

Galbraith

3 BLAIR OF TYNET COTTAGES

BUCKIE, MORAY



3 BLAIR OF TYNET COTTAGES, BUCKIE, MORAY

A charming, renovated cottage in a rural setting.

Fochabers 3.5 miles ■ Elgin 13 miles ■ Aberdeen 58 miles

Acreege 0.67 acres (0.27 hectares)

Guide Price £325,000

- 2 reception rooms. 4 bedrooms
- Flexible accommodation
- Newly renovated
- Well maintained garden
- Delightful amenity woodland
- Wonderful views over open countryside

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

3 Blair of Tynet Cottages sits in an accessible and idyllic setting about 3.5 miles from the Speyside village of Fochabers in Moray. Located on the east bank of the River Spey, Fochabers provides a good range of services and a thriving calendar for arts, cultural and social events. Local amenities include a choice of independent shops, hotels, a small supermarket, Health Centre, and both primary and secondary schooling (Milne's Primary and High School). Independent schooling is available at the world famous Gordonstoun, Duffus. The popular Christies Garden Centre and Gordon Castle (and Walled Garden) are all close by in Fochabers and the surrounding area includes a wealth of walks and mountain biking trails in the Ordiequish Wood. To the north-west, Elgin provides a wider range of facilities including a leisure centre, library, hospital, retail park, various large supermarkets and a train station with services to Inverness and Aberdeen. Aberdeen and Inverness both offer all the facilities one would expect of a modern city including airports which offer regular domestic flights and summer flights to many European destinations, an excellent selection of shopping, sporting and cultural opportunities.

Moray is famous for its mild climate, has a beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches.





DESCRIPTION

3 Blair of Tynet Cottages is a characterful cottage which has been fully renovated with stripped pine doors and ceramic floor tiles. The Cottage provides generous, flexible accommodation over one and a half storeys. The front door opens into a bright hallway with a bedroom to the left and the dining room/home office to the right. The hall leads to the rear of the cottage into the kitchen with its range of base units and a door to the garden. The double aspect sitting room can be found at the end and is a particularly appealing room with views over the garden and a wood burning stove. The utility room and shower room complete the ground floor. Upstairs the generous landing has room for a seating area overlooking the garden and beautiful countryside beyond and opens up to 3 bedrooms and the family bathroom. The cottage has oil central heating, is double glazed, has mains electricity and water and private foul drainage.

ACCOMMODATION

Ground Floor: Hallway. Sitting room. Dining room/Home office. Bedroom. Shower room. Kitchen. Utility.

First Floor: Landing. 3 Bedrooms. Family Bathroom

GARDEN

Outside, the generous garden surrounds the cottage and extends to 0.67 acres. It includes areas of lawn, mature trees and shrubs, and a delightful amenity woodland. There is a garden store, various woodsheds and a garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband	EPC
Mains	Mains	Private	Freehold	Oil	Band D	1.3 -3.4 mbps	E44

DIRECTIONS

From Fochabers take the A98 towards Buckie. Turn left just before the Mill of Tynet at the farm shop turn left and 3 Blair of Tynet Cottages is the third cottage on the right.

POST CODE

AB56 5HH

WHAT3WORDS

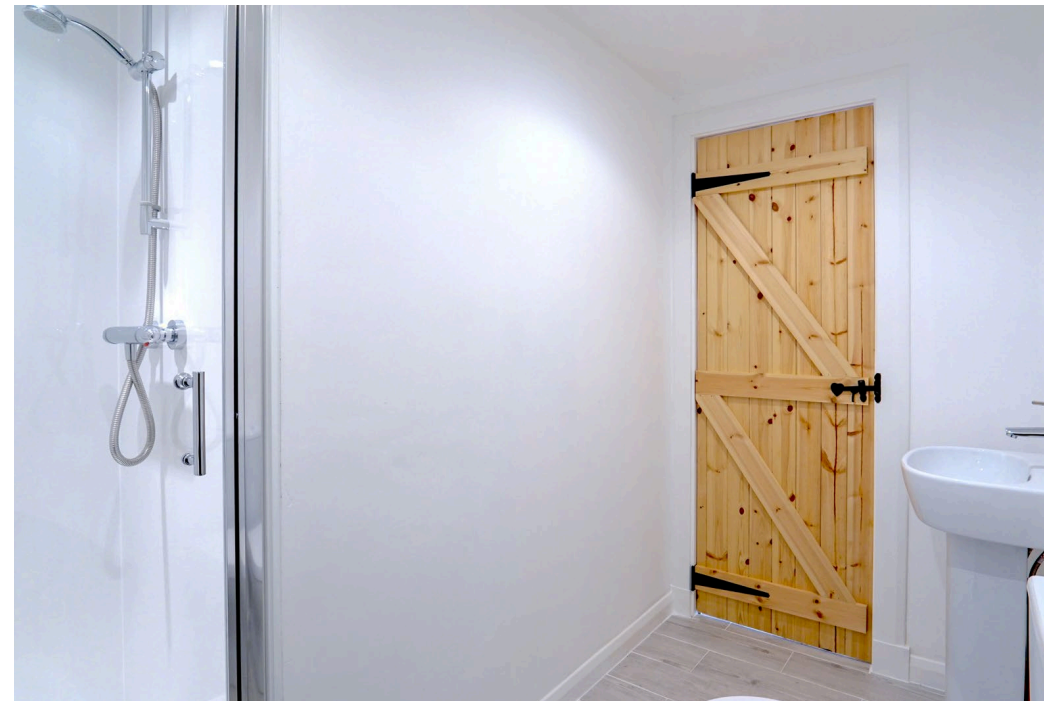
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: enormous.surveyors.players

SOLICITORS

Grigor & Young, Elgin

LOCAL AUTHORITY

Moray



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

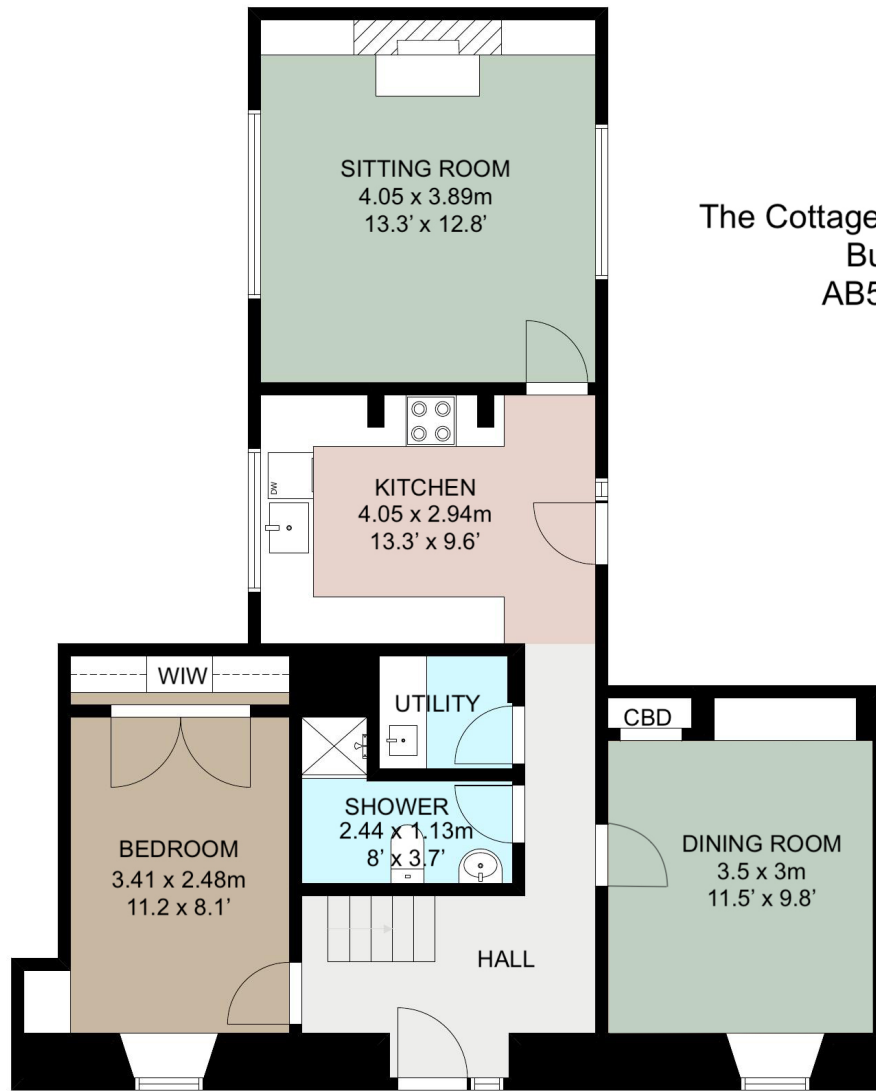
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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

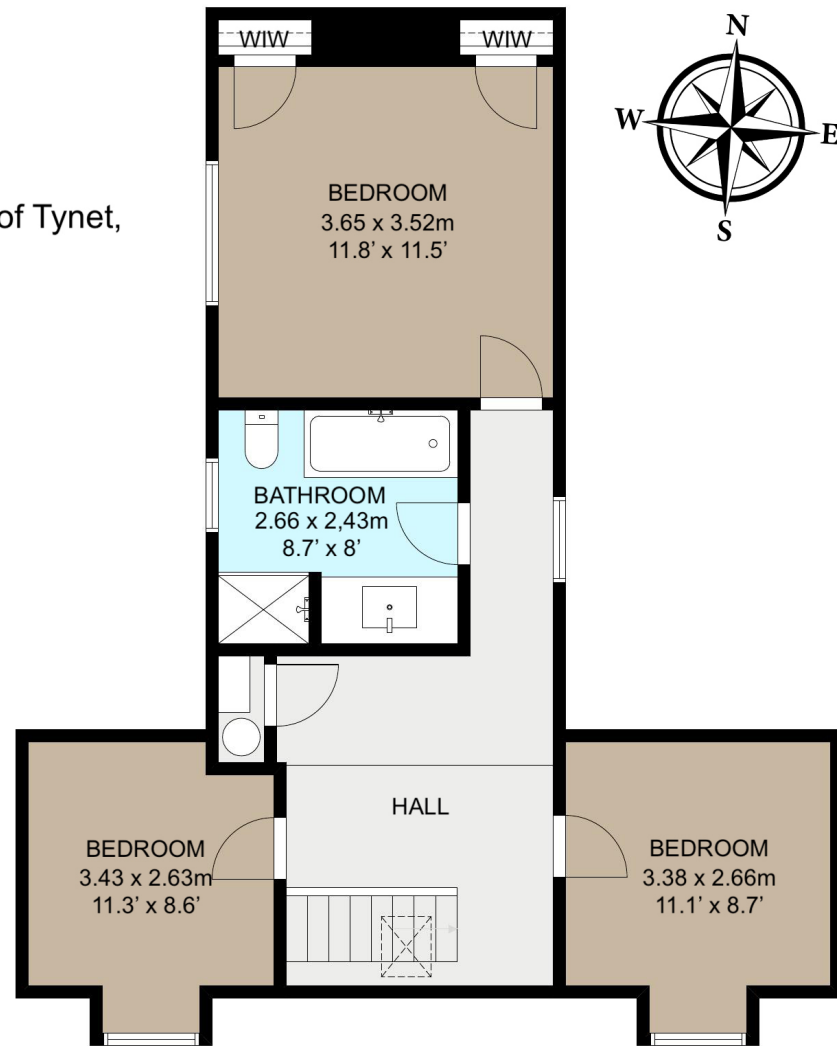
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 December 2023





FLOOR 1

The Cottage, Blair of Tynet,
Buckie,
AB56 5HH



FLOOR 2

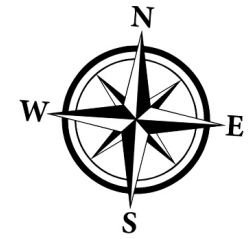
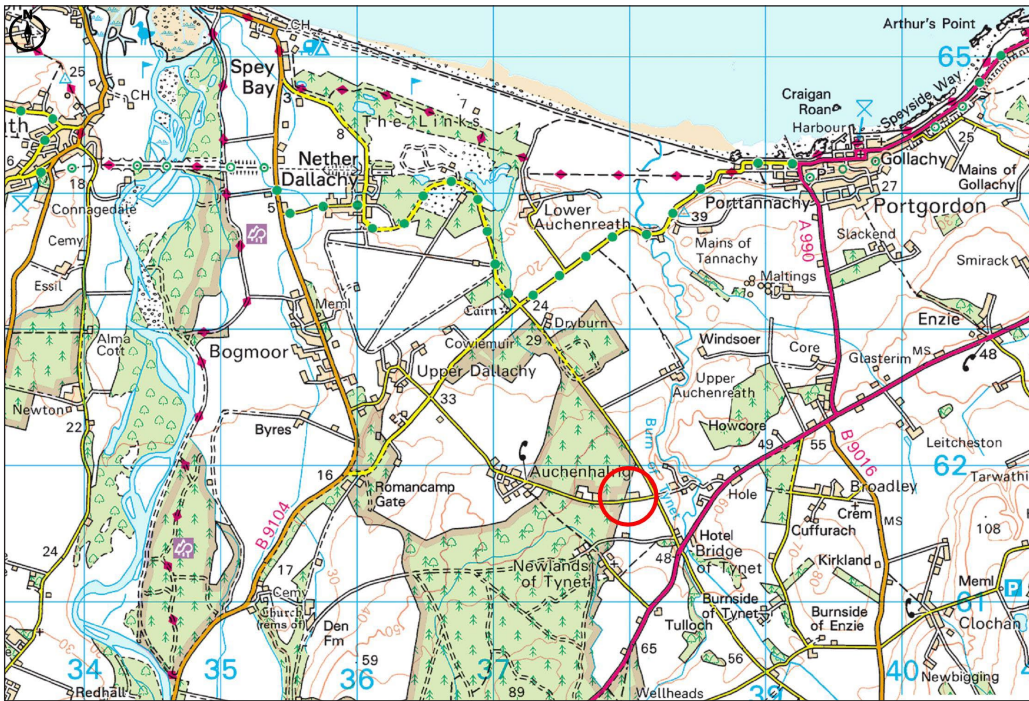
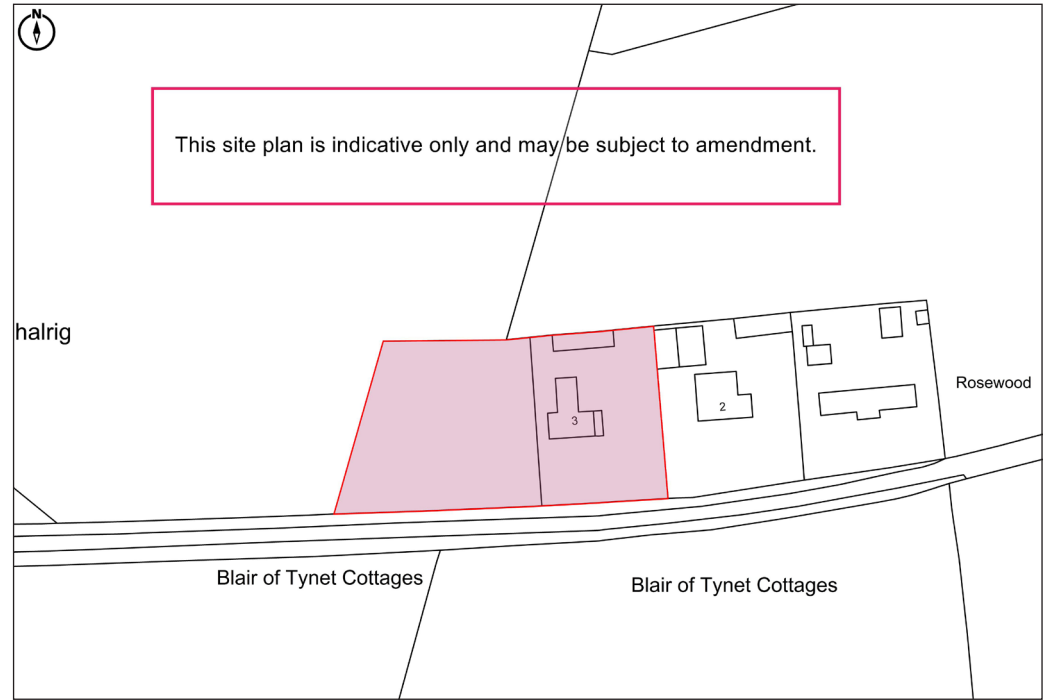
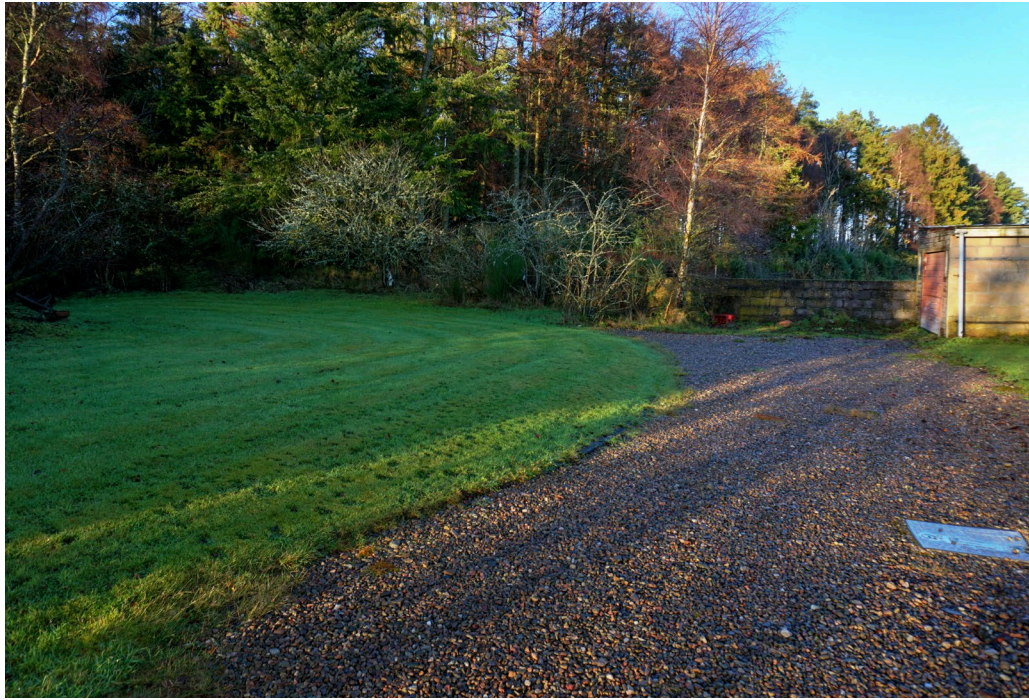


Illustration for identification purposes, dimensions may vary. Not to scale





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