

# The Cottis

GLEN OF ROTHES NR ROTHES, ROTHES, MORAY, AB38 7AQ



TRADITIONAL STONE AND  
SLATE DWELLING



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The Cotts is a traditional stone and slate dwelling with a substantial stone-built U-shaped steading, just off the A941 two miles north of the distillery town of Rothes. The house and steadings are constructed from stone under a pitched slate roof and provide accommodation over two levels. The cottage is in excellent condition, with the present owner having already undertaken a lot of improvements. It offers a blank canvas from which any new owner can create a desirable rural home.

The front door opens onto a small hallway which leads to all accommodation; off the hall, a door opens to a good-sized lounge with a cosy wood burner; from the rear of the lounge, you access a double bedroom. Returning through the lounge to the hallway, the other door leads to the dining room; this spacious, well-lit room still has the original stove built into the fireplace. The rear of the dining room accesses a modern kitchen, complete with integrated fridge/freezer induction hob, dishwasher and fabulous storage. Adjoining the kitchen is a practical utility room with an additional sink and white goods space. A further small hallway has a back door which accesses the garden, steadings and woodlands. A family bathroom is located off the hallway with a shower room.

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**The Lounge**







**Bedroom 3**







**Dining Room**











Climbing the stairs to the first floor are two sizeable attic double bedrooms with modern Velux windows. The house is uPVC double-glazed and is heated using oil-fired central heating. The cottage has a mains electricity and water supply with a septic tank.



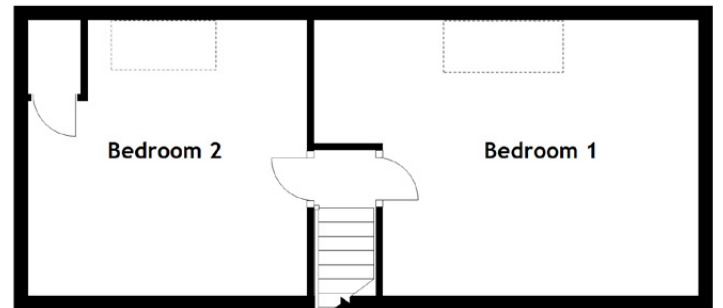
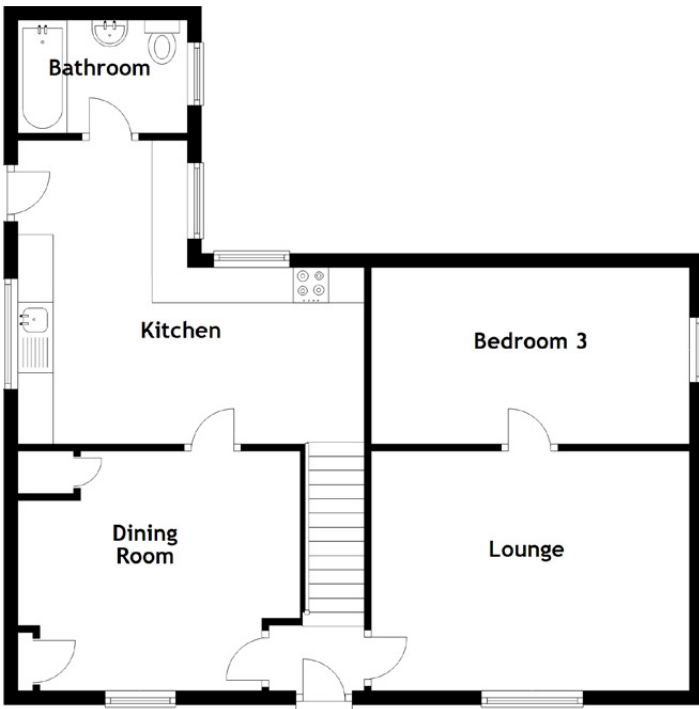




**Bedroom 2**







**Approximate Dimensions**

(Taken from the widest point)

Lounge	4.50m (14'9") x 3.40m (11'2")
Dining Room	4.00m (13'1") x 3.40m (11'2")
Kitchen	4.90m (16'1") x 4.30m (14'1")
Bedroom 1	5.20m (17'1") x 3.90m (12'10")
Bedroom 2	4.10m (13'5") x 3.90m (12'10")

Bedroom 3	4.30m (14'1") x 2.50m (8'3")
Bathroom	2.10m (6'10") x 1.60m (5'3")
Gross internal floor area (m <sup>2</sup> ): 102m <sup>2</sup>	
EPC Rating: F	





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Externally to the rear of the house lies an attractive and substantial U-shaped stone, steading (three legs 25m x 27m x 25m, all 5m wide) with various stores and storage space, including a large utility room and insulated Office space, a garage and a dog run. The steadings are in good condition with excellent roofs and offer tremendous potential for further development (subject to obtaining all necessary consents). The entire property extends to circa 4 acres. It includes off-road parking spaces for multiple cars and beautiful mature woodland, including a pond offering considerable privacy to the rear of the property.

Overall, The Cotts offers a blend of traditional charm and modern amenities, with the steadings offering genuine flexibility of use. Its location near Rothes and the potential for further development make it an intriguing property for those seeking a rural home/small business location with the potential for development and expansion.

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This substantial stone and slate farm cottage plus U-shaped steadings property sits by the A941 less than two miles from Rothes in the Glen of Rothes, a short drive from the centre of the blissfully quiet village of Rothes. Rothes Village provides excellent local amenities, including pre-school & primary schooling; various local shops and stores include a chemist, family-run butcher shop, Post Office, convenience store, hotel and pub. There are also some excellent tea rooms plus a takeaway restaurant.

Several outdoor leisure pursuits lie within a short drive or walk from this property, including kayaking, golfing, shooting, and fishing on the world-famous River Spey.

Elgin provides a superb rail and bus service ten miles north. Access to the A96 offers direct routing to Aberdeen, 63 miles east and Inverness, 49 miles to the west. Both cities offer excellent rail and bus services, with national and international flights available from both.

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## The Location



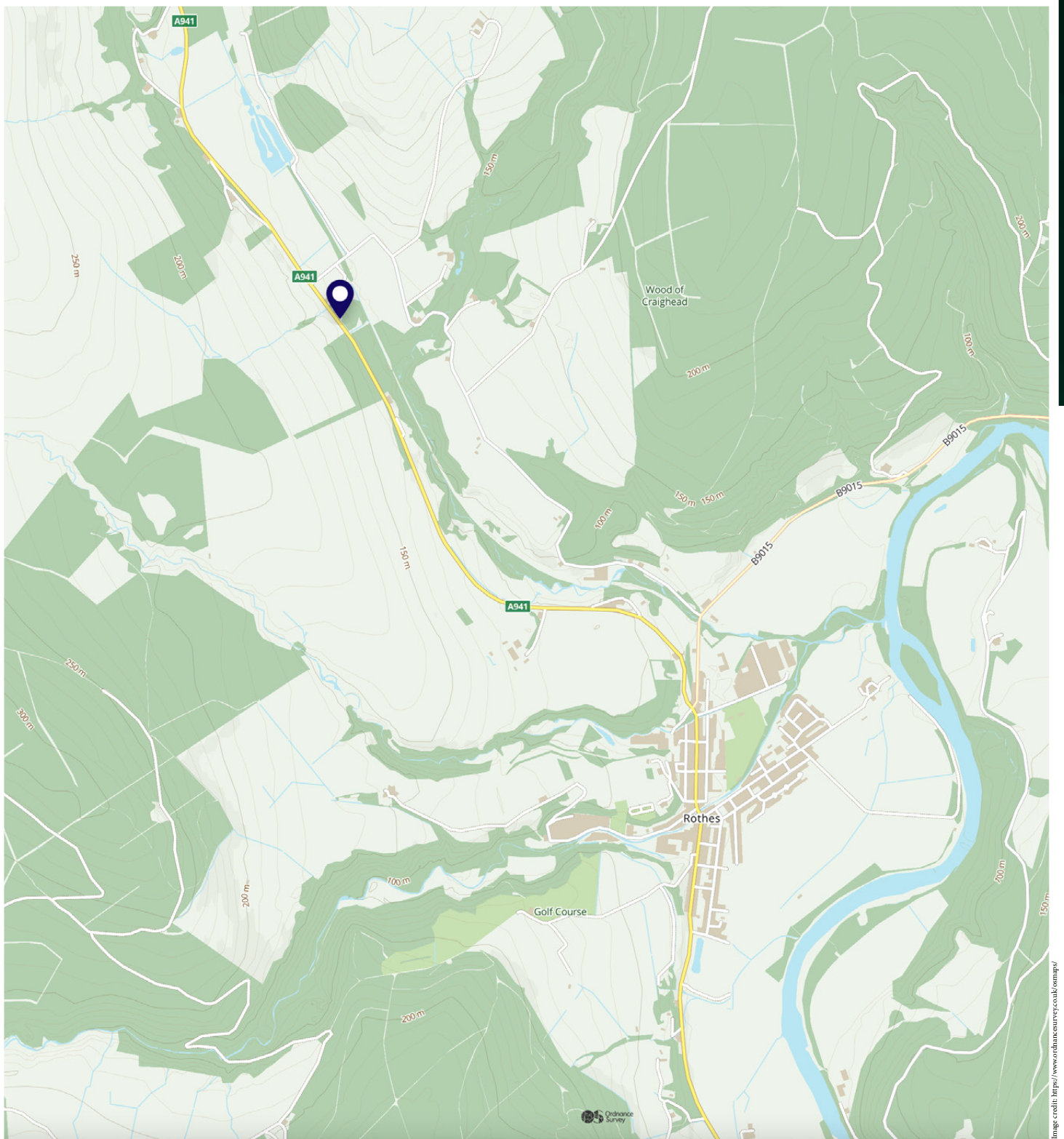


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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