



High Street Archiestown, Aberlour, AB38 7QZ

**Offers Over £315,000**

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**Hamish**<sup>®</sup>  
PROPERTY PROFESSIONALS



- Large four Bedroom Detached House
- Tranquil Village Location
- Extensive Garden Grounds
- Spacious Detached Double Garage
- Oil Fired Under-Floor Heating
- Traditional Style Kitchen with Large Island
- Multi-Fuel Stove in Grand Brick Fireplace
- Early Entry Available
- Home Report Available On Request
- Viewings By Appointment Only, 7 Days A Week

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)



Located in the serene village of Archiestown, Milton Cottage offers an idyllic blend of modern luxury and traditional charm, all while surrounded by stunning countryside. This spacious 1.5-storey detached home is the perfect retreat for families, with its expansive living spaces and beautiful natural setting. Set on a large plot, the property is framed by mature gardens, lush lawns and bordered by fencing and stone walls, ensuring both privacy and tranquillity. A gravel driveway leads you to the entrance, where a detached double garage adds convenience and practical storage, making this home as functional as it is visually striking.

Upon entering the vestibule, you're immediately welcomed into the heart of the home - a vast, open-plan living area where the lounge, kitchen and dining space flow together seamlessly. The lounge, a grand and inviting space, enjoys contemporary ceiling spotlights which illuminate the room. The impressive brick fireplace, with its elegant white surround, houses a multi-fuel stove that adds a cosy, welcoming warmth to the room. The neutral cream walls and soft tones make it easy to imagine relaxing here, with gorgeous views available from the windows adding to the atmosphere as you read by the fire or host friends and family in comfort.

The kitchen area is a masterclass in rustic elegance. Traditional in style, it features thick solid wood worktops, pastel green cabinetry and an island that offers both extra storage and a casual space for people to gather. A brick alcove provides a charming backdrop for the range cooker, adding to the kitchen's country-cottage appeal, while modern spotlights overhead highlight the craftsmanship of the woodwork. The dining area is spacious enough for a large family table making it an ideal setting for meals and celebrations. Tiled flooring ties the entire space together, combining practicality with timeless charm.

Down the hall, you'll find a spacious bedroom currently set up as a home office, ideal for those who work from home or prefer a flexible space that could easily be converted back into a room for sleeping. The ground floor also features a generously proportioned family bathroom, complete with striking hexagonal tiles that surround the bath, paired with a traditional wooden unit for added character which houses the sink. Soft purple walls give this room a unique and inviting feel. Another large bedroom completes the ground floor, offering ample space for a double bed.

Upstairs, the beautifully crafted wooden staircase, lined with plush carpeting, leads to two additional double bedrooms. The first boasts an en-suite shower room and a built-in storage cupboard for added practicality. The second bedroom offers even more luxury, featuring an en-suite bathroom with a stunning corner bath, the perfect place to relax after a long day. Both bedrooms are generously sized and offer an oasis of calm and comfort, with neutral tones allowing for easy personalization.

Outside, the rear garden is a peaceful escape from the world, offering large lawns perfect for family gatherings, outdoor activities or simply relaxing in the fresh air. The boundaries are framed by fencing and mature trees, providing privacy while still allowing views of the stunning countryside beyond. Whether it's hosting a summer barbecue, playing with the kids or simply unwinding in nature, the garden offers endless possibilities.

The property benefits from modern conveniences, including oil-fired underfloor heating that ensures warmth throughout the home and double-glazed timber windows that maintain the cottage's energy efficiency. With ample off-street parking and easy access to village amenities, Milton Cottage offers a perfect combination of countryside living with modern comfort.

This home is a rare gem, offering spacious interiors, beautiful gardens and a timeless welcoming atmosphere. Whether you're seeking a family home, a countryside retreat or both, Milton Cottage has everything you need to live the life you've dreamed of.

## ABOUT ARCHIESTOWN

Archiestown is a charming village set amidst the scenic landscape of Speyside, an area renowned for its whisky distilleries and beautiful countryside. Established in the 18th century, Archiestown is home to a peaceful, close-knit community, making it an ideal location for those seeking a rural retreat with rich history and character. The area is ideal for outdoor enthusiasts, offering excellent opportunities for walking, cycling and exploring the stunning Speyside region, including the famous Speyside Way.

For families, Archiestown is well-served by nearby schools, with Aberlour Primary School just a short drive away and secondary education available at Speyside High School in Aberlour, which also offers additional services and facilities. Archiestown benefits from good transport links, with easy access to the A95 which connects the village to nearby towns such as Aberlour and Elgin, where you can find a wider range of supermarkets, healthcare facilities and leisure options.

With its quiet nature, stunning surroundings and proximity to essential amenities, Archiestown is a perfect location for those looking to buy a property and enjoy the best of rural life in the Highlands.



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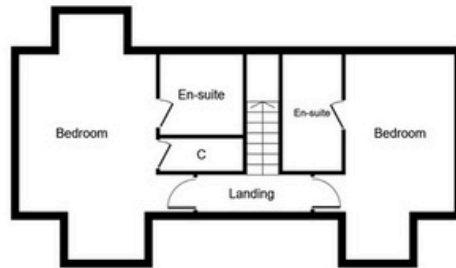


163 m<sup>2</sup>





**Ground Floor**  
Approximate Floor Area  
1,366 sq. ft.  
(126.9 sq. m.)



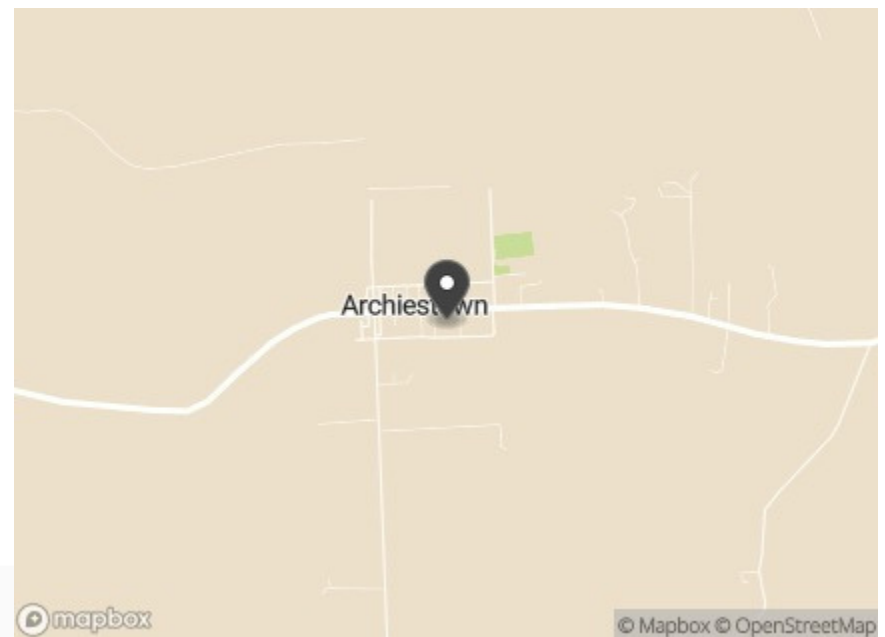
**First Floor**  
Approximate Floor Area  
528 sq. ft.  
(49.0 sq. m.)

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		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(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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