



BRAEVIEW HOUSE 38 LINN BRAE

ABERLOUR, AB38 9PH

£595,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this luxurious home, quietly tucked away in the picturesque Linn Brae in the charming town of Aberlour.

Blending country tranquillity with modern living, this exceptional property enjoys direct access to Linn Falls from the garden — a rare opportunity to embrace nature on your doorstep while remaining close to local amenities. The home offers generous living space, with five well-proportioned bedrooms, four en-suites, and a separate WC. At its heart lies a high-spec dining kitchen with granite worktops and Siemens appliances, perfect for family meals or entertaining. A separate dining room with double doors enhances the charm, while the bright living room with log-burning stove provides a cosy retreat. Elevated ceilings, premium slate flooring, and underfloor heating across the ground floor add a sense of comfort and luxury. A versatile home office (or sixth bedroom) and a superb self-contained apartment — with living room, kitchenette, bedroom, shower room, and storage — make the property ideal for multigenerational living.

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PROPERTY

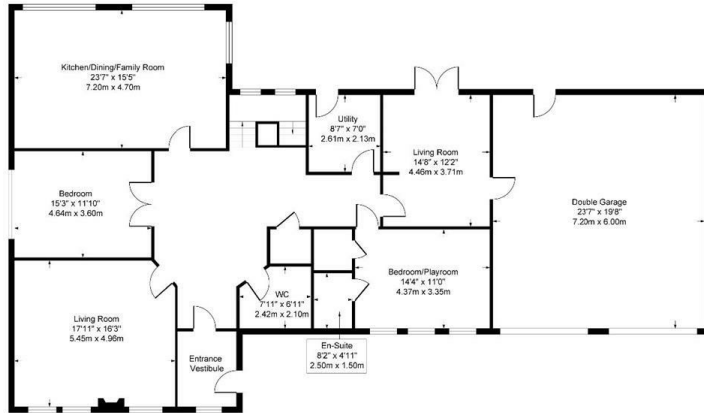
BRAEVIEW HOUSE 38 LINN BRAE

- Impressive detached family home with five spacious bedrooms and bathrooms, perfect for modern family living
- Stylish and thoughtfully designed layout offering both comfort and privacy for every family member
- Bright and airy interiors with ample natural light, enhancing the sense of space and elegance throughout
- Private outdoor space offering fantastic gardens, play areas, and al fresco entertaining
- Fantastic opportunity for multi-generational living, with ample bedrooms and bathrooms to accommodate extended family
- Move-in ready condition, ideal for those seeking a stress-free transition into a new home
- Lifestyle property — more than just a house, it offers space, comfort, and a connection to the vibrant Aberlour community
- Strong transport links with Elgin just 30 minutes away and direct routes via the A96 to both Inverness and Aberdeen
- Perfect balance of rural charm and modern living, offering a peaceful lifestyle without sacrificing convenience
- A rare opportunity to secure a substantial home in a highly desirable location, combining space, style, and community

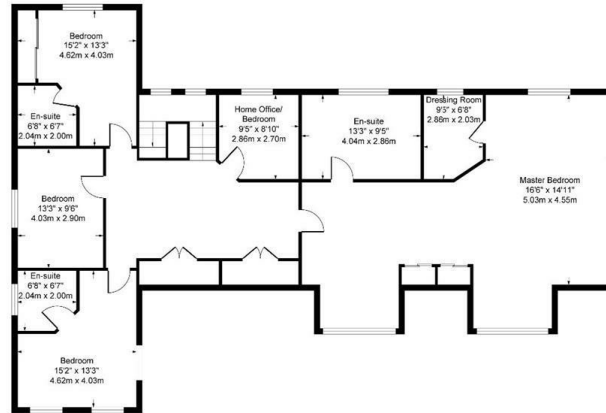




Approximate Gross Internal Area
4230 sq ft - 393 sq m



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



| 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

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

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

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