



EASTER UNTHANK FARMHOUSE

DUFFUS, MORAY



Easter
Unthank
Farmhouse

EASTER UNTHANK FARMHOUSE, DUFFUS, MORAY

Charming smallholding including traditional farmhouse

Duffus 1 miles ■ Elgin 4.5 miles ■ Inverness 39 miles

Acreage 1.5 acres (0.6 hectares)

Guide Price £340,000

- 1 reception rooms. 4 bedrooms
- Attractive farmhouse with many fine features
- Generous garden
- 2 Paddocks with field shelter
- Polytunnel
- Accessible location
- Biomass boiler

Galbraith

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 OnTheMarket





SITUATION

Easter Unthank Farmhouse is located in a wonderful and easily accessible rural setting near the popular village of Duffus on the Moray coast. Duffus (about 1 mile) has a local shop, whilst Hopeman (about 2 miles) to the west and Lossiemouth (about 6 miles) to the east provide a wider range of everyday local amenities. There are well regarded primary schools in Hopeman and Lossiemouth with secondary schooling available in Elgin (about 6 miles) and Lossiemouth. The world famous Gordonstoun School is located on the outskirts of Duffus (about 1 mile). Elgin is the county town of Moray and provides an excellent range of facilities including medical practices, various supermarkets, leisure facilities and excellent shopping. There is a railway station in Elgin with regular services to Inverness and Aberdeen. Elgin also offers major supermarkets, a library, a good selection of independent shops, sporting and recreational facilities. Aberdeen provides all of the facilities expected from a modern and prosperous city, with an excellent selection of shopping, retail parks and associated services, rail links and airport.

DESCRIPTION

Easter Unthank Farm is an attractive, traditional farmhouse located in a very desirable position between Elgin and Duffus. It comprises a charming four bedroom, traditional cottage with a range of outbuildings and land which in total extend to just under 2 acres. Constructed of stone under a slate roof, Easter Unthank Farmhouse provides well-appointed accommodation over one and a half storeys. On the ground floor, the porch open to the hall which leads to the dining kitchen with a good range of floor and wall units and biomass boiler/range. From here, a door gives access to the bright dining sitting room and an en suite bedroom. A family bathroom completes the accommodation on the ground floor. Upstairs three further bedrooms and a box room/store complete the main accommodation. The house has a wonderfully bright and airy feel, especially so for a traditional dwelling. The sitting room is a particularly bright room and enjoys wonderful views over the garden. It is heated using a wood pellet (biomass) boiler in the kitchen that does the radiators, domestic hot water and cooking (albeit you also have an electric cooker for the warmer months too). In addition, there is a wood burning stove in the living room. The house is double glazed and is connected to mains water and electricity and private drainage.

ACCOMMODATION

Ground Floor:

Hall. Kitchen. Living / Dining Room. Bedroom (En Suite). Bathroom. Rear Hall. Utility Room.

First Floor:

Landing. Box Room / Store. 3 Bedrooms.

GARDEN AND GROUNDS

Outside, there is a generous sized, mainly enclosed garden with areas of lawn and a polytunnel. There is ample parking space for several vehicles in addition to an excellent, substantial outbuilding / garage which includes a workshop and several useful stores. To the east of the house are two grazing paddocks extending to a little under 1.5 acres which are ideal for those with equestrian or small holder interests.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Biomass	Band C	FTCC	Available	F:32

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

DIRECTIONS

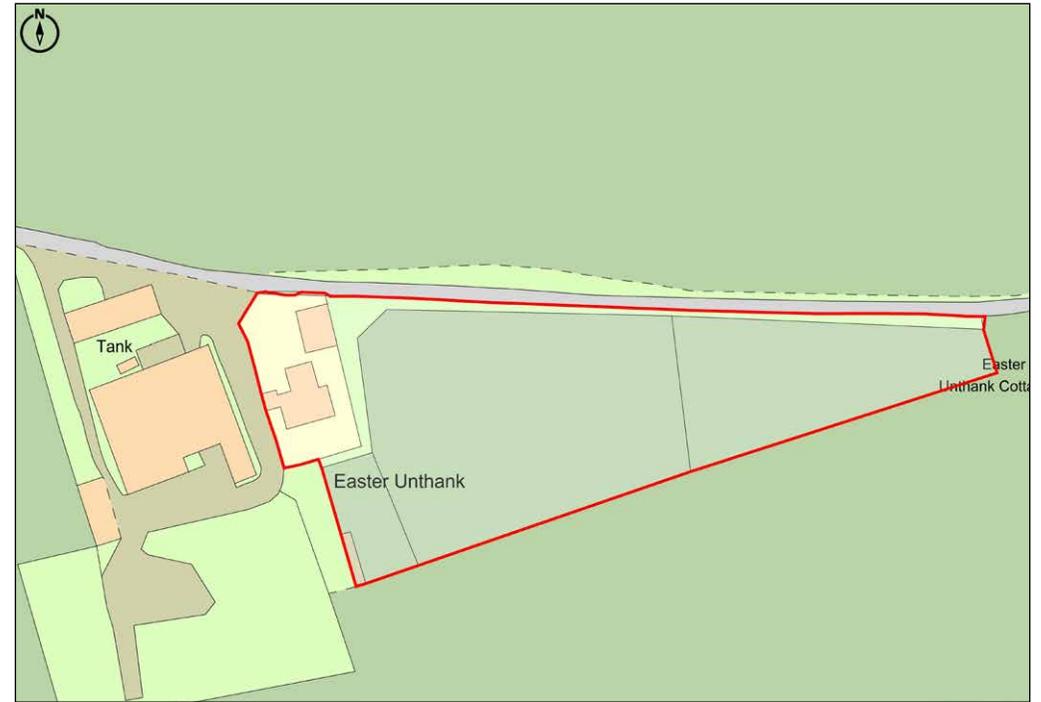
From Elgin take the B9012 and follow this road for about 3.5 miles before turning left where signposted for Duffus Castle. Continue up the track and Easter Unthank Farmhouse can be found on the left.

POST CODE

IV30 5RN







WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
foal.housework.nearing

SOLICITORS

D & J Dunlop, Ayr

LOCAL AUTHORITY

Moray

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.





**Easter Unthank Farmhouse,
Duffus,
IV30 5RN**

Illustration for identification purposes. Actual dimensions may differ. Not to scale.

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 April 2025



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