

BURNSIDE COTTAGE

BOTRIPHNIE, KEITH, MORAY, AB55 5JR



Galbraith



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A delightful traditional cottage in a secluded rural setting

Keith 9 miles ■ Elgin 22 miles ■ Aberdeen 52 miles

Acreege 1.10 acres (0.45 hectares)

Offers Over £170,000

- 2 reception rooms. 2 bedrooms
- Tranquil and peaceful location
- Characterful and comfortable accommodation
- Useful outbuilding
- Magnificent Highland 'bolt-hole'
- Currently let as a holiday cottage

Galbraith

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 OnTheMarket





SITUATION

Burnside is a delightful traditional cottage located in a tranquil and secluded setting between the popular Speyside village of Dufftown and Keith in the rolling Moray hills. Dufftown (4 miles) has good range of day to day amenities including a well-regarded primary school, a village hall for community events, a Church, convenience store, Post Office and various hotels, pubs and coffee shops. With easy access to the Spey, Cairngorms and Moray coastline, the area has a rich and diverse range of services and amenities and is becoming a haven for arts, cultural and social events with many new independent shops in the area.

Keith, about 9 miles to the north has a wider range of facilities including a railway station (connecting with Inverness and Aberdeen) whilst Elgin (about 22 miles) is the principle town in the county and provides a wide range of amenities including various major supermarkets, a library, a good selection of independent shops and various sporting and recreational facilities. Aberdeen provides all of the facilities expected from one of the UK's most prosperous cities, with an excellent selection of shopping, retail parks and associated services, rail links and an airport.

DESCRIPTION

Burnside Cottage is a delightful traditional cottage located in a tranquil and very private setting between Dufftown and Keith. Likely to date from the 1800's, the cottage is built from stone under a slate roof and provides very characterful and comfortable accommodation over one and a half storeys. On the ground floor, the cottage includes a hall, sitting room, a kitchen / dining room with a range of floor and wall units and oil fired Rayburn, and a bathroom. On the first floor, the landing has excellent built in storage whilst there are two attic bedrooms with large dormer windows. The cottage has a very cosy and welcoming feel and is heated by two separate wood burning stoves

(one in the sitting room and another in the kitchen) whilst there is also a wood fired Rayburn in the kitchen providing the hot water and heating various radiators in the cottage. The cottage is connected to a private water supply to a private foul drainage system. In addition to mains electricity, there are also solar PV panels mounted on the roof of the adjacent outbuilding (with battery storage).

The cottage will appeal to a wide range of buyers and especially to second home owners and to those looking to for a charming 'Highland' bolt hole. In recent years, Burnside has been let as Air BnB accommodation.

ACCOMMODATION

Ground Floor:

Hall. Sitting Room. Kitchen / Dining Room. Bathroom

First Floor:

Landing. 2 Attic Bedrooms

GARDEN

Outside, there is an area of garden with a slabbed seating area and ample parking space for several vehicles on a gravelled driveway. A delightful burn runs past the front of the house. A useful outbuilding not only houses the associated switch gear for the solar panels and generator but also is a useful garage / workshop, WC and log store.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Burnside Cottage	Private	Mains	Private	Freehold	Wood Fired Rayburn	Band A	G08

DIRECTIONS

From Keith, head south on the sign posted B9014 for Dufftown and Drummuir. Follow the road through Drummuir village (4 miles from Keith), and after a hill down through a wood, the road climbs again and, after half a mile, take the first left hand turn. There is a small copse immediately after the turn. Follow this road (un-named) for a mile or so. You will pass a farm on the left, a wood on your left, a track leading downhill on the left (with a hut just before it). The turning to Burnside is a quarter of a mile past this on the left. If you miss the turning and go too far, you will end up at the farm (with a collection of green sheds). Take this un-metalled track which skirts a wood on the right, passes some house foundations on the left of a sharp right hand bend and then arrives at the cottage after about 400 yards. See location plans for details.

POST CODE

AB55 5JR

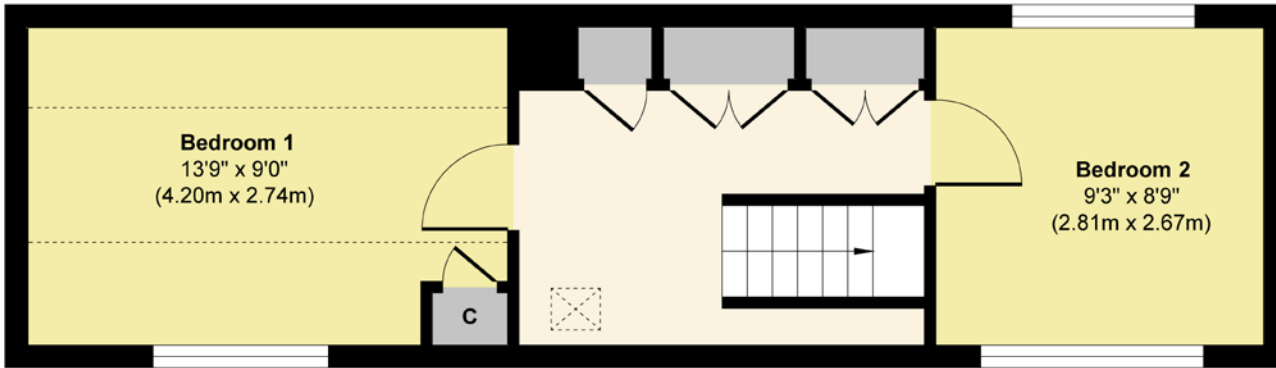
WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: jammy.gobbles.unwind

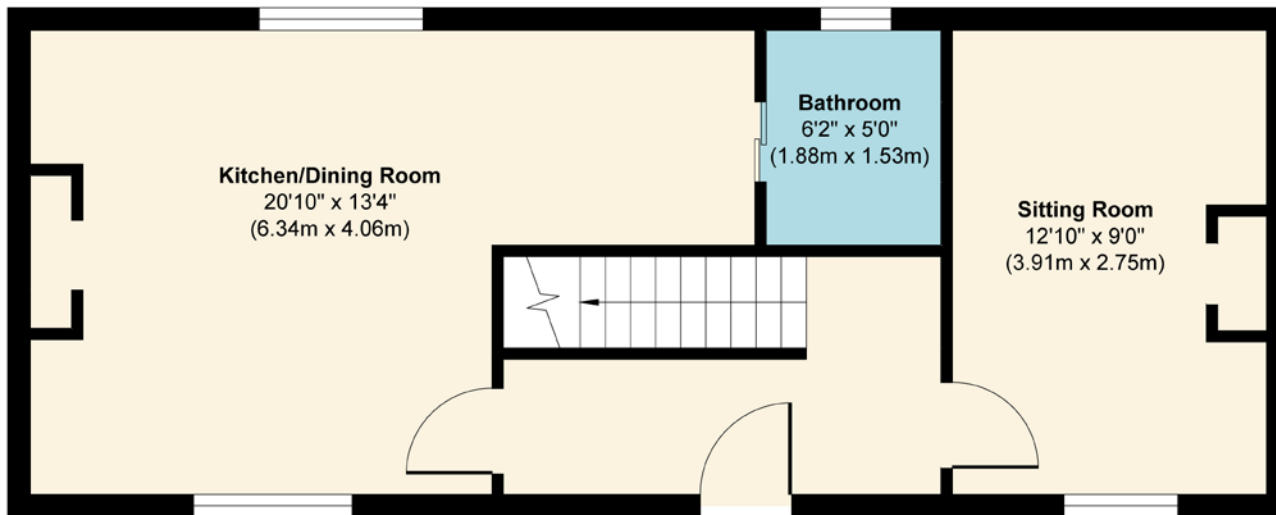




Burnside Cottage



First Floor
Approximate Floor Area
323 sq. ft
(30.08 sq. m)



Ground Floor
Approximate Floor Area
472 sq. ft
(43.92 sq. m)

Approx. Gross Internal Floor Area 796 sq. ft / 74.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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 2023.

SOLICITORS

Stephen & Robb, Keith

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

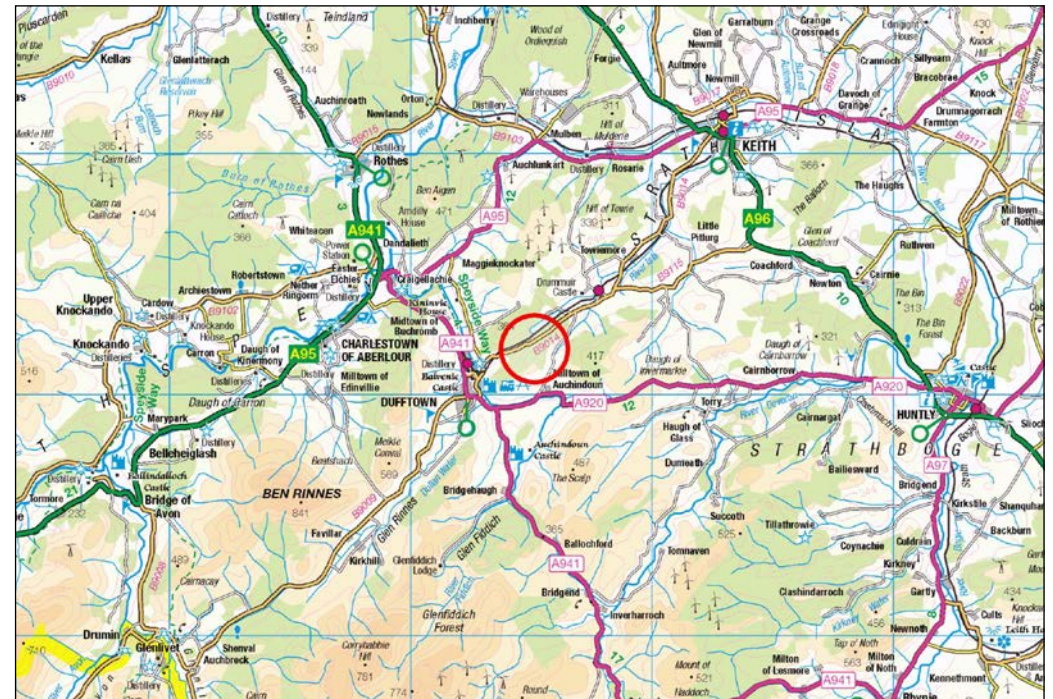
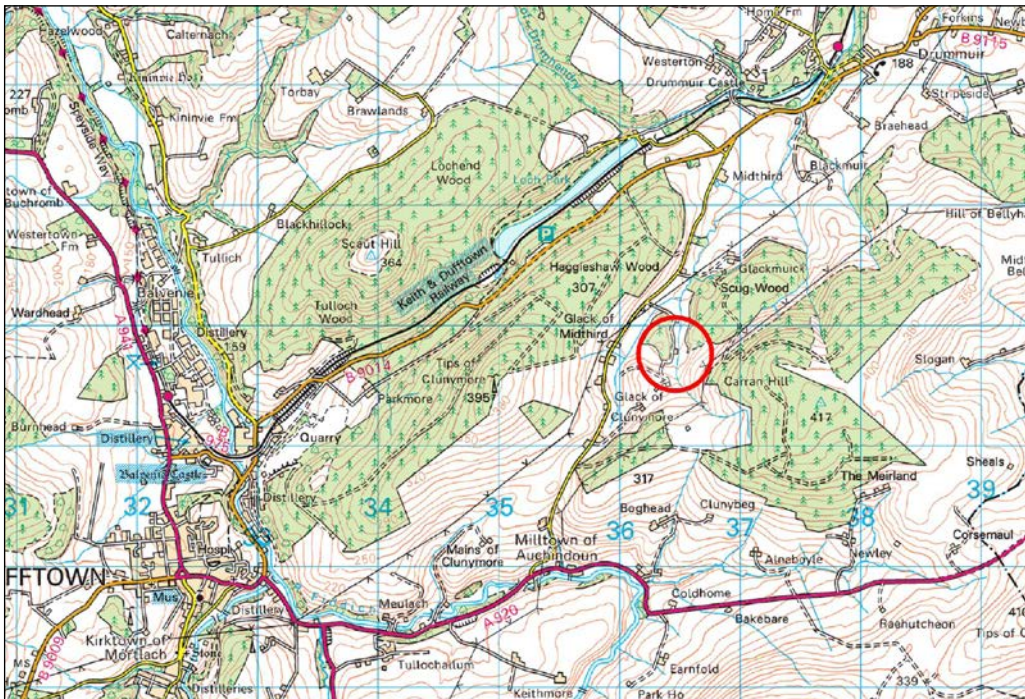
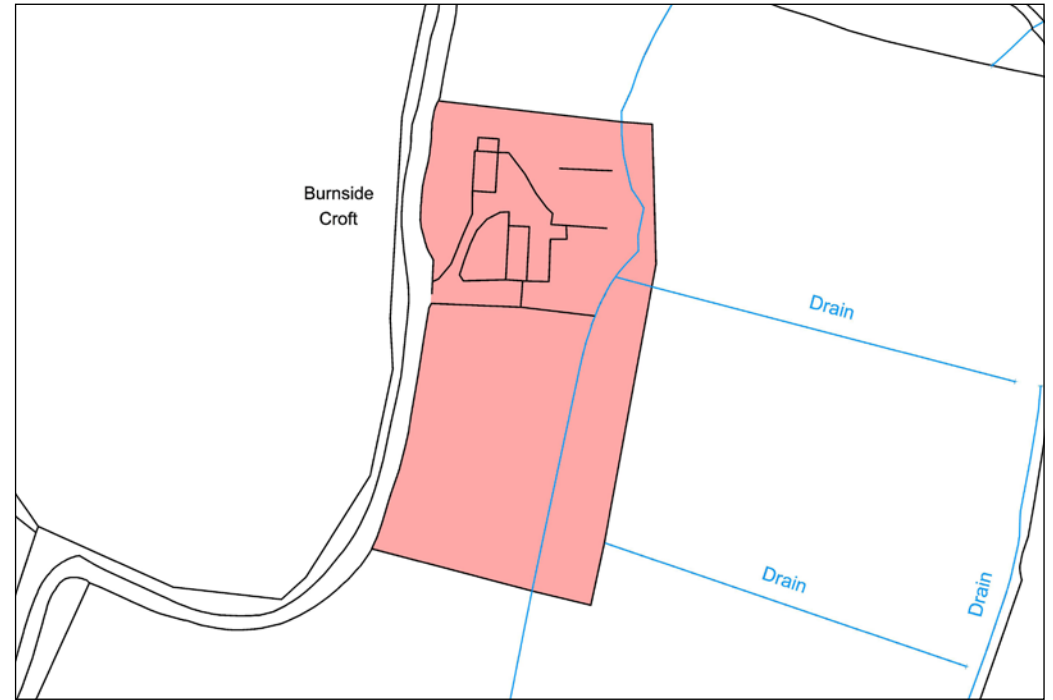
VIEWINGS

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.





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