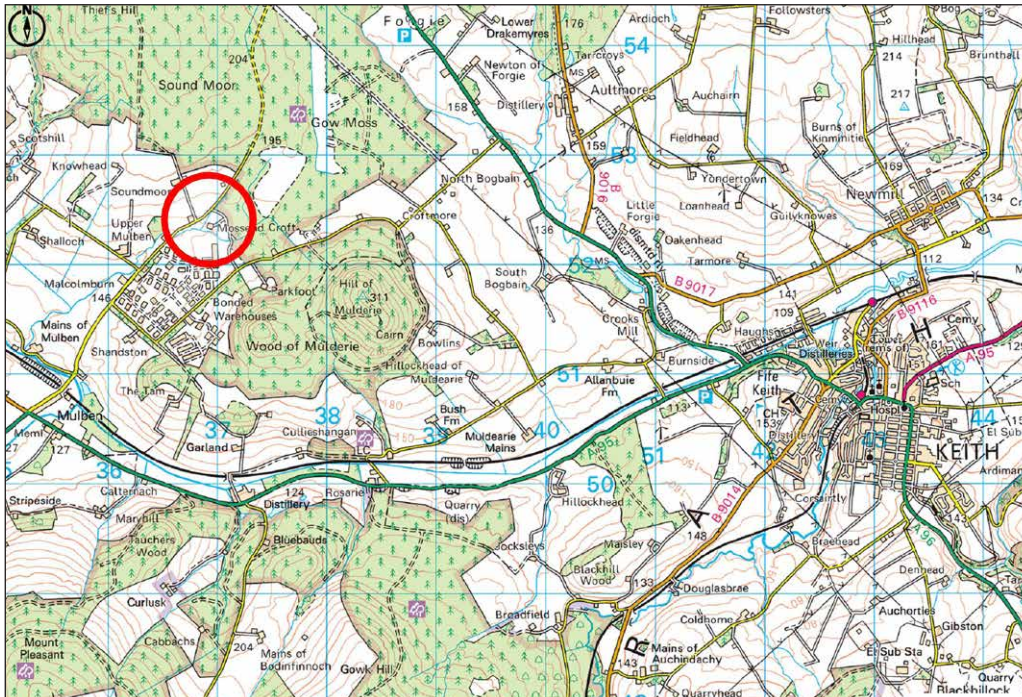
Failure to provide required identification may result in an offer not being considered.





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 November 2024





Mossend Croft House, Mulben Keith, AB55 6YA

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



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