



**Harper
Macleod LLP**
Estate Agents & Solicitors



Top Cottage Carron, Aberlour, AB38 7QP **Offers over £270,000**

Traditional detached cottage situated in the quiet Speyside village of Carron. Three miles from Aberlour, Top Cottage is right in the heart of the Whisky trail. The accommodation comprises entrance hallway, lounge, dining kitchen, conservatory, three bedrooms (one en-suite) and a family bathroom. The property further benefits from double glazing, oil central heating, garage, garden and a driveway providing off-street parking.

ENTRANCE HALLWAY



UPVC & glazed door, spacious double built-in cupboard, fitted carpet, ceiling light fitting.

DINING KITCHEN 13'1" x 13'1" (4m x 4m)



Window to front, fitted kitchen in medium wood, built-in double electric oven, hob & hood, integrated fridge freezer, Karndean wood floor, ceiling light fitting.

CONSERVATORY



Glazed on three sides, free standing log burner, vinyl flooring.

BATHROOM 7'9" x 9'0" (2.38m x 2.75m)



Window to rear, sink, WC & bath with electric shower over, spacious built-in cupboard, wood effect flooring, ceiling light fitting.

LOUNGE

22'7" x 11'6" (6.89m x 3.52m)



Two windows to front, recessed log-burner, fitted carpet, two ceiling light fittings.

BEDROOM 1

9'10" x 9'10" (approx) (3.02m x 3.00 (approx))



Window to side, fitted bedroom furniture, double built-in wardrobes, fitted carpet, ceiling light fitting.

EN-SUITE SHOWER ROOM

6'5" x 6'4" (1.96m x 1.95m)



Window to rear, sink, WC & shower cubicle with mains shower, wall mounted towel radiator, ceramic tile flooring, ceiling light fitting.

INNER HALLWAY



Window to front, fitted carpet, ceiling light fitting.

BEDROOM 2

11'5" x 9'6" (3.50m x 2.92m)



Window to front, fitted bedroom furniture, double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 3

10'4" x 9'0" (3.16m x 2.76m)



Window to rear, double built-in wardrobe, fitted carpet, ceiling light fitting.

GARAGE & WORKSHOP

Double doors, inspection pit, range of units, power & light.

OUTSIDE



The property is set in immaculate garden grounds, mainly laid to lawn with neat borders and areas of low maintenance gravel. A gravel driveway provides off street parking.

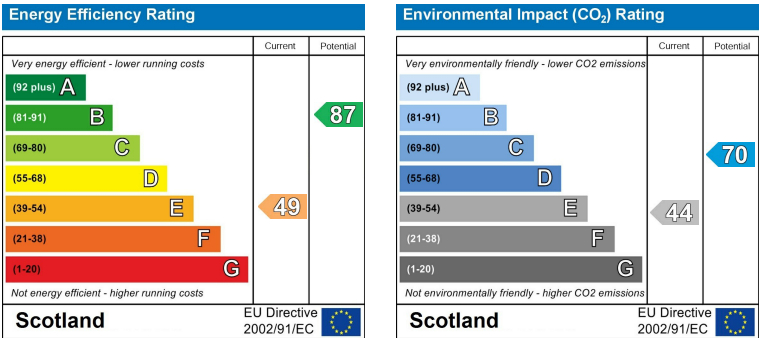
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom & en-suite fittings, the oven, hob & hood, and integrated fridge freezer in the kitchen.

Area Map



Energy Efficiency Graph



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