

Primrose Cottage
Quarrywood
Elgin
Morayshire
IV30 8XJ



Offers Over £205,000

Located within a small cluster of homes is this charming and deceptively spacious 3 Bedroom Cottage which features from a DETACHED ANNEXE within the Garden. The property also benefits from lovely countryside views to the rear.

Features

3 Bedroom Cottage with a Detached Annexe within the garden

Countryside Views

Front and Rear Gardens

Semi-Rural Position

Double Glazing and Oil Central Heating



Located within a small cluster of homes is this charming and deceptively spacious 3 Bedroom Cottage which features a DETACHED ANNEXE within the Garden. The property also benefits from lovely countryside views to the rear.

Accommodation comprises a Hallway, Lounge / Diner, Conservatory, Kitchen, a Ground Floor Master Bedroom with Walk-In Wardrobe and a Bathroom. The 1st floor comprises a generous sized Landing / Bedroom space and 2 further Attic Styled Double Bedrooms.

Within the rear garden there is a Detached Annexe that provides additional accommodation for visiting Family or Friends.

This comprises an open plan design Lounge with wood burning stove, Kitchen and Bedroom space, there is also a Shower Room. The unit is Double Glazed and has electric heating and mains water.

Entrance to the property is via a stable styled door leading to:

Hallway

An internal lead coloured stain glass window allows light in from the lounge

A carpeted staircase leads up to the 1st floor landing

Traditional wooden doors lead to the Lounge / Diner and Ground Floor Bedroom

Lounge / Diner – 24'9" (7.54) max x 13'5" (4.08) reducing to 10'1" (3.07)

A generous sized room which comprises a lounge area with a wood burning stove and a dining area
2 pendant light fittings

Double glazed window to the front and 2 double glazed windows to the rear

2 radiators within the room

A stone fireplace features a wood burning stove

A painted floor in the design of flagstones

Inner Hallway

Ceiling light fitting

Loft access hatch

Painted floorboards

Doors lead to the Conservatory, Kitchen and Bathroom

Conservatory – 17'7" (5.36) x 10'1" (3.07)

Benefiting from a view across the garden and out towards the neighbouring countryside

Double glazed windows to the rear and side

Double radiator

A painted floor in the design of flagstones

Kitchen – 10'2" (3.10) x 6'9" (2.04) plus a door recess

A pendant and a ceiling light fitting

Double glazed windows to the rear offering a view across the garden and out towards the neighbouring countryside

A twin sink with drainer unit and mixer tap

Space to accommodate an electric cooker, fridge and washing machine

Fitted shelf storage space and also a built-in shelved storage cupboard

Double radiator

Painted floorboards

Ground Floor Master Bedroom with Walk-In Wardrobe – 12’8” (3.86) x 9’1” (2.76) plus window recess

Ceiling light fitting
Double glazed window to the front
Double radiator
Fitted carpet

Walk-in Wardrobe – 12’8” (3.86) x 3’10” (1.16)

Pendant light fitting
Double glazed window to the rear
An internal lead coloured stain glass window
Fitted shelf and hanging rail space
A painted tile design floor

Bathroom – 6’1” (1.84) x 5’3” (1.59)

Ceiling light fitting
Double glazed window to the side
Heated towel rail
Bath with electric shower
Wash basin and a press flush W.C
Painted floorboards

1st Floor Accommodation

Landing / possible Bedroom space – 14’6” (4.42) x 11’8” (3.55) reducing to 10’ (3.05) max

A roomy landing with the possibility of using as additional bedroom space for visiting guests/family
Double glazed skylight window to the front and a double glazed window to the rear which offers countryside views
Single radiator
Fitted carpet

Bedroom Two – 12’9” (3.88) into window recess and coombe x 10’10” (3.30) max

A generous sized room comprising a pendant light fitting
Double glazed window to the front
Single radiator
Fitted wardrobe with shelf and hanging space within
Fitted carpet

Bedroom Three – 12’9” (3.88) max into the coombe x 9’7” (2.91) max plus cupboard space

A double bedroom
Pendant light fitting
Double glazed window to the front
Single radiator
Built-in cupboard space
Fitted carpet

Rear Garden

A lovely rear garden which is divided into 2 sections with fencing and gates to provide enclosed areas and a 3rd section offers a raised terraced area with lighting

The garden commences with a paved seating area with views towards the countryside

The garden continues with a further paved garden which features raised vegetable beds, a wood store and garden tap

A gate leads through to the main part of the garden to where the Detached Annexe is located and is mostly laid to lawn

There is a rear entrance gate which gives access out from the garden to a shared access

Front Garden / Parking

The property has a front garden area which is mostly gravelled with some small trees

There is a wooden shed

Part of this space provides a gravelled parking area for 2 vehicles

Detached Annexe – 30'10" (9.39) max x 9'2" (2.79) overall internal measurement

This has been passed by the Moray Council and can only be used as accommodation for visiting family or friends, it cannot be used a permanent residence. Planning would need to be applied for and required if buyers wanted to use this for themselves, their family or as a short term let.

An open plan design space which comprises a Lounge area with wood burning stove, a kitchen and bedroom.

2 double glazed windows to the front and a double glazed window to the side

A double bedroom space area with a wall mounted panel electric heater

A range of fitted base units with electric hob and oven

Single sink with drainer unit and electric water heater

Space to accommodate a fridge, freezer and washing machine

A painted floor in the design of flagstones

Shower Room – 8 (2.44) x 3'4" (1.01)

Ceiling light fitting

Double glazed window

Shower cubicle with wet wall finish within and electric shower

Wash hand basin with electric water heater

W.C

Painted flooring

Note 1

All light fittings, floor coverings & blinds are to remain.

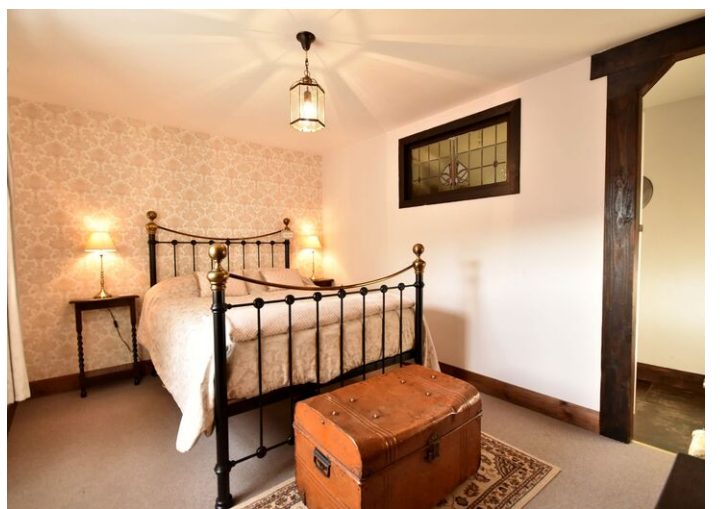
The Curtain Poles to the Lounge & Hallway will not remain

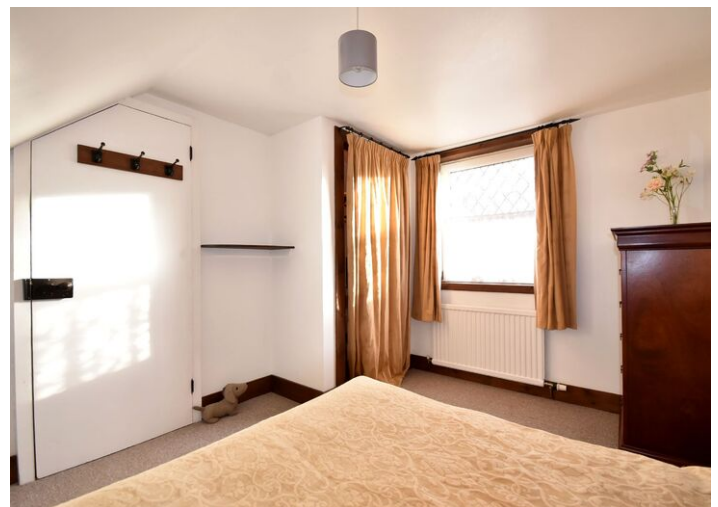
Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		









Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.