

**BAILLIESLAND COTTAGE**  
ELGIN, MORAY



# BAILLIESLAND COTTAGE, ELGIN, MORAY

A charming, rural cottage within easy reach of Elgin

Elgin 4 miles ■ Inverness 42 miles ■ Aberdeen 65 miles

- 1 reception room. 3 bedrooms
- Well-proportioned and flexible accommodation
- Good sized garden
- Countryside views
- Easily accessible
- About 0.5 Acre

Guide Price £180,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket



### SITUATION

Bailliesland Cottage is situated in a very easily accessible location to the north east of Elgin in the county of Moray. Moray, famous for its mild climate, has a beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches. Nearby, the historic city of Elgin provides a comprehensive range of shops and amenities. There are a number of good schools in the local area including Lhanbryde Primary (about 4 miles) with schooling up to secondary level available in Elgin or Fochabers (Milne's High School). Inverness (about 42 miles) has all the facilities of a modern city including its Airport (about 35 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is some 60 miles to the east. A mainline railway station in Elgin provides easy access to Inverness, Aberdeen and the south.

### DESCRIPTION

Bailliesland Cottage is an extended traditional cottage which provides well-proportioned accommodation over a single storey. From the driveway, a door opens into a hallway. To the left is a bright dining kitchen with ample wall and floor units and space for white goods. To the left of the kitchen is the generous double aspect sitting room, with log burner and views over the garden. Along the hallway are the bedrooms and bathroom that complete the accommodation. The cottage is double glazed and has oil central heating. Overall, the cottage has a bright and welcoming feel.

### ACCOMMODATION

Kitchen. Sitting Room. Bathroom. 3 Bedrooms

### GARDEN

The cottage sits within a good sized, enclosed garden which is mainly laid to lawn and interspersed with mature trees. There is also a garage which provides storage space. Ample parking space is provided on the gravel driveway.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Oil	Band C	Available	Available	E46

\*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 A96 East towards Aberdeen. After leaving Elgin, at the Business Park roundabout take the first exit signposted for Elginshill. At the crossroads turn left and follow the road for approximately 3 miles and Bailliesland Cottage can be found on the left) (See location plans for details).

### POST CODE

IV30 8NQ

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: tiling.songbirds.section



### **SOLICITORS**

Brodies LLP, Aberdeen

### **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**

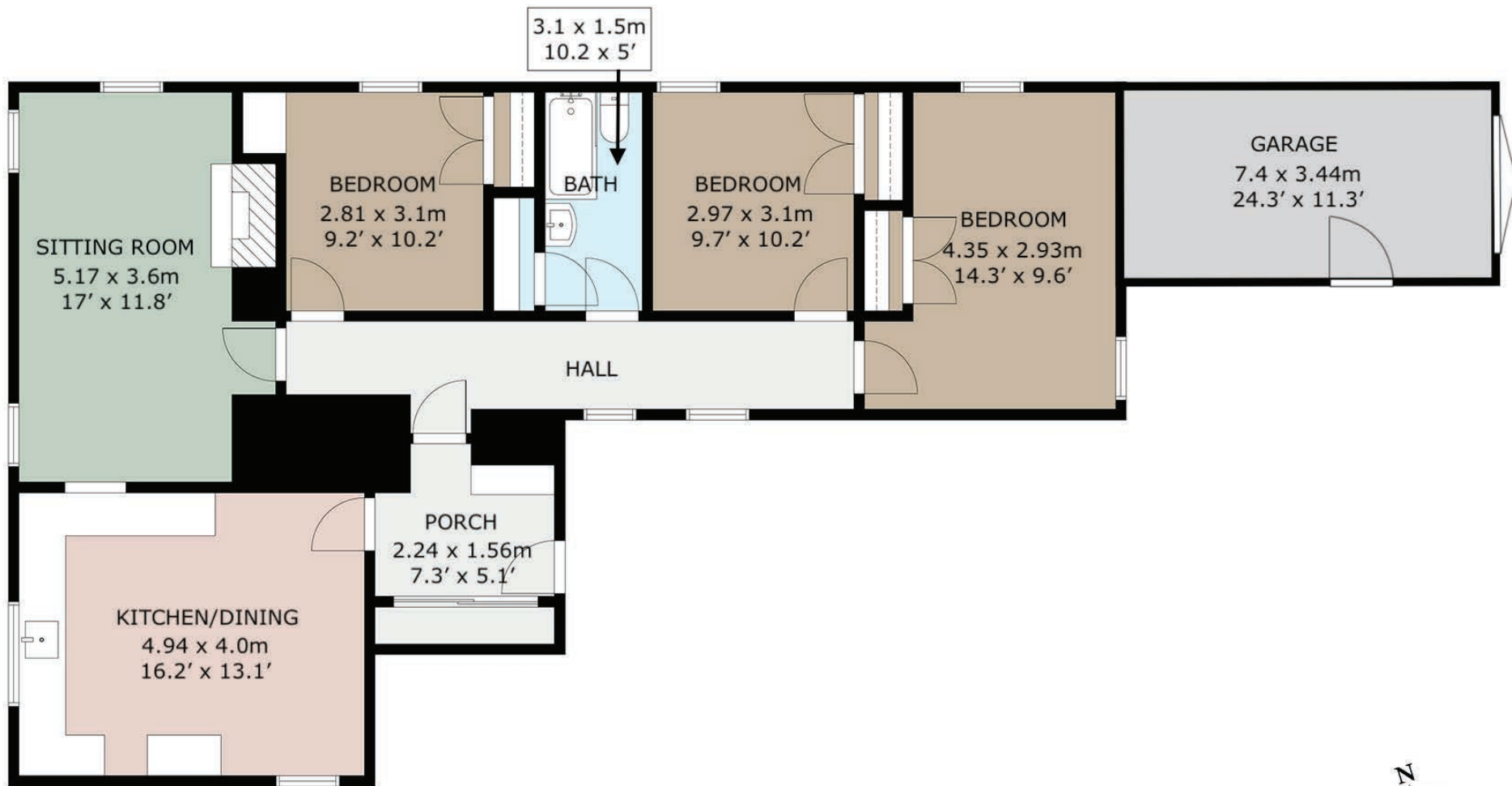
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

### **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 August 2024



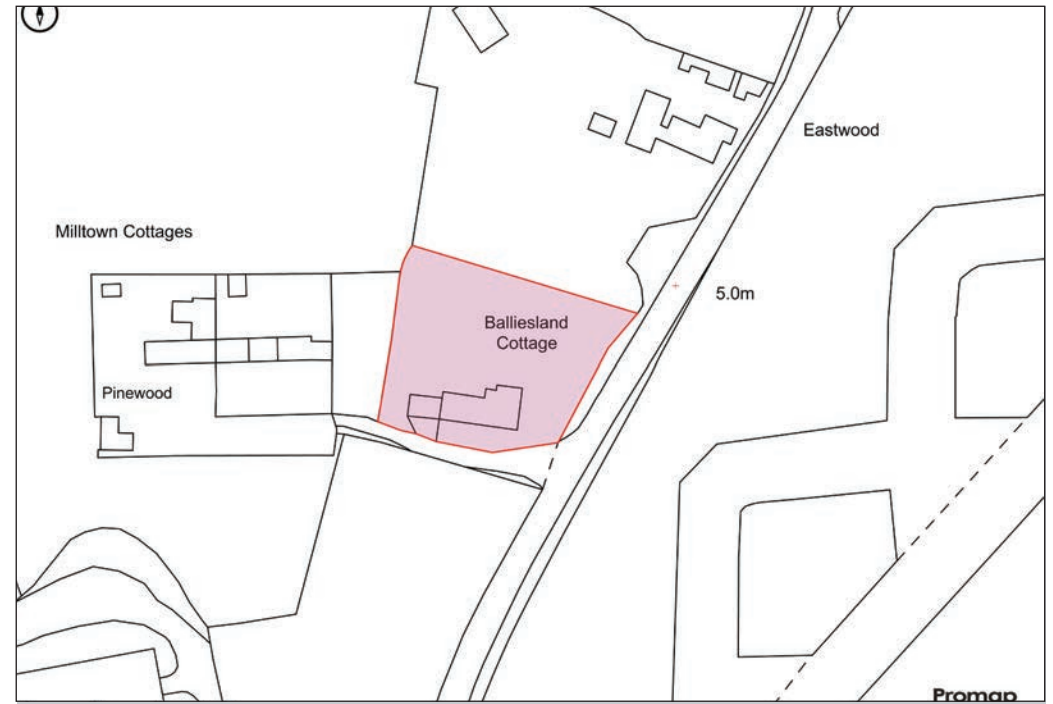


FLOOR 1

**Bailliesland Cottage, Elgin, IV30 8NQ**

Illustration for identification purposes, actual dimensions may differ. Not to scale.







**Galbraith**

  
RESPONSIBLY PRINTED  
PLEASE RECYCLE