



2 Easter Unthank Farm Cottages, Duffus - IV30 5RN

Offers Over £125,000

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2 Easter Unthank Farm Cottages

Duffus, Elgin

A charming semi-detached, two-bedroom stone-built cottage, peacefully positioned in the sought-after rural setting of Duffus, enjoying lovely open views, generous parking and offering an exciting opportunity to create a truly special country home.

- Charming stone cottage
- Two spacious double bedrooms
- Rural location in the sought-after area of Duffus
- Lovely views across the surrounding fields and farmland
- Generous parking with private driveway
- Large wrap-around garden

Accommodation Comprises

Internally: Sitting Room, Hallway, Principal Bedroom, Second Double Bedroom, Family Bathroom, Kitchen

Externally: Parking, Garden



Property Description

Set amidst the beautiful countryside surrounding Duffus, 2 Easter Unthank Farm Cottages is an attractive semi-detached, stone-built cottage offering a wonderful opportunity to acquire a charming country home in a peaceful and highly desirable setting. Enjoying lovely views across open fields and farmland, the property combines a tranquil rural position with generous garden grounds, a private driveway and ample off-street parking.

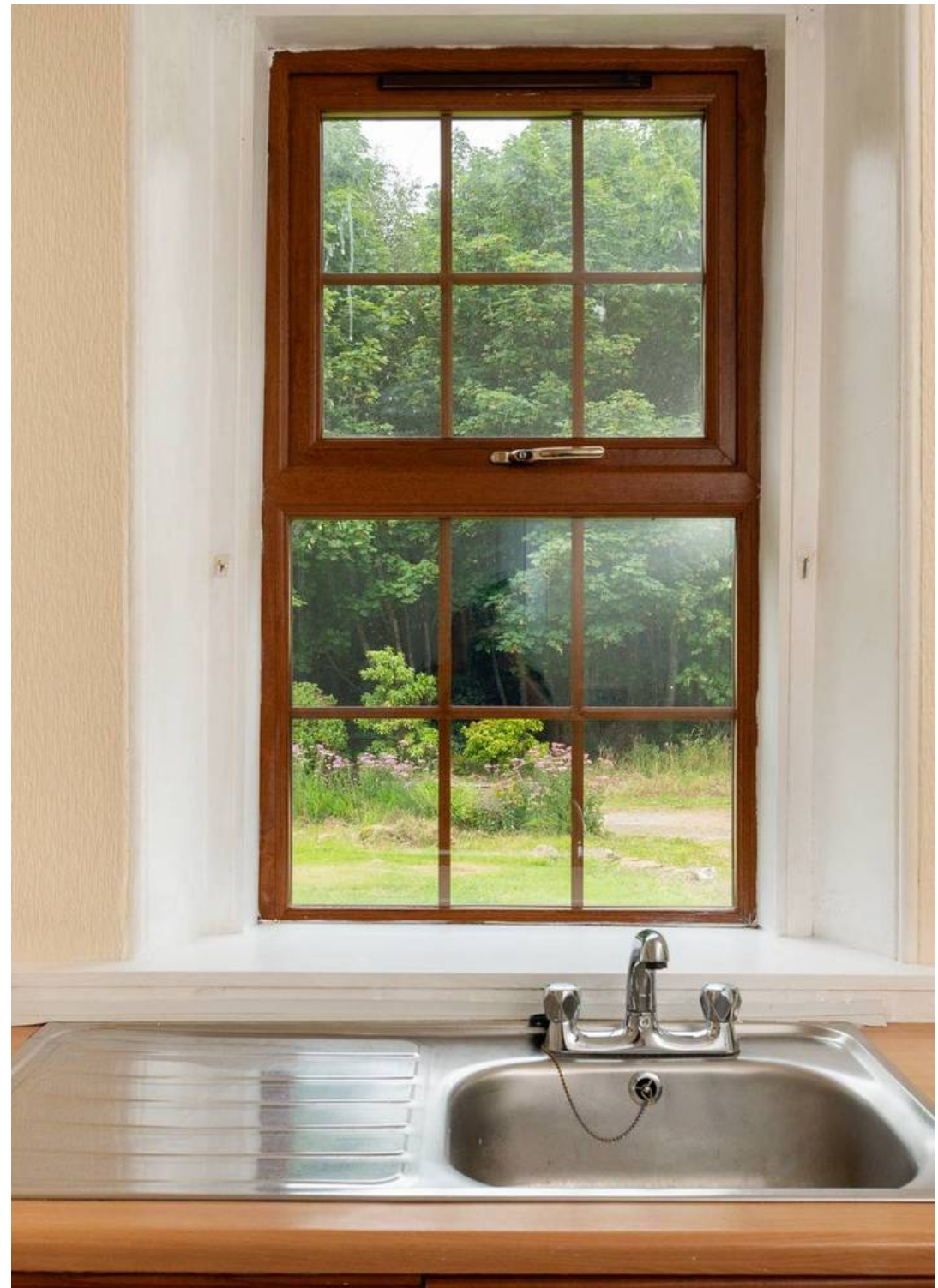
The accommodation is thoughtfully arranged over a single level and offers a comfortable and practical layout. A central entrance hallway leads to the principal rooms, with two well-proportioned double bedrooms positioned to one side.

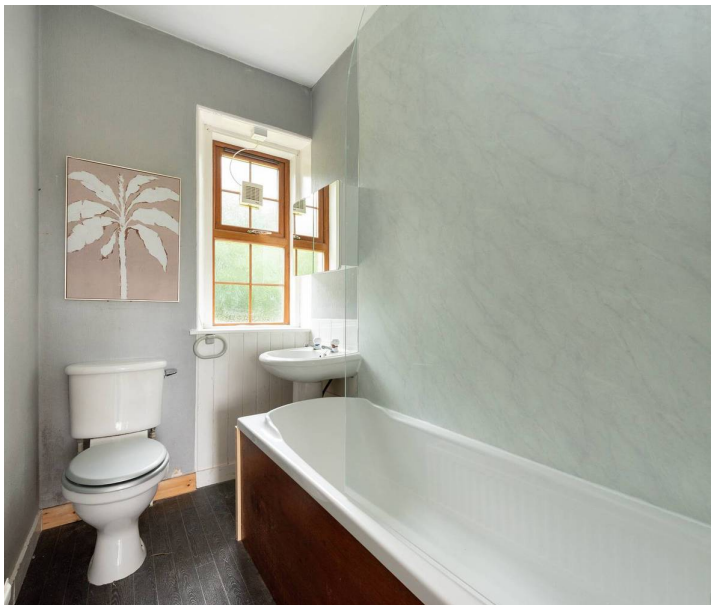
The sitting room is a particularly appealing space, providing a generous setting for both relaxing and entertaining and benefits from excellent natural light, with attractive views across the surrounding countryside adding to the room's sense of space and character.

The kitchen is positioned to the rear of the property and provides a practical and functional space for everyday use, while a family bathroom completes the accommodation. Overall, the property offers a well-balanced layout that is equally suited to comfortable permanent living, a holiday home or a peaceful countryside retreat.

Externally, the property benefits from generous private garden grounds, offering an excellent degree of space and privacy. The open views across the surrounding fields and farmland provide a particularly attractive backdrop, while the garden itself offers ample room for outdoor dining, relaxation and recreation. A private driveway and generous off-street parking further enhance the property's appeal.

2 Easter Unthank Farm Cottages enjoys a peaceful rural position within the Duffus area, surrounded by open countryside yet within easy reach of Elgin and the wider Moray area. With its traditional stone construction, attractive rural outlook, generous garden and excellent parking provision, this is an appealing opportunity to acquire a characterful country cottage in a beautiful setting.





General Remarks

What3words

///blown.vitamins.composes

Tenure

Freehold

Council Tax

Band B

Energy Efficiency Rating

EPC Rating: E

Local Authority

Moray Council

Services

Mains water and electricity,

Private Drainage- Septic Tank

Oil-fired central heating.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

2 Easter Unthank Cottages is not listed, nor does it lie in a conservation area.

Distances

Elgin 5 miles, Forres 15 miles, Nairn 26 miles, Inverness 42 miles, Aberdeen 65 miles. (All distances are approximate).



Area Insights

2 Easter Unthank Cottages enjoys a peaceful rural position in the attractive countryside near Duffus, surrounded by the beautiful landscapes of Moray. The property offers a tranquil country setting while remaining conveniently located for the amenities and attractions of the surrounding area, making it ideal for those seeking a quieter way of life with easy access to nearby towns and services.

Surrounded by picturesque farmland and rolling countryside, the property is well placed for enjoying the outdoors, with numerous scenic walking and cycling routes, peaceful country lanes, woodland and open landscapes nearby. The Moray coastline is also within easy reach, offering coastal walks, sandy beaches, wildlife spotting and a variety of outdoor pursuits.

The historic town of Elgin provides a comprehensive range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, schools, healthcare and leisure facilities. The town is also home to the impressive ruins of Elgin Cathedral and benefits from good transport links throughout Moray and the wider north of Scotland.

The wider Moray area is renowned for its spectacular scenery, rich heritage and excellent recreational opportunities, from historic castles and picturesque villages to local whisky distilleries and the beautiful coastline. The nearby Cairngorms provide further opportunities for hillwalking, cycling, skiing and wildlife watching.

Excellent transport links provide easy access to Inverness and Aberdeen, offering extensive shopping, leisure, employment and transport facilities. With its peaceful countryside setting, beautiful surroundings and convenient access to local amenities, 2 Easter Unthank Cottages offers an appealing combination of rural tranquillity and accessibility, providing an ideal base from which to enjoy Moray and the wider north of Scotland.



Useful Links

Duffus Estate – <https://www.duffusestate.com/a-leisurely-day-out/>

Duffus – <https://morayspeyside.com/visit/duffus/>

Moray Council – <https://www.moray.gov.uk/>

Elgin Cathedral – <https://www.historicenvironment.scot/visit/all/elgin-cathedral/>

Moray Coast – <https://morayspeyside.com>

Moray Speyside Whisky – <https://morayspeyside.com/inspiration/whisky-country/speyside-distillery-guide/>

Cairngorms National Park – <https://cairngorms.co.uk/>

Walks & Hiking – <https://www.walkhighlands.co.uk/moray/elgin-buckie.shtml>

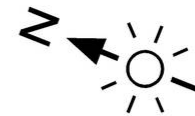
Fishing in Moray – <https://www.fishpal.com/scotland/spey/>

Moray Golf Courses – <https://www.moraygolf.co.uk/>

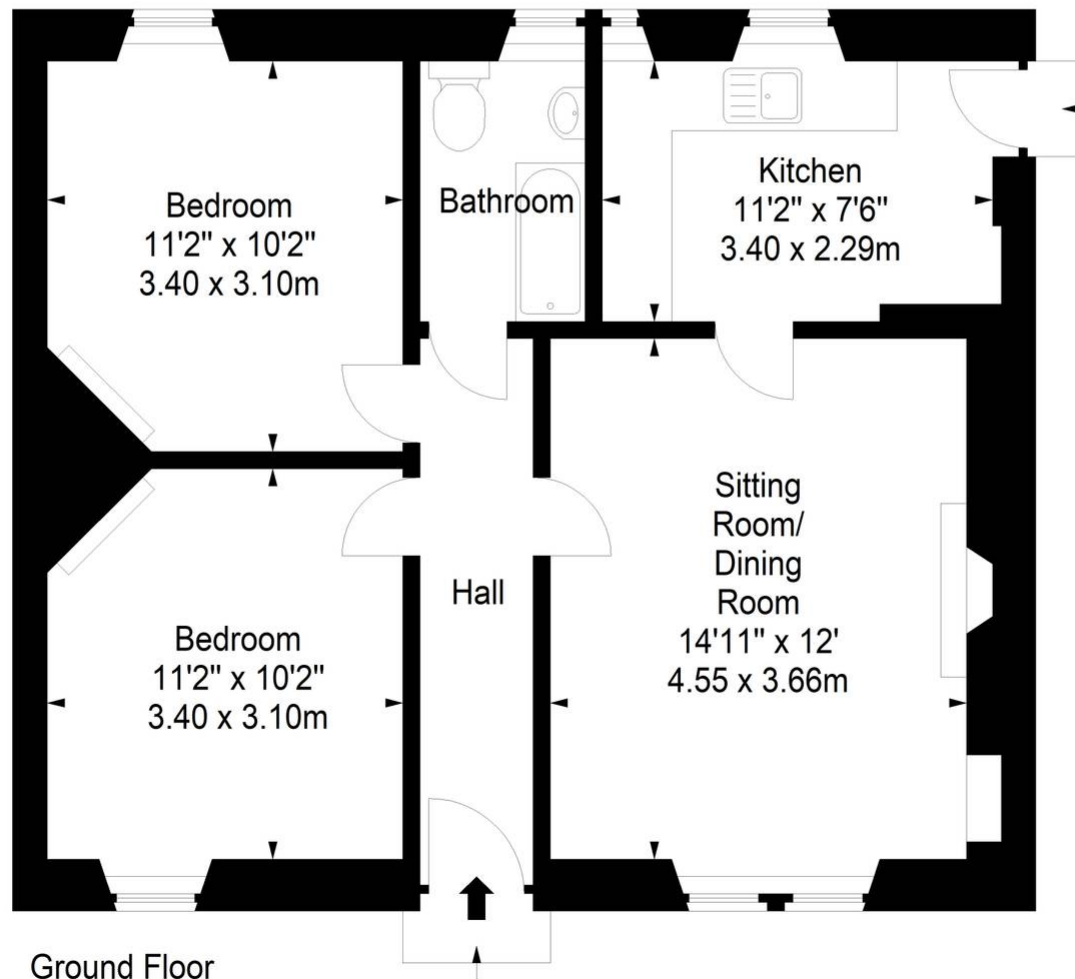
Moray Firth Wildlife – <https://www.moraydolphins.co.uk/>



**Easter Unthank Farm Cottages,
Duffus,
Elgin,
Moray, IV30 5RN**



Approx. Gross Internal Area
631 Sq Ft - 58.62 Sq M
For identification only. Not to scale.
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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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