



Auchintoun, Keith, AB55 4DY

Offers Over £200,000

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- Traditional Fireplace With Multi-Fuel Stove
- Master Bedroom With En-Suite Shower Room
- Oil Fired Central Heating Throughout
- Burn Running Through Peaceful Garden Grounds
- Scenic Speyside Countryside And Hill Views
- Open Plan Dining Kitchen With French Doors
- Bathroom With Jacuzzi Bath & Rooflight
- Large Timber Summerhouse With Decking Area
- Gravel Parking Area Beside Cottage Entrance
- Ideal Retreat For Relaxed Highland Living

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Nestled in the picturesque hamlet of Auchindoun, Milton Cottage is a delightful detached home that blends traditional character with modern comfort. Surrounded by open countryside yet within easy reach of Dufftown, Keith and Huntly, it offers a perfect balance between seclusion and convenience. The property's stone exterior and slate roof speak to its century old heritage, while inside you'll find three bedrooms, open-plan living areas and a luxurious bathroom. This is a home that captures the essence of Highland living.

The living room is a warm and inviting space with a colourful mix of soft green and white painted walls, complemented by rich wooden flooring. A large multi-fuel stove set within a stone fireplace forms the focal point, topped by a solid wooden mantel that adds a natural touch. Three recessed front facing windows allows plenty of light to flow in while keeping the room cosy and private. There's enough space for comfortable seating with the layout easily accommodating larger furniture pieces.

The living room opens through a wide archway into a spacious dining kitchen, creating a natural flow between the areas. The kitchen is fitted with traditional wooden cabinets and dark worktops, paired with tiled splashbacks in warm, earthy tones that add charm. A built-in oven with electric hob sits neatly beneath an extractor, while there's space under the counter for a washing machine and tumble dryer.

Ceiling spotlights provide bright, even lighting across the room while a large window above the sink brings in natural light. The dining area features fully glazed French doors leading out to the garden, allowing light to flood the space and giving it an easy connection to the outdoors. This spacious open-plan area is perfect for family meals or entertaining.

The main bedroom is a spacious room decorated in soft neutral tones that creates a restful atmosphere. One wall is entirely fitted with mirrored sliding wardrobes, offering extensive storage while helping to reflect light throughout the room. The central mirrored doors open into the en-suite shower room, a bright space finished in pale tones with colourful patterned tiles adding a decorative touch. The en-suite includes a white suite with WC, pedestal wash basin and corner shower enclosure with chrome fittings.

Bedroom two is a double room, decorated in a calm shade of light blue that benefits from natural light streaming in from the large wide window. The wooden flooring gives the room a warm, clean finish, while the mirrored sliding wardrobe doors add to the feeling of space. A white radiator sits neatly by the door, ensuring the room remains warm and comfortable year round.

Bedroom three is a bright and cheerful single room with a long, narrow layout that offers flexibility. The walls are painted a neutral tone which is nicely complemented by the wooden flooring. A window at the far end allows natural light to fill the space. The room easily accommodates a single bed and desk or dresser, making it ideal as a child's room, study or hobby space. There's a built-in storage cupboard which adds useful extra space for everyday essentials. A radiator is positioned near the door to keep the room warm and comfortable.

The bathroom is a bright space, illuminated by a rooflight window that fills the room with natural light. A large corner jacuzzi bath provides a luxurious focal point, perfect for relaxing at the end of the day. The white pedestal sink and matching toilet sit neatly against soft neutral walls, creating a fresh and calming atmosphere.

Windows throughout are uPVC double glazed, including the Velux rooflight in the bathroom, while French doors from the dining area open to the garden. Heating and hot water are supplied by an oil-fired Worcester Heatslave boiler located in the kitchen, with radiators controlled by thermostatic valves. The property is served by a septic tank drainage system. Modern PVC gutters and downpipes provide durability and low maintenance.

The grounds extend around the property, with lawns to the front, sides and rear, defined by timber fencing and a low front wall. A large timber summerhouse with double glazed windows and an adjoining deck provides an inviting retreat that overlooks the garden. This large building is ideal for guests, hobbies or simply unwinding. A burn runs gently through the garden, adding to the setting's natural appeal, while a raised decked area along the boundary offers a secluded spot to sit and unwind. The garden also includes a built-in outdoor oven beside a block retaining wall.

Milton Cottage is ideal for anyone seeking a peaceful rural lifestyle with modern comfort. Properties of this character and quality rarely become available in such an accessible yet tranquil location, so early viewing is strongly recommended to fully appreciate everything this lovely home has to offer.

About Dufftown

Dufftown, known throughout the world for its whisky, is a charming village nestled in the heart of Speyside. Surrounded by rolling hills and lush countryside, Dufftown is home to some of Scotland's most famous distilleries, including Glenfiddich and Balvenie, making it a key destination for whisky enthusiasts. The village's rich heritage, combined with its beautiful setting, makes it an appealing location for those looking to buy property in a scenic and culturally rich area.

Dufftown offers a range of local amenities, including shops, cafes, restaurants and a post office, ensuring residents have access to daily essentials. The village also boasts several historic landmarks such as the iconic Clock Tower and Mortlach Parish Church. For families, Mortlach Primary School serves the village, while secondary education is available at Speyside High School in nearby Aberlour.

Transport links are convenient, with Dufftown located on the A941, providing easy access to Elgin and Keith where additional amenities such as supermarkets, healthcare facilities and train services can be found. Outdoor enthusiasts will appreciate the village's proximity to the Speyside Way, offering excellent opportunities for walking, cycling, and exploring the surrounding countryside.

With its vibrant community, historic charm and stunning location, Dufftown is an attractive place to live in the heart of Speyside.



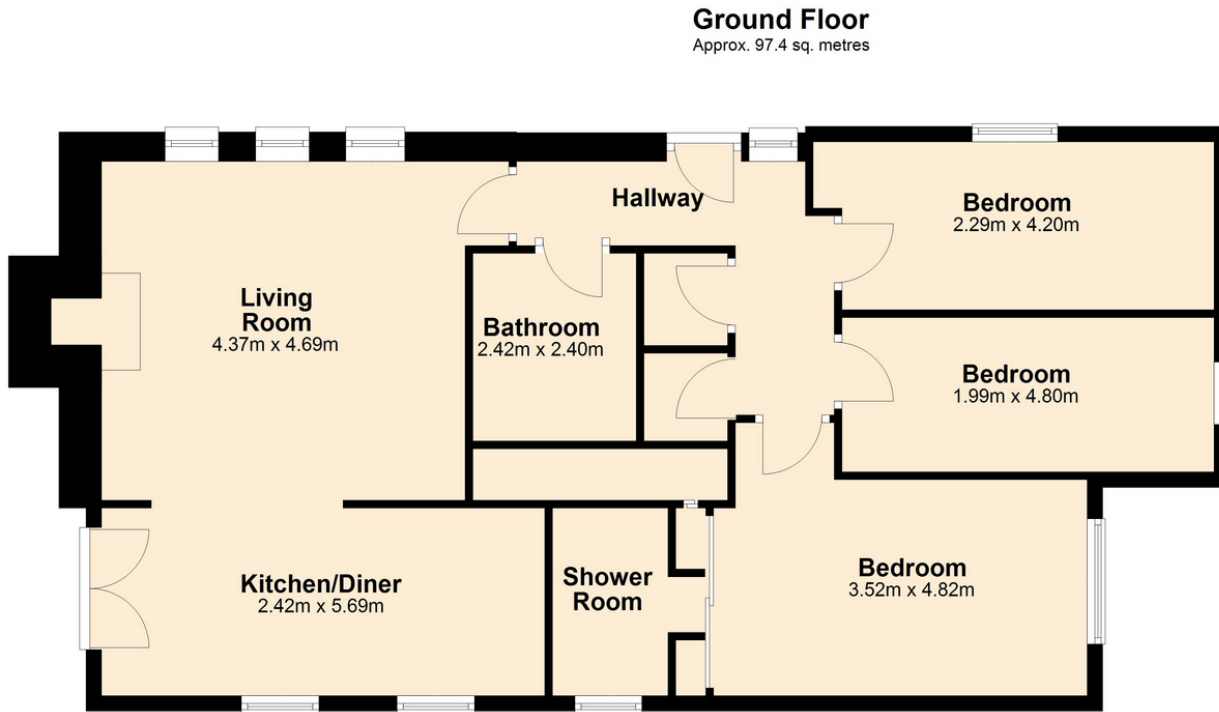


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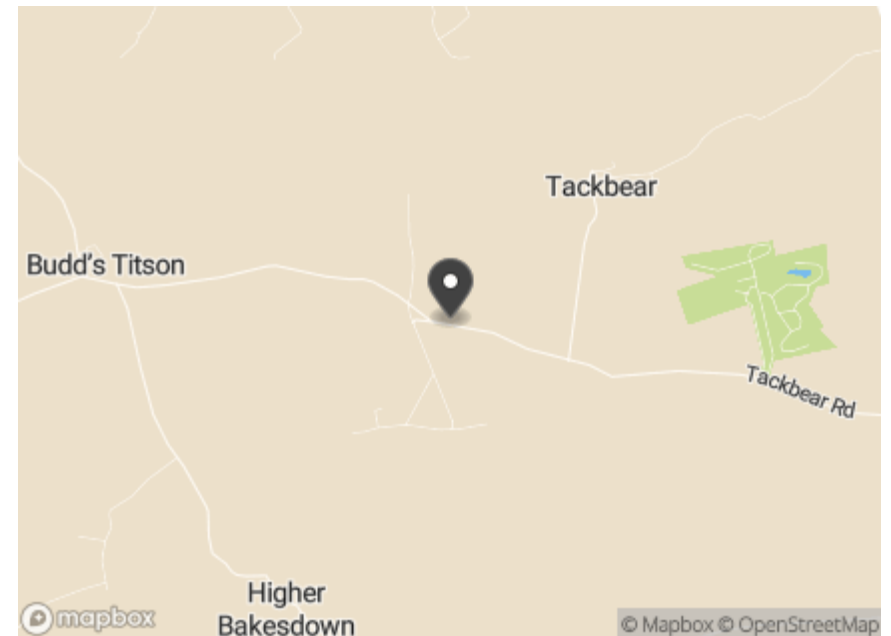
 98 m2





Total area: approx. 97.4 sq. metres

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	59	83		54	65
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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