




McEwan Fraser Legal

Solicitors & Estate Agents

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May Cottage, 8 Mannochemore

THOMSHILL, ELGIN, MORAY, IV30 8GZ



ELGIN

MORAY, IV30 8GZ

This attractive property is located in the popular semi-rural hamlet of Thomshill just outside Elgin close to Mannochemore Distillery.

Regular community activities are undertaken at the local hall and Easterton Airfield, which is the headquarters of Highland Gliding Club is also nearby. There is a choice of primary schools nearby and Elgin High School is also less than three miles away.

Elgin, a cathedral city, is situated on the A96 linking the cities of Aberdeen and Inverness. Elgin provides a lifestyle and all the facilities one would expect with modern-day city living. Excellent educational establishments are available locally including school and higher education. It boasts numerous leisure facilities including, health clubs, swimming pools, ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops, supermarkets and national chain stores can be found in and around the city.

The Moray Coast has a choice of spectacular walks on pebbled or sandy beaches, at the same time you can enjoy an abundance of wildlife including dolphins and seals can often be seen along this rugged coastline.

The city also has access to superb rail and bus services. Easy access to the A96 gives direct routing to Aberdeen, approximately sixty-five miles to the east and less than forty miles to Inverness to the west. Both cities also offer an excellent rail and bus service, with UK and international flights being provided at both Aberdeen and Inverness Airports.

MAY COTTAGE

8 MANNOCHMORE

McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this traditional three-bedroom detached cottage, located in the charming hamlet of Thomshill, approximately four miles south of Elgin.

The original building was thought to be built on the instruction of The Duchess of Seafield in the early 17th century as a hunting lodge and has been modernised over the years to offer a comfortable and more modern living environment.

Constructed all on one level, the accommodation consists of a sunroom with patio doors to the front garden, hallway, spacious lounge, breakfasting kitchen with ample base units and cupboards and family bathroom with shower over bath.

The property benefits from double glazing and partial electric storage heating.

The property sits in a large area of garden ground which is mainly laid to lawn and includes a large workshop with power & light and a timber shed.

This home would make an excellent family, holiday or retirement home with the potential for further development if desired.



"TRADITIONAL THREE-BEDROOM DETACHED COTTAGE, LOCATED IN THE CHARMING HAMLET OF THOMSHILL"





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Sun Room	4.80m (15'9") x 3.50m (11'6")
Lounge	4.00m (13'1") x 3.80m (12'6")
Kitchen	3.50m (11'6") x 2.90m (9'6")
Bedroom 1	4.10m (13'5") x 3.80m (12'6")
Bedroom 2	2.80m (9'2") x 2.60m (8'6")
Bedroom 3	2.80m (9'2") x 2.60m (8'6")
Bathroom	2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m²): 90m²

EPC Rating: F

Extras (Included in the sale): Fitted floor-coverings and timber shed.





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Text and description
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Surveyor



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SCOTT MARSHALL
Photographer



Layout graphics and design
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Designer