



LOUR VIEW BEN RINNES DRIVE

ABERLOUR, AB38 9NW

£765,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring this to luxurious home to the market.

Nestled in the picturesque village of Aberlour, Ben Rinn Drive presents an exceptional opportunity to acquire a stunning detached house that is perfect for family living. This impressive residence boasts an expansive layout, featuring three well-appointed reception rooms that provide ample space for relaxation and entertaining. The generous living areas are designed to create a warm and inviting atmosphere, ideal for both intimate gatherings and larger celebrations.

The property comprises six spacious bedrooms, offering plenty of room for family members or guests. Each bedroom is thoughtfully designed to ensure comfort and privacy, making it a perfect sanctuary for rest and rejuvenation. With four modern bathrooms, including en-suite facilities, the home caters to the needs of a busy household, ensuring convenience and ease during the morning

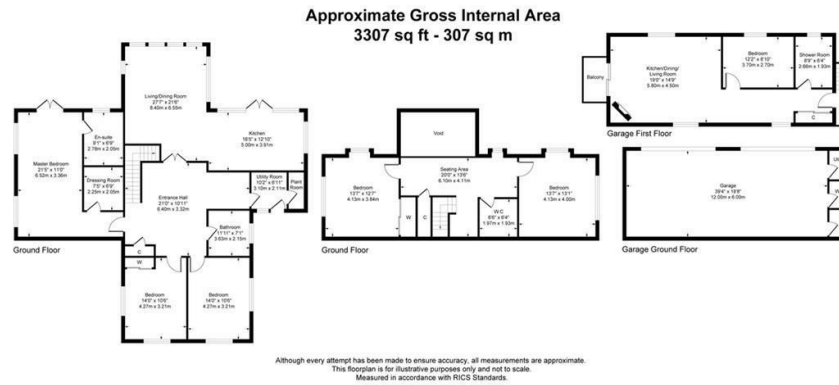
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& FIRTH**
PROPERTY

LOUR VIEW BEN RINNES DRIVE

- Nestled in the heart of the picturesque Speyside village of Aberlour, renowned for its beauty, community spirit, and surrounding countryside
- A truly impressive residence combining generous living space, modern comforts, and one acre of beautifully maintained grounds
- Ideal for families seeking both a tranquil lifestyle and easy access to local amenities
- Energy-efficient home fitted with solar panels, reducing running costs and environmental impact
- Underfloor heating throughout much of the home, providing consistent warmth and comfort
- Modern interiors with bright, airy spaces that maximise light and enhance the feeling of openness
- Surrounded by stunning countryside, with walking trails, fishing, and outdoor activities on the doorstep
- At the heart of Speyside – Whisky Country, famed for its world-class distilleries and scenic landscapes
- Aberlour is a vibrant village, well-regarded for its friendly community, shops, cafés, and primary schooling
- Within easy reach of Elgin, the Moray Coast, and the Cairngorms, offering a wealth of leisure opportunities with road links providing convenient access to Inverness, Aberdeen, and beyond







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: A Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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