



High Street, Aberlour, AB38 9QD

Offers Over £170,000

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Hamish
PROPERTY PROFESSIONALS



- Traditional Stone-Built Home A Century Old
- Warm Wooden Flooring In Hallway & Kitchen
- Hallway with Handy Large Storage Cupboard
- Cosy Living Room With Grey Décor And Feature Wall
- Modern Kitchen With Sleek Grey Cabinets
- Bright White Marble-Effect Worktops & Splashbacks
- Main Bedroom With Wainscot Feature Wall
- Second Bedroom With Sloped Attic Ceilings
- Contemporary Shower Room With Large Enclosure
- Long Rear Garden With Lawn & Decking Area

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



This charming mid-terraced home, over 100 years old, blends classic charm with stylish modern upgrades. Located in the heart of Aberlour, it offers bright, stylish interiors, a large garden and easy access to local amenities.

The entrance hallway features warm wooden flooring, a built-in storage cupboard with stylish cream wooden doors and a timeless white staircase with thick grey carpet, leading to the first floor. The living room is a cosy and inviting space, thoughtfully designed to offer both comfort and style. Decorated in soft grey tones, it creates a soothing atmosphere, while the striking slate-style feature wall adds depth and character. A large front-facing window allows in plenty of natural light while the plush grey carpet underfoot adds a layer of warmth and comfort. With ample space for seating and furnishings, this living area is perfect for unwinding at the end of the day or entertaining guests in a stylish yet homely setting.

The kitchen/breakfast room is modern and stylish, featuring sleek grey cabinets, bright white marble-effect worktops and contemporary under-counter lighting. The integrated oven, hob and extractor hood offer convenience, while the matching white marble-effect splashback enhances the clean, fresh aesthetic. A striking black panel above the hob adds a bold contrast. The room currently accommodates a circular dining table and chairs, making it an ideal space for casual dining or entertaining. The rear porch, accessed from the kitchen, leads directly to the private back garden, providing easy outdoor access.

Travelling to the first floor, the staircase is carpeted in soft grey, complementing the light grey walls and classic white banister. Upstairs, you'll find the main bedroom, a spacious and stylish room featuring a grey wainscot-style feature wall, with the remaining walls painted white for an airy feel. A built-in wardrobe with sliding white wooden doors offers ample storage and the soft brown carpet adds warmth and comfort. The second bedroom has charming sloped attic-style ceilings, adding to the character of the space. The light-coloured walls and thick carpet enhance the cosy feel, while two small windows allow natural light to brighten the room. A small built-in storage cupboard offers extra storage and the room easily fits a double bed and furniture.

The modern shower room is beautifully finished, with dark grey wet-wall panelling, a large shower enclosure, and contemporary fittings. The white sink is set into a stylish cabinet, and a matching white toilet sits beside a sleek chrome towel radiator. A skylight brings in natural light, while the large mirror above the sink enhances the sense of space.

Outside, the long rear garden provides a wonderful outdoor retreat. The generous lawn area is perfect for families, pets or keen gardeners looking to cultivate their own green space, while the surrounding fencing offers privacy and security. At the far end of the garden, a charming raised decking area serves as the ideal spot for al fresco dining, summer BBQs or simply enjoying a morning coffee while soaking in the fresh air. Whether used for entertaining guests, relaxing with a book, or making the most of the warmer months, this outdoor space is a fantastic extension of the home, offering versatility and tranquillity in equal measure. This home presents a fantastic opportunity for those seeking a property that blends character with contemporary comforts. Its thoughtful layout makes excellent use of space, while the inviting interiors create a warm and welcoming atmosphere. Nestled in the heart of Aberlour, it enjoys all the benefits of village life with essential amenities close at hand. Whether you're a first-time buyer, looking to downsize or searching for a home with charm and potential, this property is a wonderful place to put down roots and make your own. Don't hesitate, contact Hamish Homes now to book your private viewing today.

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



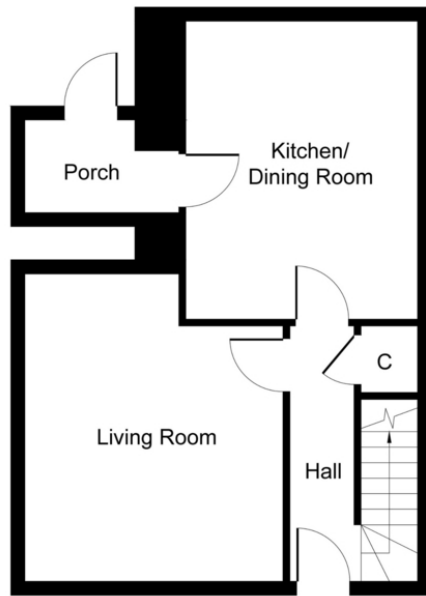


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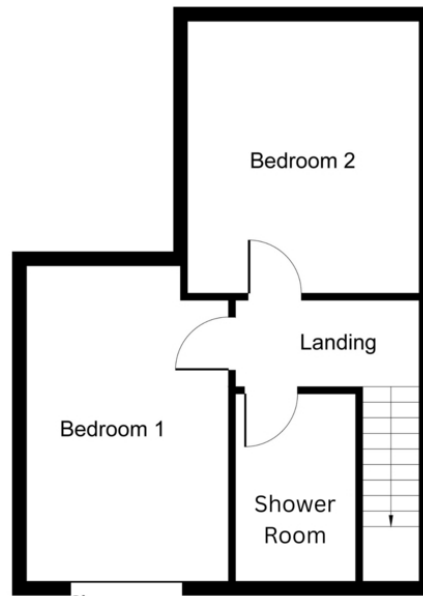
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 75 m2





Ground Floor
Approximate Floor Area
419 sq. ft
(38.91 sq. m)

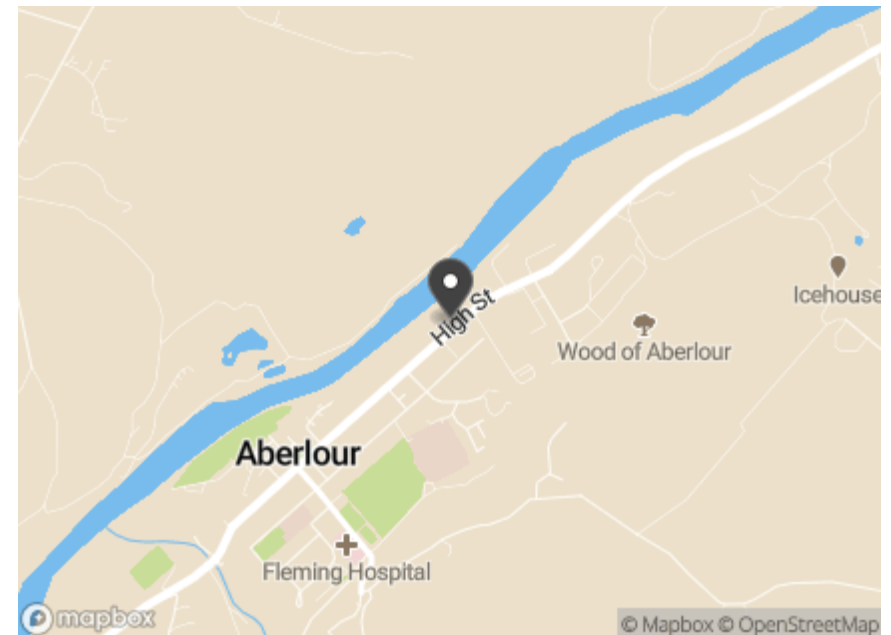


First Floor
Approximate Floor Area
390 sq. ft
(36.19 sq. m)

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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		91
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	65			60	
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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