



Carron Lodge , Aberlour, AB38 7QP

Price £340,000



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ESTATE AGENTS



Carron Lodge

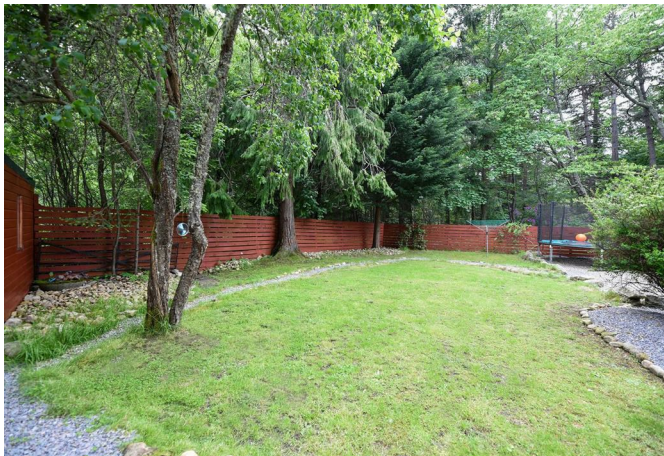
Aberlour, AB38 7QP

- EXTENDED DETACHED COTTAGE
- FAMILY BATHROOM
- OIL FIRED CENTRAL HEATING
- LARGE KITCHEN//DINER
- SOUGHT AFTER PRIVATE LOCATION
- FIVE BEDROOMS
- SHOWER ROOM
- TIMBER OUTBUILDING
- AMPLE OFF ROAD PARKING
- UNDERFLOOR HEATING IN KITCHEN & BATHROOM

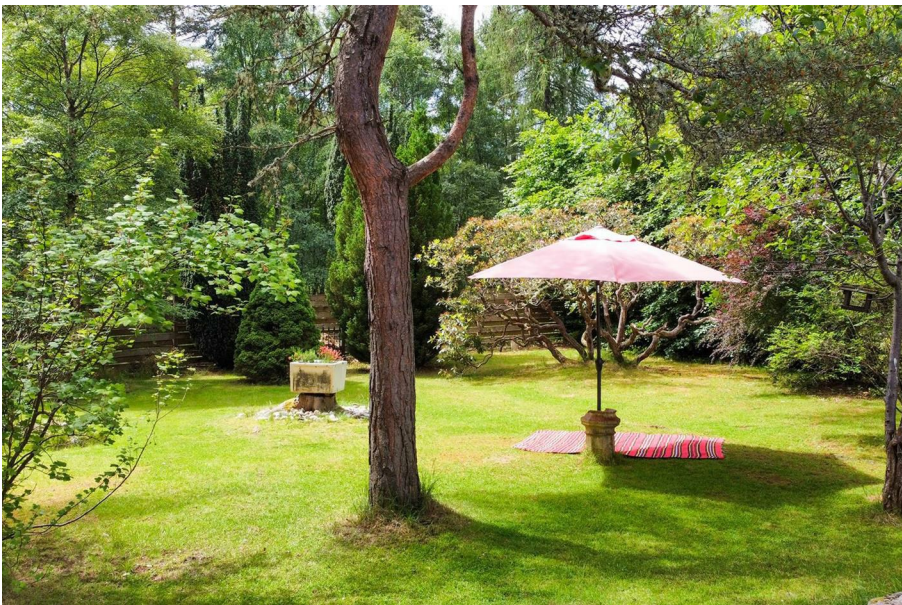
* £10K BELOW HOME REPORT * A rare opportunity to purchase a five bedroom extended cottage in the rural hamlet of Carron by the River Spey. The property offers many pleasing features including a wood burner in the lounge, under floor heating in the kitchen/diner and bathroom. The property also benefits from oil fired central heating, double glazed windows, a family sized bathroom, a separate shower room and a fully boarded loft space with velux windows. The accommodation is well proportioned throughout and will appeal to a wide range of prospective purchasers including those looking for a property with character located in a private setting near Aberlour. Viewing is highly recommended to be able to fully appreciate the size and character within.

Gardens

The front garden is mainly laid to grass with a selection of trees and shrubs and is enclosed by fencing. Gated access leads to the driveway which provides ample off road parking, and gives access to the front and side of the property. The rear and side gardens are also mainly laid to grass, with a timber garage/workshop, shed and are enclosed by a combination of fencing and conifers.



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ACCOMMODATION

ENTRANCE HALL

LOUNGE	14'7" x 13'6" (4.46m x 4.14m)
KITCHEN	26'8" x 13'8" (8.15m x 4.19m)
BEDROOM ONE	13'9" x 13'8" (4.20m x 4.19m)
BEDROOM TWO	13'3" x 11'8" (4.06m x 3.58m)
BEDROOM THREE	14'11" x 12'0" (4.56m x 3.66m)
BEDROOM FOUR	10'0" x 7'11" (3.05m x 2.43m)
BEDROOM FIVE	13'6" x 7'2" (4.13m x 2.19m)
BATHROOM	11'6" x 7'8" (3.51m x 2.35m)
SHOWER ROOM	5'10" x 3'0" (1.78m x 0.92m)

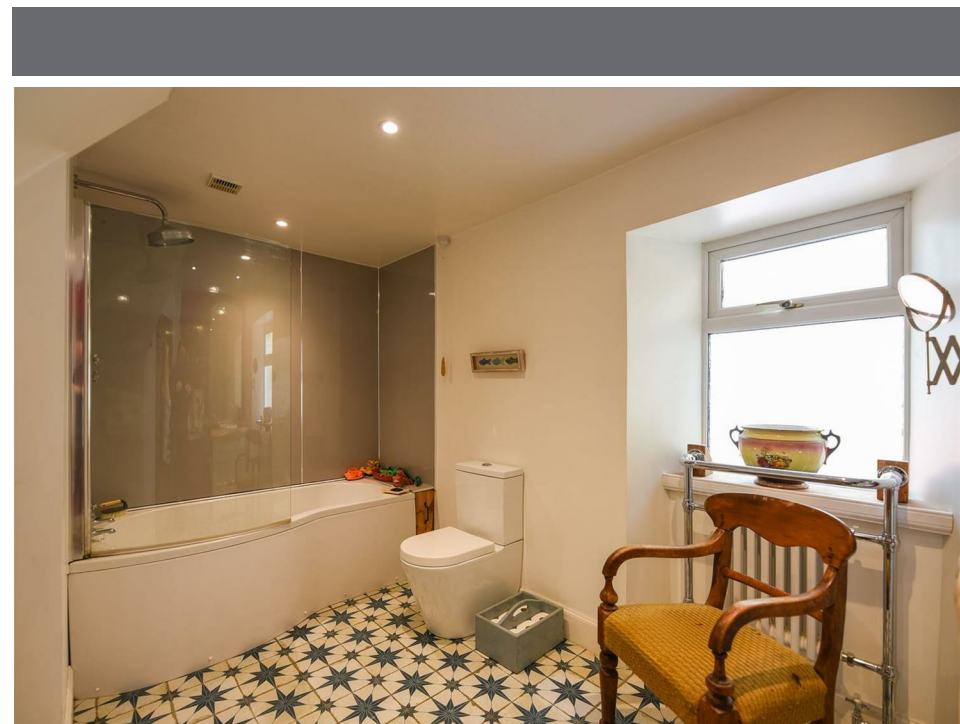


Location

Carron Lodge is just 4 miles from Aberlour and 2.5 miles from Archiestown, in the picturesque hamlet of Carron on the banks of the River Spey, with immediate access to the Speyside Way. The Speyside region is of course synonymous with malt whisky where Dailuaine Distillery can be found on the road leading to the Lodge and Dalmunach Distillery as you leave. Aberlour offers many facilities including food stores, a pharmacy, butcher, post office, swimming pool and gym. Primary schools can be found in Aberlour and nearby Knockando, with a secondary school in Aberlour. The town of Elgin lies approximately 20 miles to the north where a more comprehensive range of amenities can be found. There is a regular bus service to nearby towns, with train stations in both Keith and Elgin. From Knockando you reach a beautiful road leading into Forres (20 miles) and then on to Findhorn. The Cities of Inverness and Aberdeen are just over an hour away and offer further major facilities, together with national rail links and airports.

Council Tax Band: D

Services: Mains electricity, water, septic tank drainage with tank located on the neighbouring land.





Floor Plans



Viewing

Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

