



Elchies Road, Aberlour, AB38 9AB

Offers Over £200,000

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PROPERTY PROFESSIONALS



- Spacious Three Bedroom Detached House
- Off-Street Parking
- Gas Fired Central Heating
- Double Glazed Timber Windows
- Master Bedroom with En-Suite Shower Room
- Low Maintenance Front and Rear Gardens
- Close Proximity to Local Amenities
- Early Entry Available
- Viewings By Appointment Only, 7 Days A Week
- Home report available on request

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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



Set in the heart of Aberlour, this detached house offers a modern lifestyle with timeless touches. With a shared driveway and off-street parking, it combines practical living with plenty of personality. The property's inviting exterior is framed by its construction of stone walls, creating a traditional feel. The larger paved area at the front offers space for easy outdoor seating, while the more intimate back patio is perfect for small gatherings or enjoying a quiet morning coffee.

As you enter the property the dark wood laminate flooring draws you into the lounge, where a decorative gas fire sits within a stone fireplace and hearth, blending rustic charm with modern warmth. The matching window surrounds and mantelpiece add a touch of elegance, creating a cosy yet refined atmosphere, ideal for unwinding after a long day. The layout offers ample space for your preferred furniture arrangement, allowing you to make the room truly yours.

The open-plan kitchen and dining area continues the theme of sleek, coordinated finishes with cream cabinets that pair beautifully with dark wood countertops which match the flooring. Integrated appliances, including a gas hob and oven, make cooking a breeze, while the space for a dishwasher keeps things practical. The dining area offers enough room for a table and chairs, creating a perfect spot for family meals or casual dinners with friends. The open-plan design ensures you can entertain while preparing food, allowing an effortless flow between kitchen and dining space.

A dedicated utility room off the kitchen provides additional convenience with a sink, plumbing for laundry appliances and extra storage to keep your home organized and clutter-free.

Upstairs, the landing makes a grand impression as it branches off to each of the bedrooms. The master suite features a large built-in wardrobe for plenty of storage, along with an en-suite shower room complete with a modern shower cubicle, toilet and sink. Two further bedrooms, one double and one single, share the same calming neutral tones and abundant natural light, offering flexibility for families, guests or a home office setup. A family shower room on this level is practical and tastefully designed with everything you need for a refreshing start to the day.

The home is heated efficiently by a gas-fired combi boiler, ensuring warmth throughout, with double-glazed timber windows adding to its energy efficiency.

This detached house is a fantastic option for anyone seeking a home ready for immediate enjoyment, while also offering opportunities to add their own style. Offering everything needed for modern living, combined with plenty of character and the charm of village life, this property is beautifully situated in the heart of Aberlour and is ready to welcome its next owner.

ABOUT ABERLOUR

Aberlour is a famous village in the heart of Speyside, renowned for its whisky heritage and stunning riverside setting along the banks of the River Spey. Known for producing the famous Aberlour Single Malt Whisky, the village offers a perfect blend of scenic beauty, rich history and community spirit, making it a desirable location for those looking to buy property in a peaceful yet well-connected area.

The village is home to a variety of local amenities, including shops, cafes and restaurants ensuring residents have access to daily essentials. Aberlour is also well-regarded for its educational facilities, with Aberlour Primary School serving younger children and Speyside High School providing secondary education. The local community enjoys a range of outdoor activities from walking and fishing along the Speyside Way to exploring nearby woodlands and hills. For outdoor enthusiasts, Aberlour's proximity to the Cairngorms National Park adds even more appeal.

Aberlour is conveniently located on the A95, providing easy access to nearby towns like Elgin and Keith, both offering additional amenities such as supermarkets, healthcare facilities and transport links including rail services.

With its strong community, stunning natural surroundings and excellent amenities, Aberlour is an ideal place to settle down in the beautiful Speyside countryside.



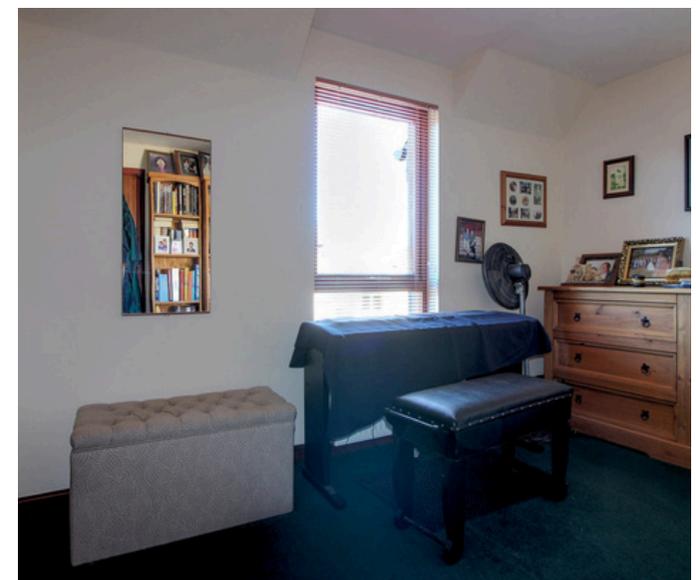
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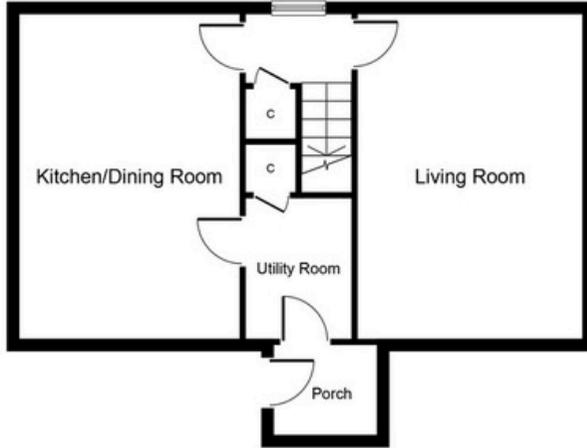


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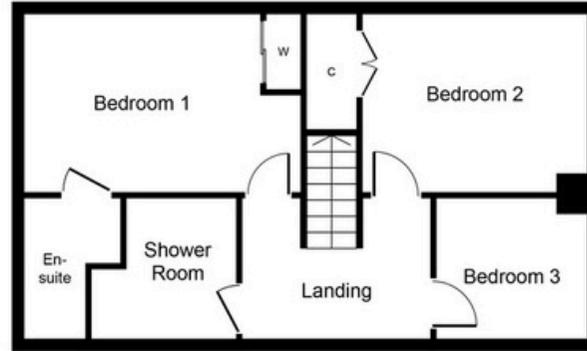
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97 m²





Ground Floor
Approximate Floor Area
534 sq. ft.
(49.6 sq. m.)



First Floor
Approximate Floor Area
507 sq. ft.
(47.1 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 ₂) Rating | |
|---|---------|--|----|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | |
| (92+) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 73 | 83 |
| EU Directive 2002/91/EC | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92+) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 70 | 82 |
| EU Directive 2002/91/EC | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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