



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **Kirkhill Cottage , Orton, IV32 7QF**

**Offers over £260,000**

Kirkhill Cottage is a spacious three bedroom detached bungalow with generous sized garden, surrounded by beautiful countryside views, yet only a short drive from the village of Rothes and around 10 miles from Elgin. The accommodation comprises: entrance vestibule, hallway, lounge, dining kitchen, utility room, study, three double bedrooms (one with en-suite shower room), and bathroom. The property further benefits from LPG central heating, double glazing, garage, car port & driveway and front & rear gardens.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 Email: [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>

### ENTRANCE VESTIBULE

Wooden entrance door with glazed side panel; vinyl flooring; wooden & glazed door with glazed side panel leading to the hallway.

### HALLWAY

26'2" x 9'8" (at widest) (8.00m x 2.97m (at widest))



Inset ceiling spotlights; fitted carpet; spacious walk-in linen cupboard with shelving & light.

### LOUNGE

17'5" x 17'4" (5.31m x 5.30m)



Spacious lounge with four windows to the rear; ceiling light fitting; fireplace with recessed multi-fuel stove & tiled hearth; fitted carpet.

### DINING KITCHEN

22'11" x 13'1" (7.01m x 4.00m)



Two windows to front; inset ceiling spotlights; ceiling light fitting; fitted kitchen in light wood effect; breakfast bar; built-in Blomberg oven & grill; Diplomat five-ring gas hob; hood; integrated fridge freezer; integrated dishwasher; space for dining table & chairs; door to utility room; wooden & glazed door leads to the garden.

### UTILITY ROOM

9'7" x 5'3" (2.93m x 1.62m)



Window to side; worktop with base & wall units; wall mounted Vaillant central heating boiler; plumbing and space for washing machine & tumble dryer; space for free-standing fridge freezer; ceiling light fitting; tile effect flooring.

**BATHROOM**

8'11" x 7'8" (2.73m x 2.35m)



Window to front; inset ceiling spotlights; WC; vanity mounted sink; bath; shower cubicle with mains fed shower; fixed wall mirror cabinet; wall mounted chrome towel rail; extractor; tile effect flooring.

**STUDY**

9'10" x 4'8" (3.02m x 1.44m)



Window to front; ceiling light fitting; fixed shelving; fitted carpet.

**BEDROOM 1**

11'8" x 9'7" (3.56m x 2.93m)



Window to rear; ceiling light fitting; fitted carpet; double built-in mirrored wardrobes; door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

10'0" x 4'0" (3.05m x 1.22m)



Window to rear; inset ceiling spotlights; spacious walk-in shower enclosure with mains fed shower; vanity mounted sink and WC; wall mounted chrome heated towel radiator; extractor; tile effect flooring.

### BEDROOM 2

10'11" x 9'8" (3.35m x 2.95m)



Window to front; ceiling light fitting; wall mounted TV bracket; fitted carpet.

### BEDROOM 3

13'2" x 9'6" (4.03m x 2.90m)



Window to rear; ceiling light fitting; hatch to the loft space; built-in storage cupboard; fitted carpet.

### DETACHED GARAGE



Up and over door; power and light.

### OUTSIDE



A loc-block driveway provides off-street parking for at least four cars; carport. The front garden is lawn with sandstone paving leading to the property entrance. Double wooden gates provide access to the rear garden and garage. The fully enclosed rear garden is laid mainly to lawn with a patio area; raised beds for planting; variety of fruit trees and shrubs; greenhouse; wooden shed; clothes poles & ropes; outside power socket; LPG tank.

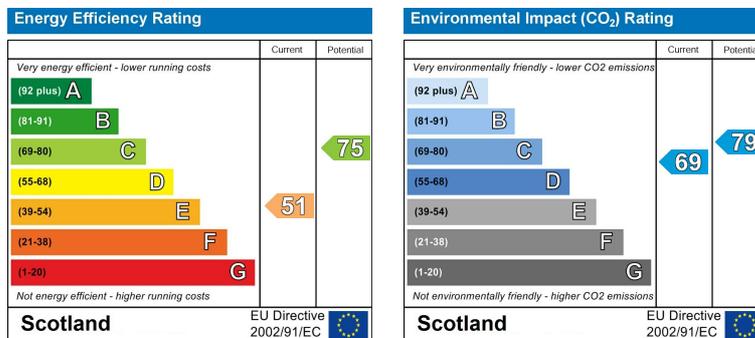
### NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom and en-suite shower room fittings, the oven & grill, hob, hood, integrated dishwasher and integrated fridge freezer in the kitchen and the greenhouse, wooden shed and clothes poles & ropes.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Harper Macleod LLP**, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

**Tel:** 01343 555 150 **Email:** [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>