



Ardgye Farm Cottages, Alves, IV30 8UP
Offers Over £155,000

BELVOIR!

BELVOIR!

Charming 2 bedroom semi detached cottage, in a beautiful rural setting approximately 5 miles from Elgin.

Elgin offers a great range of amenities including large chain stores, supermarkets, primary and secondary education and leisure facilities.

Accommodation comprises; Hallway, Lounge, Kitchen, 2 Bedrooms and Bathroom.

The property further benefits from oil central heating, uPVC double glazing and gardens to both the front and rear of the property.

Entrance 4'6" x 9'1" (1.38 x 2.78)

Entered via a uPVC door.

Wooden flooring.

Ceiling light fitting.

Loft access hatch.

Door to bedroom one open archway leads through to the lounge.

Bedroom 1 14'9" x 11'11" (4.51 x 3.65)

Double bedroom with window to the front aspect overlooking the garden.

Wooden flooring.

Central heating radiator.

Ceiling light fitting.

Lounge 12'11" x 14'9" (3.94 x 4.50)

Bright spacious lounge with window to the front aspect overlooking the garden.

Feature fire place with wood burning stove.

Wooden flooring.

Ceiling light fitting.

Central heating radiator.

Bedroom 2 9'1" x 9'11" (2.79 x 3.03)

Bedroom with window to the rear aspect.

Wooden flooring.

Central heating radiator.

Ceiling light fitting.

Rear Hallway 4'11" x 5'6" (1.5 x 1.7)

Doors leading off to the kitchen and the bathroom.

Vinyl flooring.

Rear uPVC door leads out to the back garden

Ceiling light fitting.

Bathroom 5'5" x 6'10" (1.67 x 2.1)

Three piece bathroom comprising W.C, wash hand basin and free standing bath with electric shower over.

Frosted window to the rear aspect.

Vinyl flooring.

Extractor fan.

Ceiling spotlights.

Central heating radiator.



22 Thunderton Place, Elgin, Moray IV30 1BG

Tel: 01343 545788

moray@belvoirlettings.com

www.belvoirlettings.com

BELVOIR!

Kitchen 10'5" x 7'0" (3.2 x 2.15)

Bright galley kitchen with window to the side aspect.
Wall and base units.

Electric oven, hob and extractor hood

Newly fitted Worcester oil fired boiler.

Central heating radiator.

Space for a fridge freezer and plumbing in place for a washing machine.

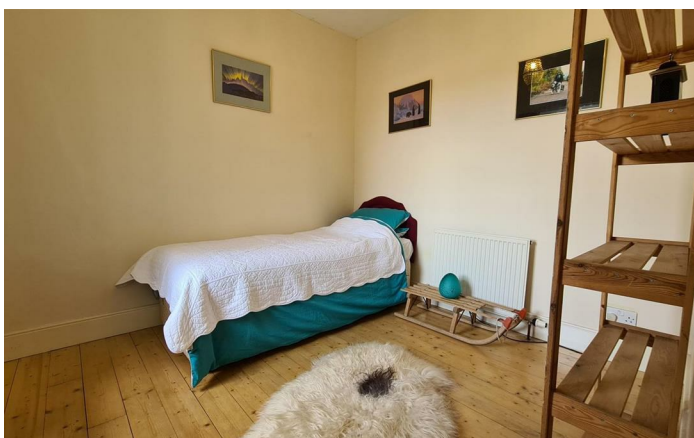
The rear garden commences with a paved courtyard which leads to the raised lawn area.

There is a drive way for several cars which in turn leads to a timber built single garage.

The garage has both power points and lighting.

Gardens

Large front garden laid with decorative chipped stones with mature shrubs and trees and has a patio area.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

BELVOIR!