



3 County Houses, Miltonduff IV30 8TJ

Offers Over £225,000



Key Features

- Stunning vaulted upper lounge with panoramic rural outlook
- Three-bedroom semi-detached cottage
- Principal bedroom with en-suite WC
- Large garden backing onto open countryside
- Excellent storage and workshop facilities
- Sought after Hamlet situation close to Elgin
- Ample parking and carport



Charming country cottage with breathtaking views, featuring a spectacular vaulted lounge, three bedrooms, generous gardens, ample parking, carport and extensive outbuildings. A rare opportunity to enjoy village living with a stunning rural backdrop.





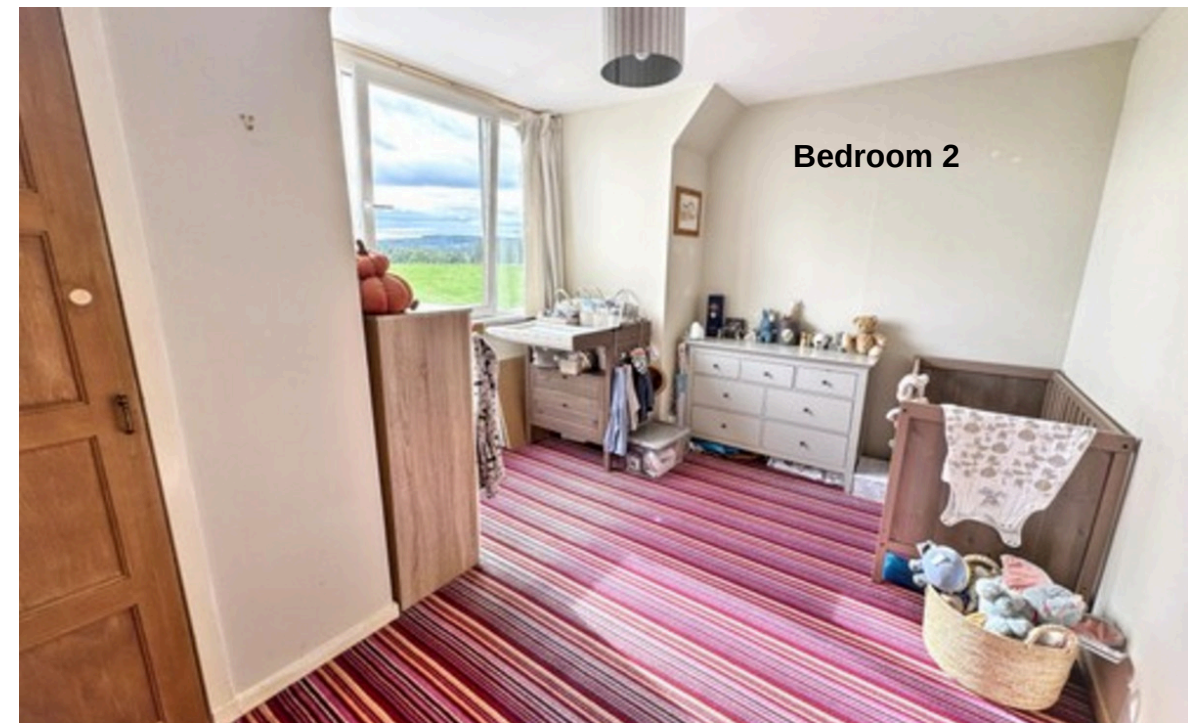
Occupying a convenient position within highly popular Milnorduff, this charming three-bedroom semi-detached cottage offers an exceptional combination of character, family-sized accommodation and beautiful countryside views.

From the front, the property presents an attractive cottage appearance, while internally it reveals a surprisingly spacious and versatile layout. The true centrepiece is the stunning first-floor lounge, an impressive vaulted space featuring extensive glazing that floods the room with natural light and frames delightful views across neighbouring fields and woodland. This unique room provides an outstanding setting for both everyday living and entertaining.

The ground floor is equally welcoming, with a comfortable sitting room offering a cosy retreat with wood burning stove, while the well-proportioned accommodation includes the well set up kitchen, downstairs bedroom or dining room and bathroom. The upper floor offers Bedroom 1 (with en suite wc) bedroom 2 three and stunning vaulted lounge.

The generous rear garden enjoys a peaceful outlook over open countryside, creating a wonderful backdrop for outdoor living. Mature planting, lawned areas and useful outbuildings provide excellent flexibility for families, keen gardeners or those requiring additional storage. A carport, ample off-street parking, three traditional stone-built sheds and several wood stores further enhance the property's appeal.

Situated within easy reach of Elgin and the wide range of amenities the town provides, this delightful cottage combines

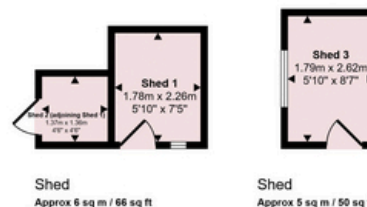




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	59	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		72
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Tenure Type: Freehold
Council Tax Band: A
Council Authority: Moray Council