



Galbraith

BOGS OF LEUCHARS COTTAGE

ELGIN, MORAY



BOGS OF LEUCHARS COTTAGE, ELGIN, MORAY

A cottage set in a delightful, secluded, rural setting

Elgin 5 miles ■ Inverness 42 miles ■ Aberdeen 66 miles

Acreage 0.34 acres (0.14 hectares)

Guide Price £165,000

- 2 reception rooms. 2 bedrooms
- Spacious and flexible accommodation
- Secluded garden
- Private yet accessible location
- Close to a wide range of amenities

Galbraith

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 OnTheMarket





SITUATION

Bogs of Leuchars Cottage is situated in a peaceful yet very easily accessible location to the north east of Elgin in the county of Moray. Moray, 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. Nearby, the historic city of Elgin provides a comprehensive range of shops and amenities. There are a number of good schools in the local area including Lhanbryde Primary (about 3 miles) and Mosstodloch Primary (about 6 miles) with schooling up to secondary level available in Elgin or Fochabers (Milne's High School). World famous Gordonstoun Independent School is located in Duffus, about 9 miles away. Inverness (about 42 miles) has all the facilities of a modern city including its Airport (about 35 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is some 60 miles to the east. A mainline railway station in Elgin provides easy access to Inverness, Aberdeen and the south.

DESCRIPTION

Bogs of Leuchars Cottage is a traditional cottage which provides well-proportioned accommodation over a single storey. From the driveway, a door opens into the porch and from there to the galley kitchen with a good range of base and wall units and there is a generous dining area to the rear. A door to the right leads to the hall from where the sitting room, 2 bedrooms and bathroom are found. The spacious sitting room is a particularly cosy room with a wood burning stove and a view out to the garden. The windows are UVPC double glazed except the porch which has wooden windows. The property is heated using oil central heating and is connected to mains water and electricity supplies with private foul drainage.

ACCOMMODATION

Porch. Kitchen. Dining room. Sitting Room. 2 bedrooms. Bathroom

GARDEN

The cottage sits within a good sized garden enclosed by hedges. It is mainly laid to lawn and interspersed with mature shrubs and a patio area at the back. The ground to the north of the property, included in the sale, is currently unfenced amenity land with the potential for various uses including a wonderful vegetable garden. There are also a couple of timber sheds which provide storage space. Parking is provided on the driveway.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax Band	EPC
Bogs of Leuchars Cottage	Mains	Mains	Private	Freehold	Oil	B	E

DIRECTIONS

From Elgin take the A96 East towards Aberdeen. After leaving Elgin, at the Business Park roundabout take the first exit signposted for Elginshill, at the crossroads turn left. Follow this road and then turn right where sign posted to Milltown and Urquhart, follow this road and take the first left and Bogs of Leuchars Cottage can be found on the right. See site and location plans for details

POST CODE

IV30 8NE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: nooks.warms.equity



SOLICITORS

Brodies, Aberdeen,

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.



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

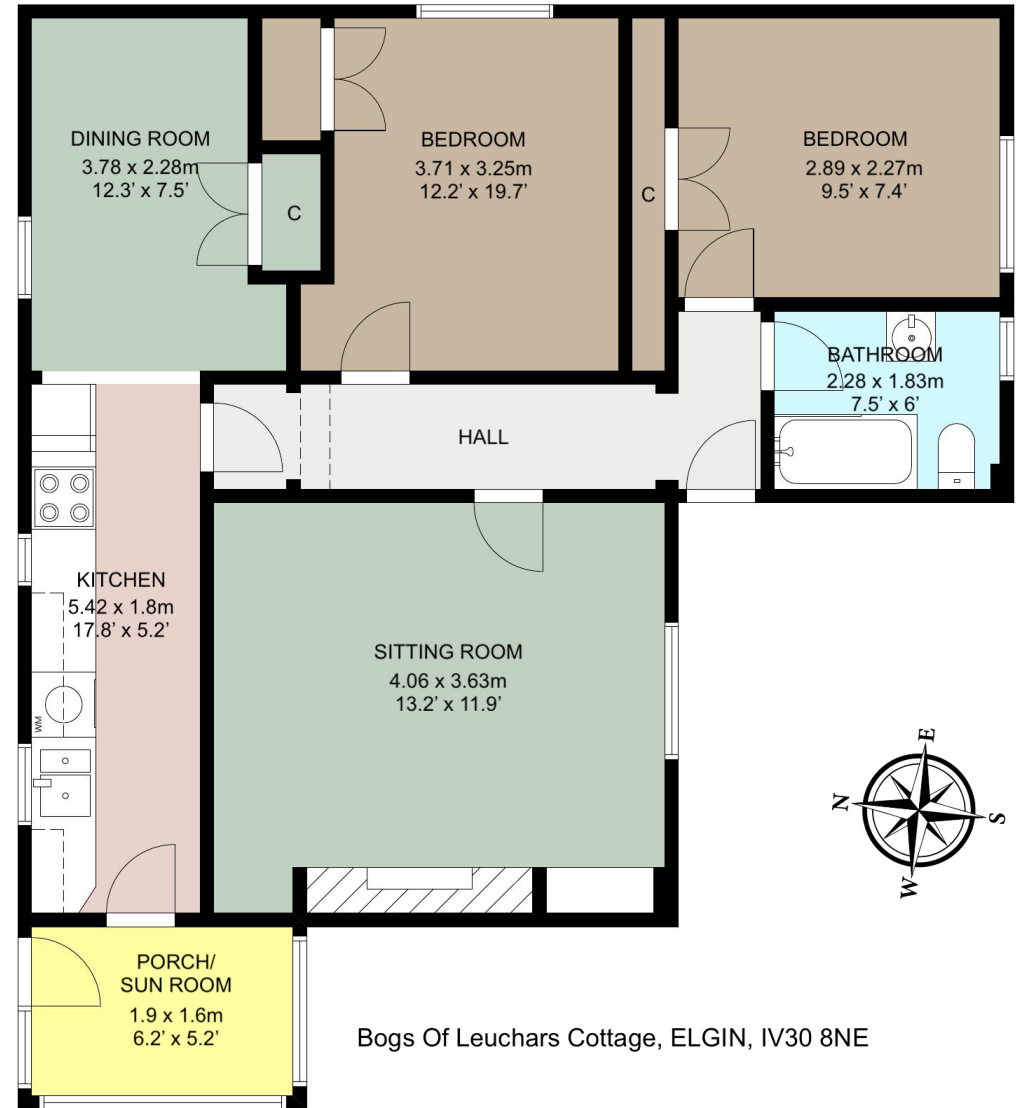
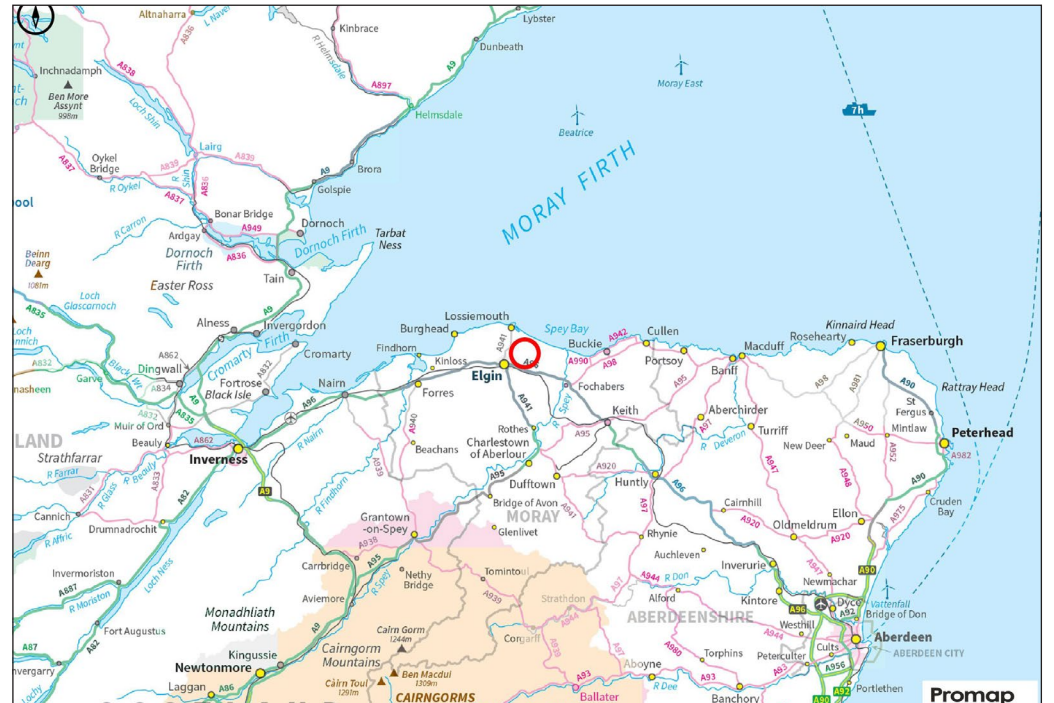
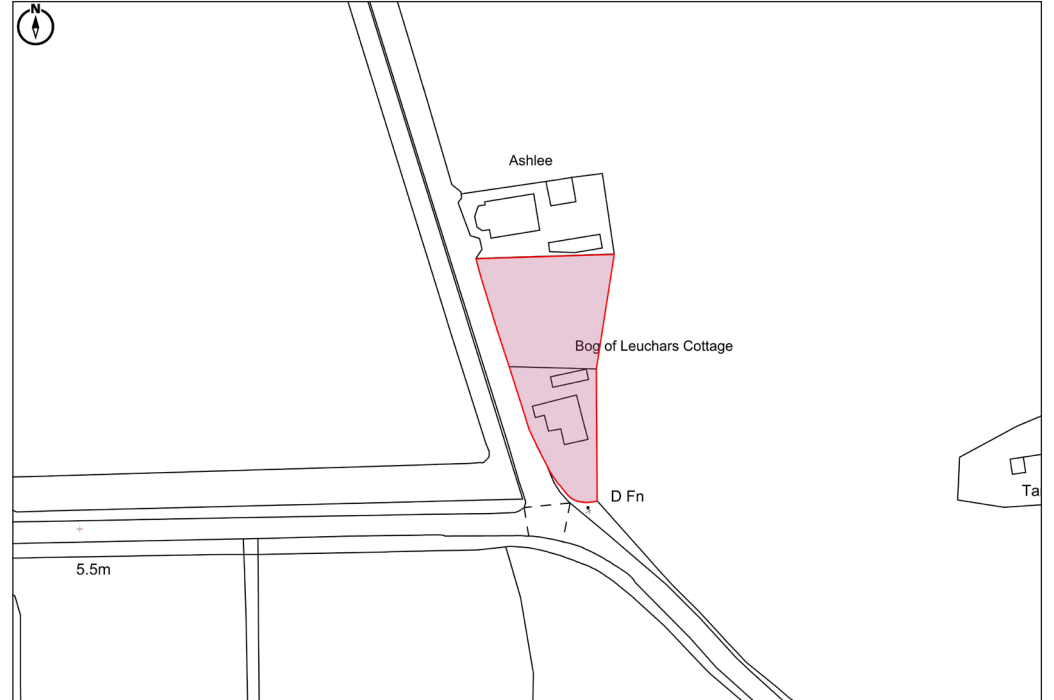


Illustration for identification purposes, dimensions may vary. Not to scale





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