



High Street, Aberlour, AB38 9QJ

Offers Over £190,000

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS



- Three bedroom cottage
- Rural village location
- New roof in 2014
- Rewired 2008
- Gas central heating
- Double glazing
- Band A council tax
- Early entry available
- Accompanied viewings by appointment only
- Home report available on request

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

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



Conveniently located in the heart of a spectacular Spey Valley village and less than 100 metres from the world-famous River Spey, this beautiful cottage has outstanding character and many of the desirable features associated with properties of this type. Constructed of stone in 1856 and offering a generous amount of living accommodation and a substantial enclosed rear outside space, this lovely home demands to be viewed. Typical of village centre cottages of this age, the property is accessed directly from the street.

Opening into a sunny hall decorated in pale neutrals, the space has a feeling of openness and light while retaining all the character and charm of a delightful country home. A cosy sitting room has good height ceilings for a property of this period, lending the room a sense of space. A large tiled fireplace and hearth is the focal point of the room and features a cast iron grate and wooden mantle. The sitting room has all the elements of a gracious space and will make a lovely retreat in which to relax.

The kitchen is very well laid out and has many wall and floor cabinets with wooden doors and knobs. Partially tiled and with a dark grey worksurface and offset sink, the kitchen is both an interesting shape and practical. A rear utility room off the kitchen, leads to the exterior via an attached outbuilding.

The delightful ground-floor bedroom, at over 4.5 m long, also has a good deal of space, plenty of room for furnishings and a generous ceiling height. With a double aspect to both the front and rear of the house and set at the end of the hall, the bedroom enjoys privacy, along with plenty of natural light. A substantial two-door shower room is also at the end of the hall, which can be directly accessed from the ground-floor bedroom or the hallway. With a walk-in shower, WC and hand basin, deep window ledge and electric towel rail, this room has a great deal to offer, either as an en-suite or general-use family shower room.

A straight carpeted staircase opens onto the first-floor landing and two very charming bedrooms, each with a delightful coombed ceiling. It is easy to imagine these spaces decorated and furnished in a comfortable but elegant modern Scottish aesthetic. Large cupboard spaces complete the first floor offering generous storage.

Outside is a good-sized outbuilding attached to the property and a substantial outdoor area enclosed by fencing and gates. The space offers parking facilities, as well as the opportunity to create a garden, terrace or space for polytunnels and greenhouses. 35 High Street has clearly been a much loved and happy home and with the right touch and care, it will continue to be so. It is a place that will suit a small family or couple but many other prospects could be considered depending on the new owner's wishes. Woodworm treatment has been carried out as per the home report and a 20 year guarantee is transferable to the new owners.

#### ABOUT ABERLOUR

Approximately halfway between Inverness and Aberdeen and 12 miles from Elgin, the picturesque village of Aberlour is in the heart of whisky country and a spectacular natural landscape. While the town may be best known for its whisky which is famous around the world, the village and environs also has a thriving and close community. Due to its relative proximity to two of the major urban centres in the North of Scotland, nearby tourist destinations and just over 30 minutes from Forres Enterprise Park, Aberlour enjoys a wealth of employment with companies such as Walkers Shortbread and of course the distilleries.

There are many opportunities for entrepreneurs, as well as many agencies providing business advice and guidance, along with the economic and development support of the area through Highlands and Islands Enterprise. Education is well served in and around the village with a number of local primary schools and the highly regarded Speyside High School and Gordonstoun is about 30 minute's drive from the village.

Despite its small population of just over 1000, Aberlour is well provided with a range of services including a medical practice, buses to Inverness, Elgin and Aberdeen, and local leisure facilities. There are many independent shops and small supermarkets. Larger shops and services are in Elgin. Aberlour offers a great community, along with good business and work prospects, local services and schools, and stunning outdoor leisure facilities including fishing, walking, cycling and riding. All important elements needed for a healthy work-life balance and with its outstanding environment and idyllic charm, Aberlour is a fabulous place, to not only visit, but also to live.

GENERAL INFORMATION: Services: Mains Water, Electric & Gas .

Council Tax Band: A .

EPC Rating: E (48)

Entry Date: Early entry available.

Home Report: Available on request.

Viewings: By appointment only, 7 days a week, accompanied by agent.

Included in the sale: All floor coverings curtains and blinds.




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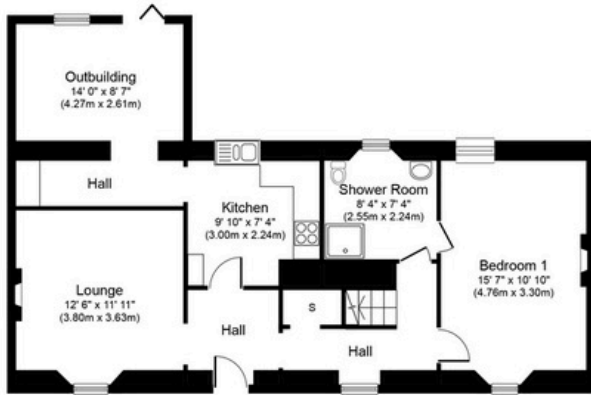


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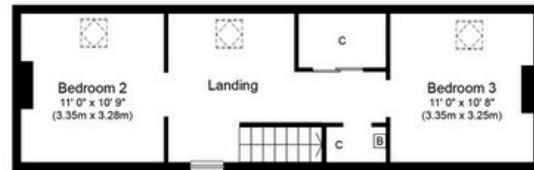
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 102 m<sup>2</sup>





Ground Floor  
Approximate Floor Area  
853 sq. ft.  
(79.2 sq. m.)



First Floor  
Approximate Floor Area  
423 sq. ft.  
(39.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+) <b>A</b>			
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	48		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			41
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Hamish, Park House Centre, South Street, Elgin IV30 1JB

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