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## Towieburn, Drummuir, Keith AB55 5JA



This rural traditional stone-built four bedroom property with attached steading is set in around five acres of garden grounds and would make a beautiful family home.

TRADITIONAL DETACHED HOUSE  
FOUR BEDROOMS  
STEADING AND TIMBER WORKSHOP  
GARDEN GROUNDS EXTENDING  
TO AROUND FIVE ACRES  
OIL-FIRED CENTRAL HEATING  
DOUBLE GLAZING  
PRIVATE WATER SUPPLY  
COUNCIL TAX BAND E  
EPC RATING E  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED

Offers Around  
£490,000

E1093

This traditional stone-built four bedroom house is situated in a picturesque rural location in the village of Towiemore, just a few miles from Dufftown, Keith and local amenities.

In immaculate condition, the accommodation comprises: Entrance porch, dining kitchen with stone floor and solid fuel Rayburn stove, utility, wc, dining room with wood-burning stove, living room with wood-burning stove. Upstairs is a landing leading to two double bedrooms and a large bathroom with free-standing bath and separate shower. Accessed from the main kitchen is additional accommodation which can be used as a self-contained annexe, comprising a newly fitted modern kitchen with natural slate flooring and feature stone wall, access to the rear patio seating area, a living room and stairs leading to two bedrooms and a bathroom. One of the bedrooms has a Juliet balcony offering lovely views across the surrounding countryside.

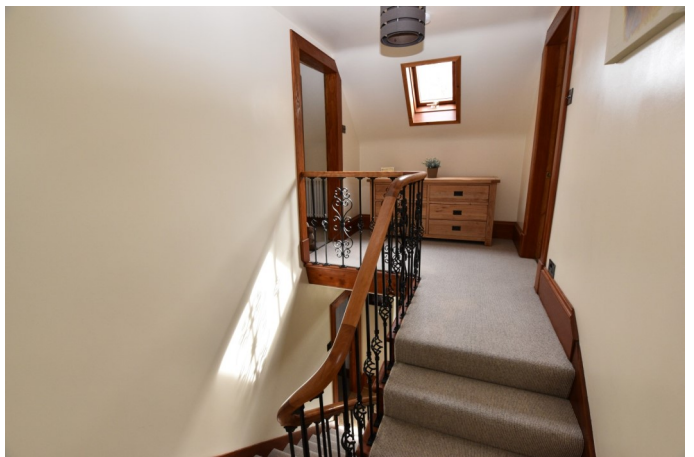
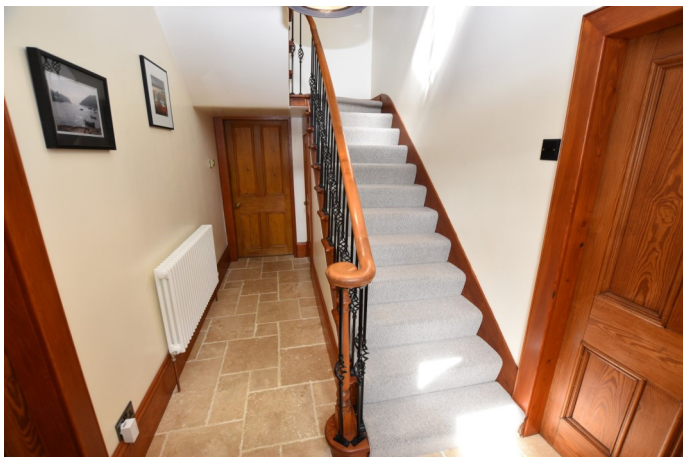
Attached to the property is a traditional steading divided into four large storage areas, one currently being used as a garage. Planning permission was granted to convert part of the steading to a two bedroom holiday let.

The house sits in extensive garden grounds extending to 5.09 acres (2.06 hectares) and including an orchard with mature apple and plum trees, with private gated access and a burn running alongside. A timber workshop has been part-insulated for use as extra storage or a further garage area. There is a private water supply and drainage is via a private septic tank.

With oil-fired central heating and newly fitted anthracite coloured double glazing, this would make a beautiful family home and we highly recommend a viewing.























**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Vestibule 1.62m x 1.34m
- Lounge 4.33m x 3.71m
- Hallway 4.28m x 2.05m
- Kitchen 4.72m x 4.19m
- Utility 1.86m x 1.45m
- WC 1.45m x 1.24m
- Dining Room 4.28m x 3.64m
- Bedroom 1 4.01m x 3.71m
- Bedroom 2 4.04m x 3.63m

- Bathroom 4.51m x 4.89m
  - Garage 4.86m x 4.89m
  - Workshop 9.9m x 4.82m
- Annexe
- Kitchen 4.75m x 2.23m
  - Lounge 4.77m x 4.17m
  - Bedroom 1 3.64m x 3.28m
  - Bedroom 2 2.80m x 2.20m
  - Bathroom 3.37m x 1.71m

Mains electricity, private water supply, private septic tank.  
 Mobile coverage and broadband are available, with speeds varying by provider.



Please note these floorplans are not to scale and are for representational purposes only

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.