

CCL



2 Crosshills Farmhouse | Duffus | Elgin | Moray | IV30 5RJ

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2 Crosshills Farmhouse, Duffus, Elgin, Moray, IV30 5RJ

- 3 bedroom semi-detached cottage
- Lovely countryside location
- Living Room
- Dining Kitchen
- 3 Bedrooms
- Family Bathroom
- Oil Central Heating & Double Glazing
- Enclosed Garden & Private parking

Summary

CCL are delighted to bring to market this 3 bedroom semi-detached cottage, situated in a lovely rural location close to the village of Duffus. Spanning two floors, the property consists of Entrance Porch, Living Room, Dining Kitchen, 3 bedrooms and family bathroom. Large garden to the side and private parking to the front. Although the property is in need of some upgrade to internal decoration, early viewing is highly recommended to appreciate the accommodation on offer.

The property is located in an ideal country area close to the village of Duffus, which is situated only a few miles from Elgin and Forres. Elgin offers a wide range of conveniently placed amenities such as shops, cultural, sport, leisure facilities, cinema, health and medical services, excellent schools and local college which forms part of the University of the Highlands and Islands. The town of Forres has historic links with Macbeth, before he was King, he ruled over Moray from his castle in Forres. The 'Suenos Stone' which is over 22 feet tall is the largest known Pictish sculptured stone in the world and can be found at the east end of the town. Forres has many football fields, a cricket pitch, bowling rinks, a swimming pool and a fitness center, squash courts, tennis courts, two golf courses, badminton, archery, gymnastics, bowling and basketball so there is always something to do. Both town are on the A96 trunk route and mainline rail links to Inverness and Aberdeen.





Property

Lovely rural cottage spanning two floors, with comfortable accommodation on two floors with Living Room, 3 Bedrooms, dining kitchen, family bathroom and porch. Good outdoors space with enclosed garden laid to lawn and private parking area. Also benefits from Double Glazing and oil Central Heating.

Entrance Porch: (2.77m x 1.73m)

Porch is glazed on three sides and provides a great space for hanging and coats and boots or could be utilised as a comfortable seating area. Door into hallway.

Hallway:

Hallway provides access to the dining kitchen and the bathroom and has staircase leading to the upper floor.



Dining Kitchen: (4.18m x 4.16m)

Spacious kitchen fitted with light wood base and wall units with contrasting work tops incorporating a stainless steel sink and drainer with white tile splash back. Slot in cooker and space for fridge/freezer. Also, wood effect vinyl flooring, fire place and central heating boiler.

Bathroom: (1.95m x 2.11m)

Family bathroom fitted with a three piece suite comprising of WC, wash hand basin and bath with overhead shower. Frosted window to the rear.

Upper Landing: (3.81m x 3.05m)

A carpeted staircase leads to the upper landing which in turn provides access to the rooms on the first floor.



Living Room: (4.61m x 3.21m)

A light and airy room with three velux windows allowing for loads of natural light, has doors either side leading to bedrooms.

Bedroom 1: (4.11m x 3.21m)

Double room with one velux and one dormer window and ample space for free standing furniture.

Bedroom 2: (3.18m x 3.09m)

Another double room again with velux and dormer window and ample space for furniture.

Bedroom 3: (3.73m x 3.09m)

Third double bedroom with a storage cupboard and space for free standing furniture.



External

Large enclosed garden laid to lawn which has the oil tank for the central heating. A further area to the front which provides private for the property.





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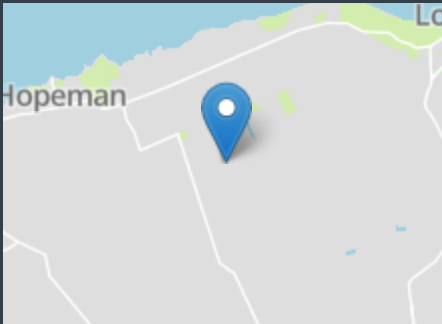
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Floor 0

Floor 1

Approximate total area⁽¹⁾
97.91 m²

Reduced headroom
12 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Performance Certificate (EPC) Scotland

CROSSHILL FARMHOUSE, 1, DUPTON, ELGIN, IV30 1BU

Date of issue: 27 November 2024
 Date of completion: 18 December 2023
 Total floor area: 95 m²
 Primary Energy Indicator: 453 kWh/m²/year

Recommended asset: B2C2AP, see table 2.2.2.2
 Type of assessment: Standard
 Additional information: Boiler and radiators, oil

Estimated energy costs for your home for 3 years
 Over 3 years you could save* **£3,400**

Energy Efficiency Rating
 This graph shows the current efficiency of your home, along with the current best energy efficiency and best possible. The higher the rating, the lower your bill will be and the greener.

Environmental Impact (CO₂) Rating
 This graph shows the effect of your home on the environment in terms of carbon dioxide emissions. The higher the rating, the less impact it has on the environment.

All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property

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www.cclproperty.com

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.