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solicitors and estate agents

1 Cardhu Distillery Cottages, Knockando, Aberlour, AB38 7RZ
Offers over £150,000

Contact us on 01479 874800 or visit www.massoncairns.com

A fine end terraced three bedroom cottage in walk in condition. This excellent and affordable family home is situated in a popular Speyside village and offers many unique features such as pine panelled doors. On the ground floor the property consists of a vestibule that leads to both the third bedroom, and to the lounge which features a large open fireplace. Moving from the lounge to the rear of the house there is the family bathroom, which features full tiling, a mirrored wall and an electric shower, there is also a separate WC. The well proportioned kitchen has ample base and wall units with complementary wall tiling and space for a dining table. Upstairs, the first floor comprises of a landing with a cupboard and two large double bedrooms. The front and rear garden are mainly hard landscaped with shrubs and potted plants. There is ample off-street parking for two cars, a split level rear garden with garden shed and oil tank. A super property that would suit a variety of purchasers in this welcoming and popular community close to Aberlour and within commuting distance of Elgin. Energy Performance Certificate Rating F, Council Tax Band B

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Cardhu & Aberlour

In 1811, John and Helen Cumming sited their first still at Cardow Farm on the Mannocho Hill, high above the River Spey. At this location spring water, naturally softened by rising up through a layer of peat, bubbled from the ground. It is alleged that Helen Cumming distilled the first gallon of Cardhu, the only malt whisky to be pioneered by a woman. Nearby Aberlour provides a range of local services including schooling at Speyside High. This area benefits from good communications and is well placed for the A9 which links Inverness to Perth. On the doorstep of the Cairngorms National Park the house is within easy distance of all of its sporting and leisure amenities. The A96 can also be reached (at Elgin northbound or Huntly southbound) and links Inverness to Aberdeen.

Entrance Vestibule

1.51m x 1.15m 4'11" x 3'9"

A glazed white aluminium door opens into this bright entrance vestibule where doors lead to the lounge and bedroom three. There is tiled flooring and ceiling lighting.

Lounge

4.43m x 3.50m 14'6" x 11'6"

A spacious inviting lounge enjoying a window to the front allowing beautiful scenic views over the open countryside and which centres around a homely open fire with marble hearth and mantle. There are two radiators, carpet flooring and ceiling lighting.

Bedroom Three

4.43m x 2.64m 14'6" x 8'8"

A comfortable ground floor double bedroom enjoying a window to the front with superb views of the open countryside. Fantastic storage is provided within a large integral mirrored door wardrobe which has carpet flooring and ceiling lighting. There is a further press cupboard, a radiator, carpet flooring and ceiling lighting.

Rear Hallway

The rear hallway provides entry to the kitchen / dining room, lounge, bathroom, WC and sun porch and carpeted stairs lead to the first floor accommodation. There is a radiator, loft access, tiled flooring, ceiling lighting and the Honeywell frost stat controls are placed here.

Kitchen / Dining

3.76m x 3.19m 12'4" x 10'6"

A spacious kitchen / dining room with a good range of dark oak wall, drawer and base units with complementary worktop and tiling. Integrated within the kitchen is a stainless steel Leisure sink

with mixer tap and filtered water tap, a Lamona oven /grill and a Scott Ceran hob with an AEG extractor hood over and there is plumbing for a washing machine and space to house a four seater dining set. A double window to the rear allows in lovely natural light and there is a cupboard which houses the water tank and electrical switchgear, Warmflow boiler, tiled flooring, recessed ceiling lighting and a radiator.

WC

0.75m x 1.02m 2'6" x 3'4"

A handily placed fully tiled WC comprising of a small wash hand basin with twin taps and a WC. There is lovely recessed ceiling lighting and an extractor.

Bathroom

2.70m x 2.22m 8'10" x 7'3"

A generous relaxing bathroom offering lovely vanity units with storage underneath housing a Twyford's back to wall WC and wash hand basin with mixer tap. There is a corner bath with mixer shower tap which also houses an electric Mira shower above and is surrounded by fresh tiling. There is an opaque window to the side, ceiling lighting and a radiator.

Sun Porch

1.89m x 2.04m 6'2" x 6'8"

A bright sunny porch enjoying windows to the rear and side and benefitting from a glazed aluminium door to the rear providing entry to the garden. There is tiled flooring and ceiling lighting.

Landing

Carpeted stairs lead up to the first floor landing where doors open to the master bedroom and bedroom two. A stained glass panel above the stairwell is a lovely feature and allows good natural light to flood through. There is a cupboard providing good storage, carpet flooring and ceiling lighting.

Master Bedroom

4.34m x 3.50m 14'3" x 11'6"

A welcoming double en-suite bedroom which enjoys a window to the front allowing fabulous views out over the open countryside. There is a radiator, carpet flooring and ceiling lighting.

Ensuite Shower Room

1.94m x 1.65m 6'4" x 5'5"

A delightful en-suite shower room comprising of a WC, wash hand basin with mixer tap and a sliding door corner shower enclosure housing a Mira Go electric shower with quality wet wall surrounding. There is a chrome towel warmer, an Xpelair extractor, tiled flooring and ceiling lighting.

Bedroom Two

4.34m x 2.92m 14'3" x 9'7"

A charming double room benefitting from a window to the front looking out over the beautiful scenic countryside. There is a radiator, carpet flooring and ceiling lighting.

Outside

The front garden is laid with gravel, is interspersed with mature shrubs and bushes and is bordered by a low level wall. The gravel leads around the side garden grounds which is bordered by a low level timber fence and a concrete path is laid along the side providing a walkway to the rear. The rear garden is mainly set in concrete with parking for two vehicles and a high level timber fence and hedging surrounds. Steps lead up to a raised garden area where there is a washing line and timber garden shed measuring 2.5m x 2m which provides good storage for garden and sports equipment. There is an oil tank, water tap and outside lighting.

Services

It is understood that the property has mains water, electricity and drainage. There is oil fired central heating with the oil tank situated in the rear garden.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download. EPC Band F

Entry

By arrangement

Price

Offers over £150,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

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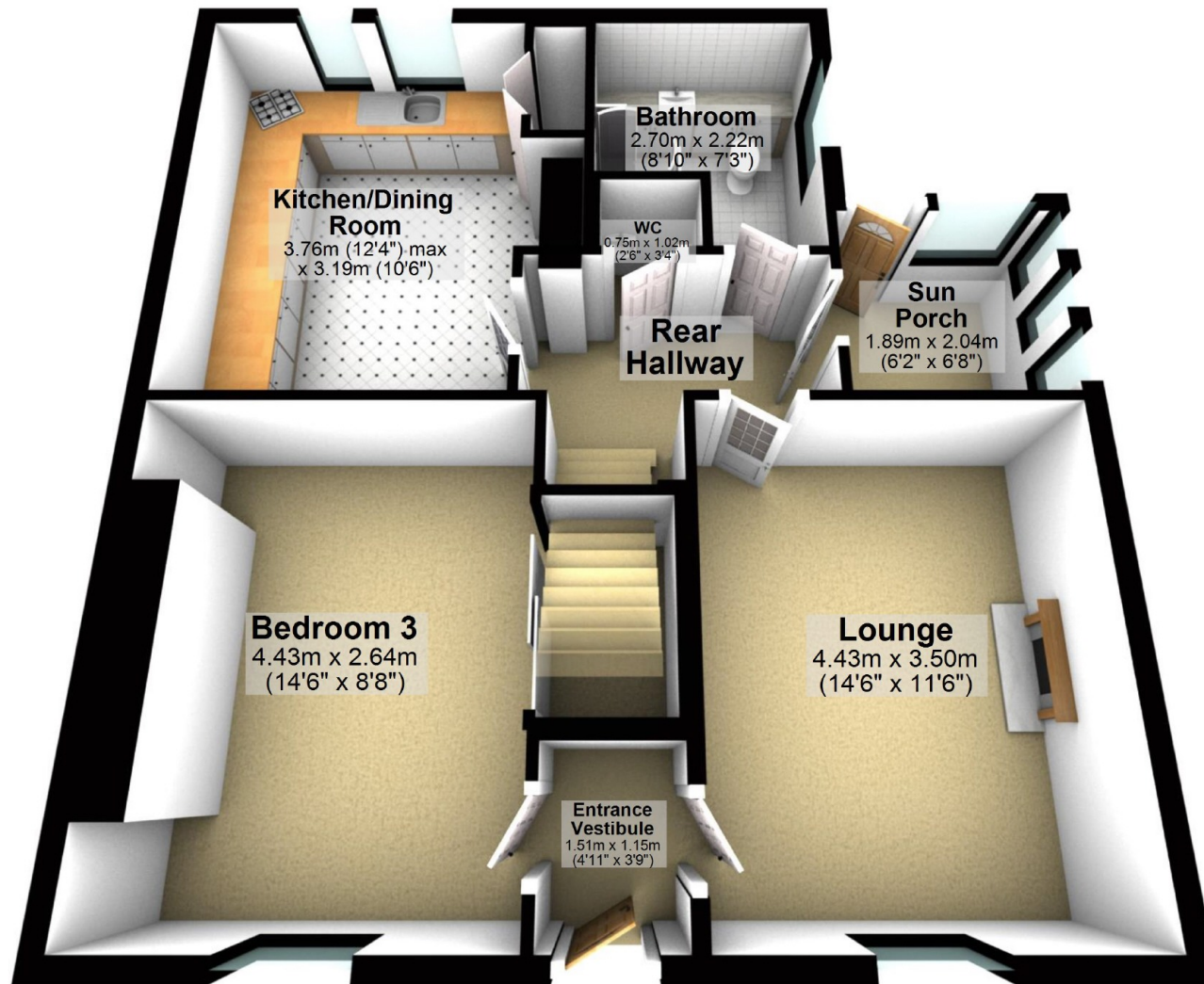
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Ground Floor



Plans not to scale, for illustration only



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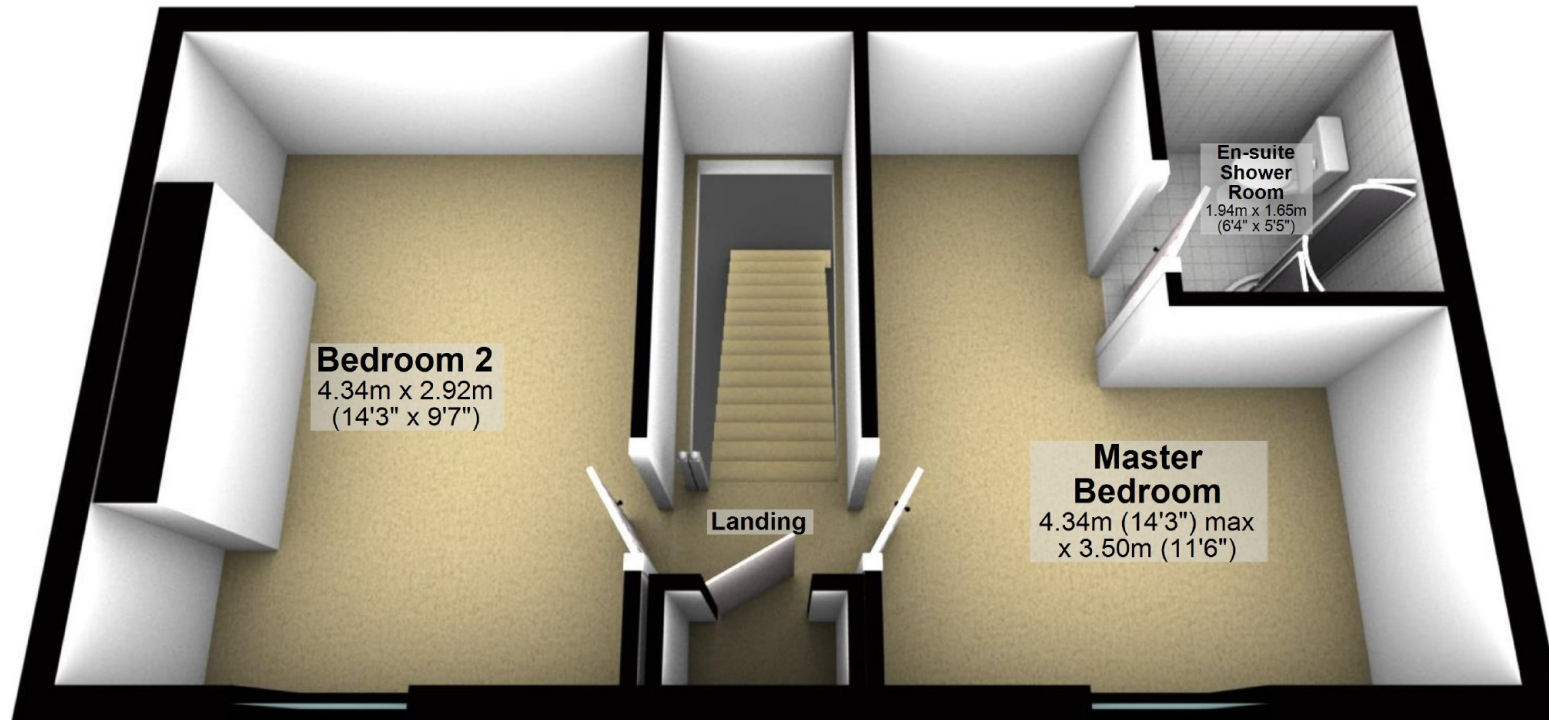
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First Floor



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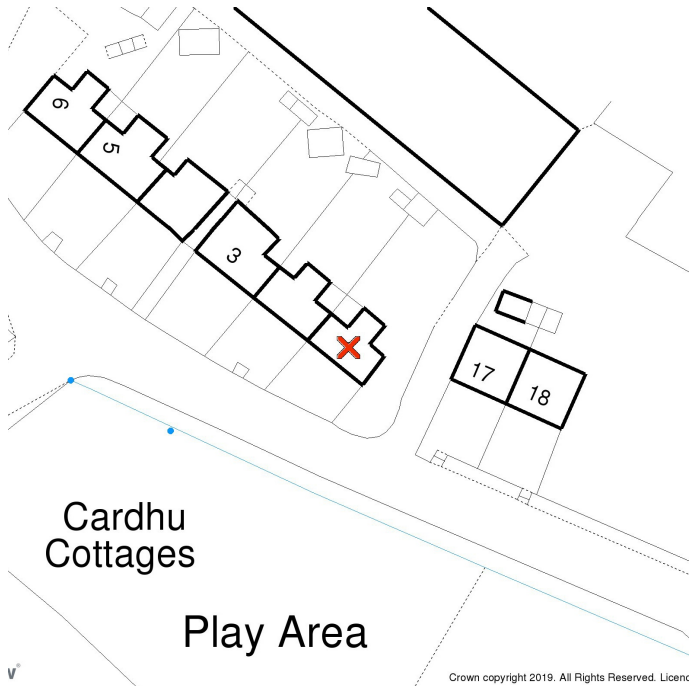
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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