



# Sandyhillock Cottage

Elgin

Offers Over £265,000

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PROPERTY





# Sandyhillock Cottage

Elgin, IV30 8NQ

CCL are delighted to offer for sale this charming 2 bedroom detached bungalow in a rural setting surrounded by farmland, just a short distance from Elgin. Access is gained by a farmtrack and the property is set in a secluded and peaceful location. It offers good family accommodation comprising of vestibule, a light and spacious living room, family dining kitchen, utility room, vestibule, 2 Double Bedrooms, one with en-suite shower room, and family bathroom. Enclosed area of lawn to the front. A gravel area to the rear features kennels, a cabin and other powered outbuildings.

The property is situated in a rural area; a quiet and secluded location set well back from the road with farmland surrounding it, yet within close proximity to the city of Elgin where all of the necessary amenities including supermarkets, grocers, doctors, dentists and vet surgeries can be found. Elgin boasts many leisure establishments including a 3-screen cinema complex, leisure centre, ice rink, bowling alley, restaurants and cafés. Elgin is extremely well serviced and is situated approximately 36 miles east of Inverness and 64 miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports.















## The Property

### Property

The two bedroom property has spacious family accommodation all on one floor comprising an entrance vestibule, spacious living room, dining kitchen, family bathroom, two double bedrooms one of which has an en-suite and utility room. The property enjoys the benefits of double glazing and oil central heating. Early viewing is highly recommended to appreciate the accommodation and land on offer and the potential that it brings. The current owners presently run a haulage business from the property as well as a kennels.

Entrance Vestibule: (1.18m x 1.8m)

A partly glazed external door provides access to the vestibule and a glazed inner door leads to all accommodation. A window with blind provides good natural light.

### Hallway:

The hallway is laid with wood flooring and has 2 spacious hall cupboards. Both are shelved and one has hanging space.

Lounge: (4.77m x 4.69m)

A bright and spacious family room decorated in neutral tones. A large picture window with blind to the front provides views of the lawned garden and surrounding countryside. The floor is carpeted in brown and there are 2 attractive wall lights with a matching ceiling light. A glazed door leads into the hallway.

Dining Kitchen: (5.9m x 2.99m)

A bright and airy kitchen area with double aspect windows with a range of cream wall and base units with complimenting wood worktops incorporating a stainless steel sink and drainer and electric hob, integrated oven, cooker hood, dishwasher and space for fridge freezer. The dining area has double sliding glazed doors leading to the patio and garden which floods the space with natural light. The kitchen and the dining area each have a glazed door leading to the hallway.

Utility Room: (3.03m x 2.15m)

The utility room has counter space with stainless steel sink and drainer, base

cupboards with space for a washing machine and a countertop tumble drier. A large window looks onto the side of the property and a partly glazed external door leads to the rear. A large airing cupboard houses the boiler.

Main Bedroom: (4.09m x 2.98m)

The brightly decorated double bedroom has a large picture window looking out to the rear of the property with ample space for free standing furniture. A door leads to the en-suite shower room.

En-suite: (1.63m x 2.33m (at widest point))

Fitted with a two piece champagne suite comprising of W.C and wash hand basin with tiling to dado height and built-in mains shower. Frosted window to the side.

Bedroom 2: (3.02m x 2.76m)

A second double with picture window and spacious double wardrobe with mirrored doors, hanging and shelf space and ample room for chest of drawers.

Family Bathroom: (3.03m x 2m)

Fitted with a three piece champagne suite comprising of W.C, wash hand basin and bath, partly tiled. Frosted window to the side. Fitted shelf and fitted towel rail.

## External

The front of the property is laid to a large area of lawn and is enclosed by a wooden fence. A useful garden shed is situated in the corner. The rear of the property is laid to gravel and has various outbuildings. All sheds here have power and light with one being used as a kennels with outside runs. The partitions for the kennels can be taken out in order that this space can be used for other purposes. The cabin is currently used as a reception/office area but could easily be converted to a summer house. To the side of the property is a large area currently used as a vehicle storage area for the owner's business.



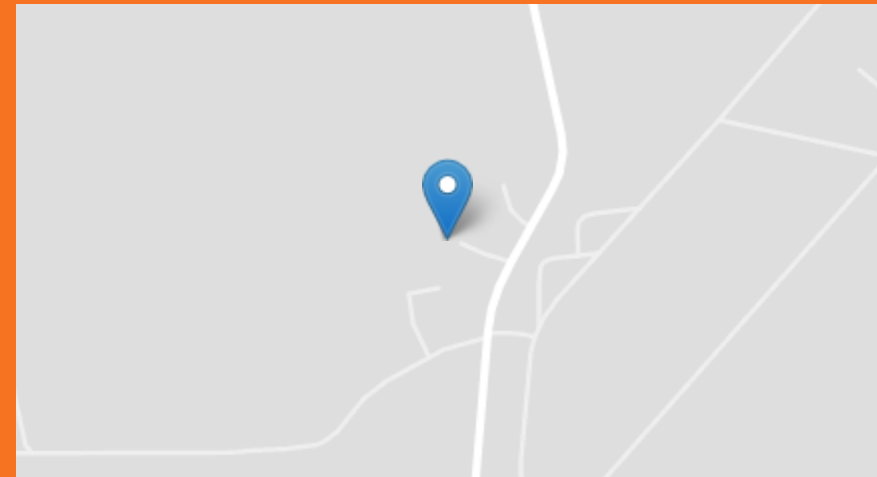
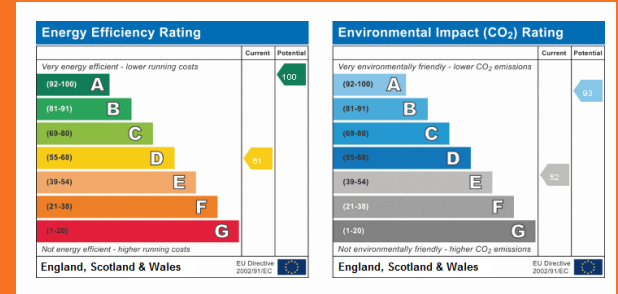
## GROUND FLOOR



SANDYHILLOCK COTTAGE, ELGIN, IV30 8NQ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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