



Boharm, Aberlour, AB38 9RN

Offers Over £490,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Four bedroom country home in large garden ground
- Oil central heating
- Family Living Room with inbuilt Multi-Fuel Stove
- Large Cinema Room Perfect for Entertaining
- Grand Elevated Balcony Enjoying Countryside Views
- Spacious Modern Kitchen Dining Area
- Double Integral Garage
- Entry date, by mutual agreement
- Viewings by appointment, 7 days a week
- 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



This stunning one and a half storey detached house, situated between the charming village of Craigellachie and the town of Keith, offers luxurious living in a picturesque rural setting. Built in 2007 with a further attic conversion in 2012, this property combines modern comfort with spacious, elegant interiors and beautiful outdoor spaces. You enter the property through a large welcoming entrance vestibule and hallway which branches right into an open-plan kitchen dining area. The modern kitchen is a highlight, featuring a large island, white storage units and black worktops with matching splashbacks. Modern spotlights and wooden flooring create a contemporary feel. Like the rest of the home, the dining area is large with plenty of room for a family sized dining set which will become the setting for many family meals and friendly gatherings. The dining area extends into a bright sunroom complete with large windows and double patio doors that offer stunning views of the garden and surrounding countryside.

Branching off from the dining area is a large utility room with storage space, a sink, and room for appliances. Off this room is an additional WC for extra convenience. Off the main entrance hallway you'll find the large family-sized living room with sizeable windows, wooden flooring and an inset multi-fuel stove. Combined this all creates a warm and inviting atmosphere, perfect for family nights in. The ground floor also includes two spacious bedrooms, one with a large built-in wardrobe and both have en-suite shower rooms. Also located downstairs is the family bathroom with a bathtub.

Upstairs the first floor boasts a large landing with a Velux style window creating a light and airy space. Up here you'll find two further spacious bedrooms. They both benefit from large built-in wardrobes and one, a modern en-suite shower room. One bedroom also has large double patio style doors that open onto a Juliet balcony with metal hand rail. The highlight of the first floor though, is the massive cinema room, perfect for entertaining friends and family while watching a movie or sports. The room also features large double doors that open onto a huge balcony area. The balcony is supported by metal pillars and beams, with a metal deck and handrail and its elevated position makes it perfect for enjoying the incredible countryside views that surround the property. Papas Bungalow is well-equipped with double glazed UPVC windows throughout, including Velux window units and French windows. The front and rear doors are also double glazed UPVC, while the soffits, fascia, and dormer facings are formed in timber.

The property also benefits from a double integral garage, lined with plasterboard and featuring a concrete floor. This offers ample space with two electric up-and-over doors and additional storage options too. Outside, the property sits on extensive grounds with areas of garden to the front, sides, and rear, all enclosed by timber post and panel fencing. The gardens are predominantly laid to lawn, providing a perfect area for children and pets to play. Just off the downstairs sunroom is large decking area which is perfect for outdoor dining and entertaining. Additionally, the property benefits from photovoltaic solar panels and a solar water heating fitted to the roof, enhancing its energy efficiency. The property's large grounds, extensive parking space and scenic views make it an ideal home for families seeking tranquillity and space, which you'll find in abundance here. Discover the perfect blend of modern living and countryside charm at Papas Bungalow. Contact us today to arrange a viewing and experience the exceptional lifestyle this property offers.

ABOUT CRAIGELLACHIE & KEITH

Craigellachie is a picturesque village celebrated for its scenic beauty and rich whisky heritage. Nestled where the rivers Fiddich and Spey meet, it is a key stop on the renowned Speyside Whisky Trail, home to the famous Macallan and Craigellachie distilleries. The village's iconic Craigellachie Bridge, designed by Thomas Telford, is a testament to its historical significance. Residents and visitors enjoy a peaceful rural setting with easy access to walking trails, fishing spots, and the nearby Speyside Way, perfect for outdoor enthusiasts. Craigellachie's charm lies in its blend of natural beauty, historical landmarks and strong community spirit, making it an ideal location for those seeking tranquility, with a touch of cultural richness in the heart of Speyside.

Keith is a historic town, known for its vibrant community and rich heritage. It boasts excellent transport links, including a railway station on the main Aberdeen to Inverness line as well as being on the busy A96 road. The town is famous for its distilleries, forming part of the renowned Speyside Whisky Trail. You'll find ancient character all around, including St Rufus Church, a Gothic Church built in the early nineteenth century and Auld Brig, the oldest surviving bridge in Moray, which dates back more than 400 years. Residents enjoy a range of local amenities, including shops, cafes, and schools, as well as the picturesque Keith Golf Club. The town's scenic surroundings and strong sense of community make it an appealing location for those seeking a blend of rural charm and convenient access to urban facilities.

GENERAL INFORMATION:

Services: Mains Water, Electric & Oil

Council Tax Band: F

EPC Rating: C (79)

Entry Date: By mutual agreement

Home Report: Available on request.

Viewings: By appointment only, 7 days a week

Included in the sale: All floor coverings, blinds and all integrated white goods.



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PROPERTY PROFESSIONALS



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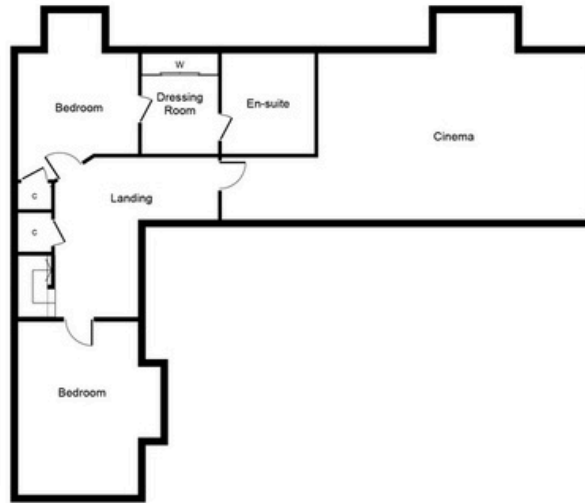
 1

 310 m²





Ground Floor



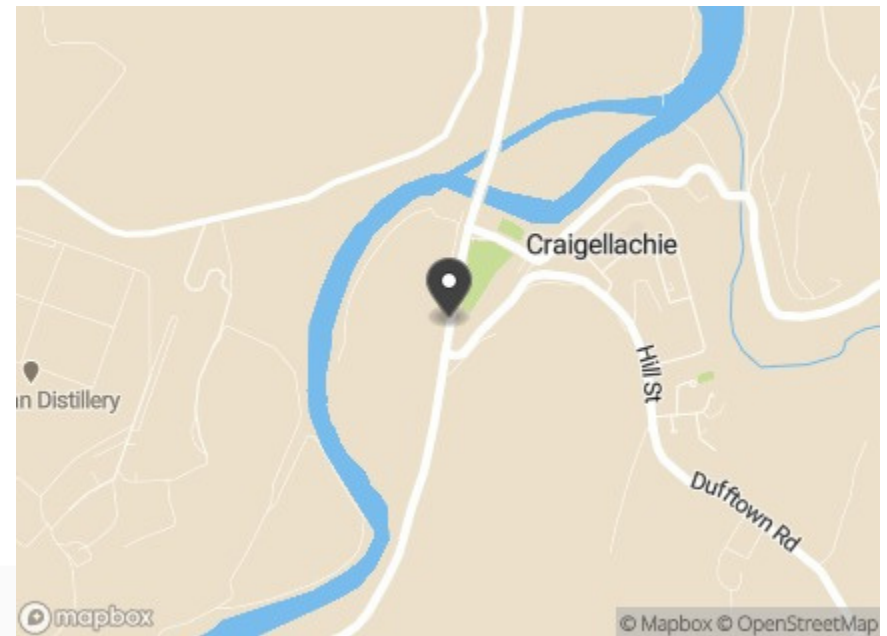
First Floor

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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		83
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



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