



TIGH-NA-TORR 3 DOWANS ROAD ABERLOUR, AB38 9LG

£400,000

Deena Aranci of Aranci & Firth is delighted to welcome this impressive home in the charming village of Aberlour, to the market. This spacious split level bungalow embodies both charm and functionality offering plenty of space for families with its well-designed layout.

Step inside to discover a spacious living room that opens onto an attractive balcony, offering a perfect vantage point to soak in the tranquil surroundings. The thoughtfully designed kitchen, equipped with quality appliances, flows into a sunroom creating a bright and inviting ambience. Also included are a formal dining room and a dedicated home office, along with a convenient utility room that provides direct access to the garden.

This charming home features four well-appointed bedrooms, with the master suite boasting an en-suite shower room for added privacy. The second bathroom, serving the remaining bedrooms, is a

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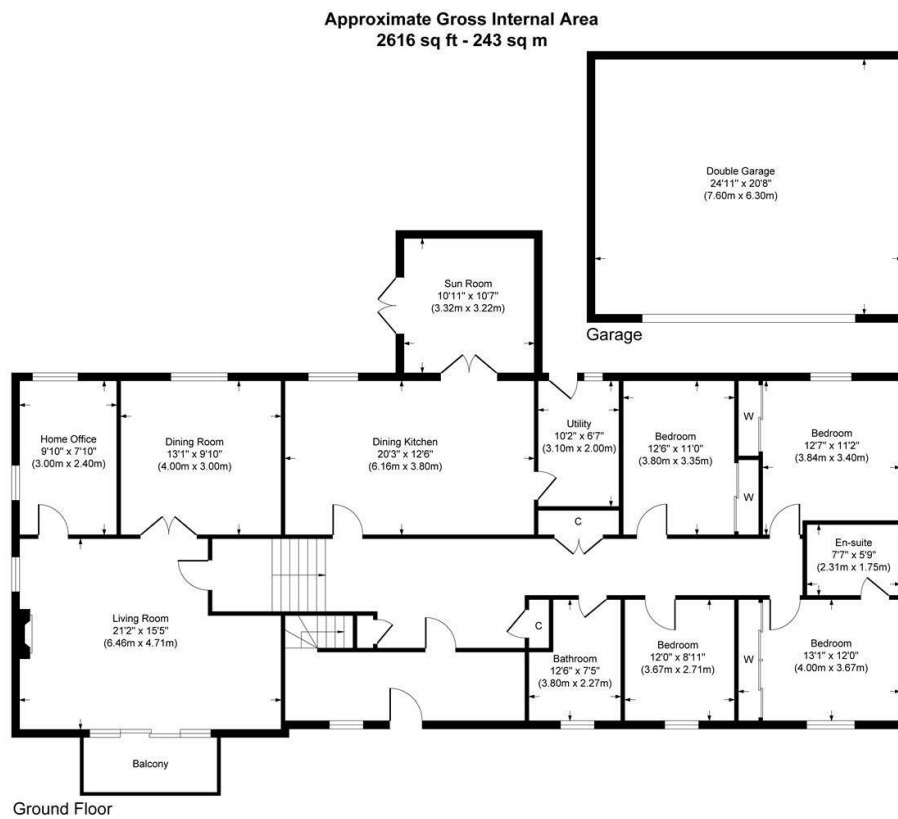
TIGH-NA-TORR 3 DOWANS

- Spacious split-level bungalow in the charming village of Aberlour
- Generous living room with access to an elevated balcony, ideal for enjoying peaceful views
- Bright kitchen with quality appliances, opening into a sunroom for relaxed dining and family living
- Separate formal dining room and dedicated home office, offering versatile living options
- Family bathroom with luxurious spa bath, creating a perfect space to unwind
- Well-maintained gardens providing outdoor space for relaxation and entertaining
- In walk-in condition, ready for immediate occupancy
- Double garage with electric roller door for convenience and secure storage
- Primary schooling available at Aberlour Primary, with Speyside High School just a short drive away
- Excellent transport links: approx. 30 minutes to Elgin, and direct access to Inverness and Aberdeen via the

A96







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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: C 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

Aranci & Firth
Caledonian House 164 High Street
Elgin
Moray
IV30 1BD

01343 553 977
deena@aranci-firth.co.uk

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