

# 5 HILTON COTTAGES

BUCKIE, MORAY



**Galbraith**



## 5 HILTON COTTAGES, BUCKIE, MORAY

Delightful two bedroom cottage with views over open countryside.

Buckie 2 miles ■ Elgin 17 miles  
Inverness 55 miles ■ Aberdeen 61 miles

Guide Price £120,000

- 1 reception room. 2 bedrooms
- Well- proportioned rooms
- Would benefit from modernisation
- Generous garden
- Easily accessible location



**Galbraith**

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 OnTheMarket



### SITUATION

5 Hilton Cottages is a delightful semi-detached cottage situated in an idyllic rural location about 2 miles south east of Buckie in the county of Moray. Buckie has a good range of local amenities including a variety of shops, supermarkets and both primary and secondary schooling. Further afield, Fochabers provides additional daily amenities and schooling at Milne's Primary and High School, Keith has a railway station with regular trains to Aberdeen and Inverness, whilst the city of Elgin has a wider range of facilities. Moray, which includes the historic county of Banff, is renowned as being one of the sunniest and driest counties in the country and offers a wide range of excellent places to stay, eat and shop. The local area is famed for its breath-taking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive of the house whilst the county also offers superb Salmon and Trout fishing including the highly acclaimed Rivers Spey and Deveron nearby. A popular tourist area, local attractions also include 'The Whisky Trail', Duff House and Museum in Banff. Royal Deeside is about an hour and a half drive away. Aberdeen International Airport is about 59 miles away offering regular domestic and international flights and Inverness Airport is about 48 miles away.



### DESCRIPTION

5 Hilton Cottages is an attractive semi-detached cottage which is primarily constructed of stone under a pitched slate roof. The accommodation is of good proportions and would benefit from modernisation. The front door opens into a hall with a bedroom straight ahead and stairs to an attic room. To the right is a door to a bright sitting room which is generously proportioned and has an open fire. Off the sitting room is a door to an inner hallway which gives access to the kitchen with floor and wall units and door to the garden. Also off the inner hallway is a bathroom and the second bedroom. The cottage benefits from double glazing and oil central heating. Due to its slightly elevated position, the cottage enjoys a fantastic open aspect across the neighbouring countryside.

### ACCOMMODATION

#### Ground Floor:

Sitting Room. 2 Bedrooms. Bathroom. Kitchen.

#### First Floor:

Attic Room.

### GARDEN

To the front of the property there is a shared gravelled driveway and an enclosed front garden which is laid to lawn with well-maintained borders featuring a number of climbing roses. To the rear there is a generously sized garden which includes a further area of lawn and a substantial timber shed. Further garden ground may be available on request

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax Band	EPC
5 Hilton Cottages	Mains	Mains	Private	Freehold	Oil	A	F

### DIRECTIONS

Take the A98 towards Buckie. Turn right where signposted for Drybridge. Continue down the road for about three quarters of a mile, just after the right turn signed to Drybridge, 5 Hilton Cottages is on the left.

### POST CODE

AB56 5AE

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: stay.tone.treatment

### SOLICITORS

Turcan Connell, Edinburgh

### 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

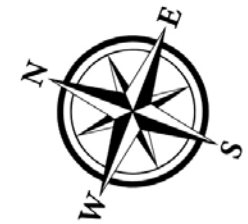
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

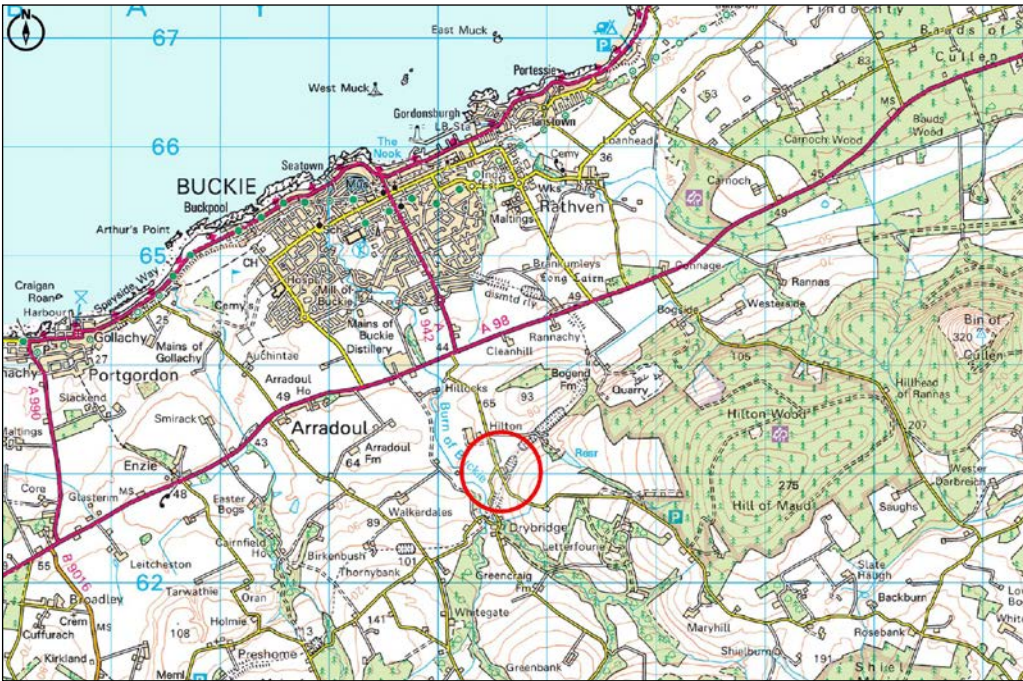
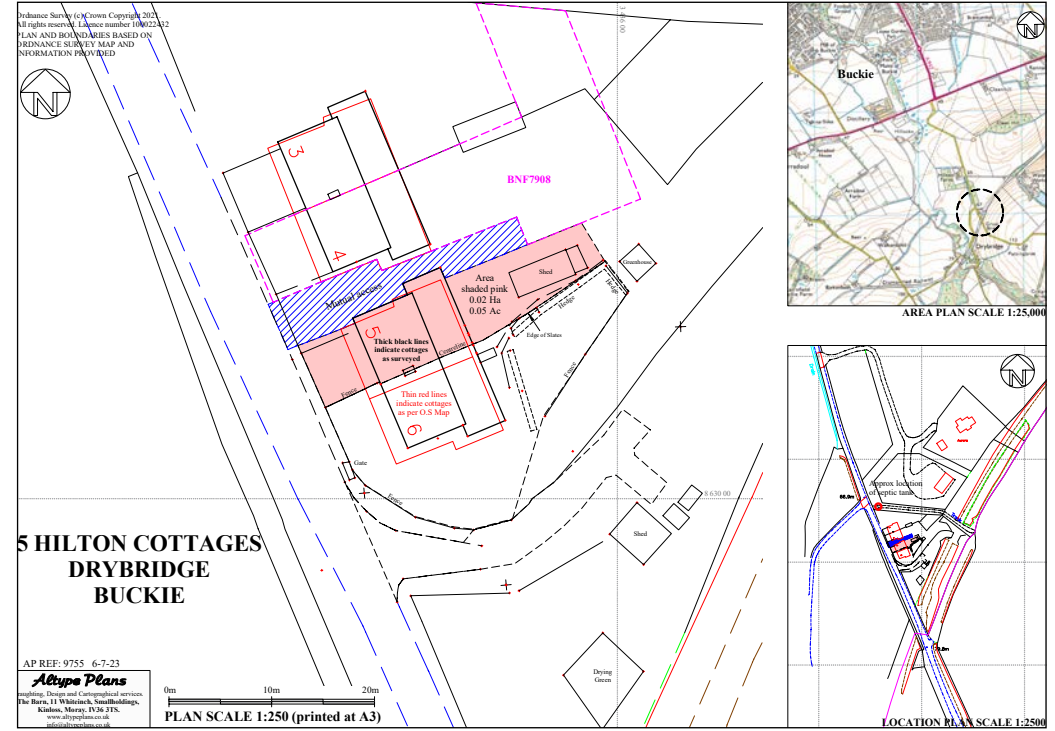
Failure to provide required identification may result in an offer not being considered.

## 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 July 2023.

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AB56 5JN









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