



## GLENVIEW BRAES OF ALLACHIE

ABERLOUR, AB38 9PY

**£475,000**  
**FREEHOLD**

Deena Aranci of Aranci & Firth is delighted to present this beautifully appointed detached family home, set within the sought-after Braes of Allachie, Aberlour. Offering versatile accommodation, this exceptional property combines generous living space, stylish interiors, and a tranquil setting, making it the perfect retreat for modern family life.

From the moment you step inside, the sense of space and light is immediately apparent. The layout boasts two elegant reception rooms, designed for both formal entertaining and relaxed gatherings. Large windows flood these areas with natural light, creating a bright, uplifting atmosphere, while versatile spaces cater effortlessly to lively social occasions and quiet evenings at home.

The property features five well-proportioned bedrooms, each offering a peaceful sanctuary with ample room for family, guests, or home working. The three contemporary bathrooms are finished to a high standard with modern fittings, providing style, comfort, and practicality for a busy household. Every detail has been considered to balance elegance with everyday convenience.

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PROPERTY



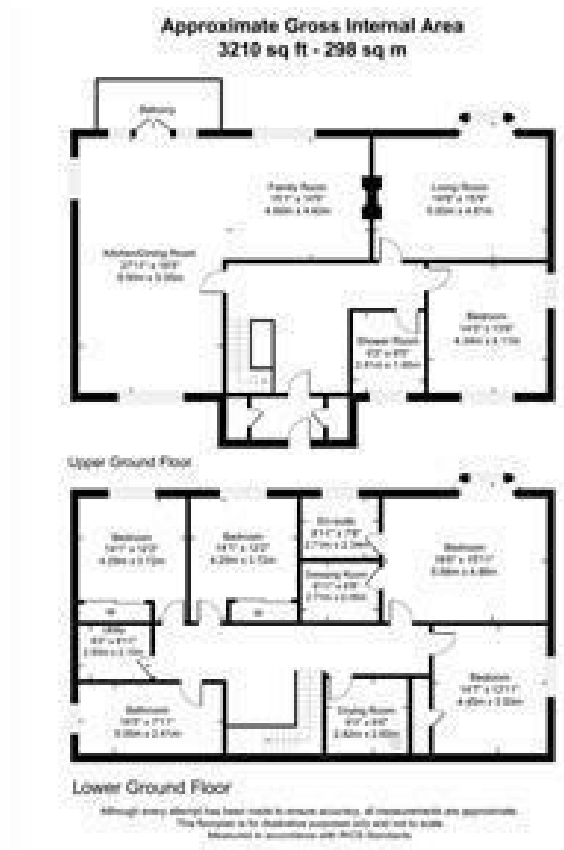
# GLENVIEW BRAES OF ALLACHIE

- Impressive Family Home – Stunning detached property with exceptional versatile living space
- Two Elegant Reception Rooms – Generous, light-filled spaces perfect for entertaining
- Five Spacious Bedrooms – Beautifully appointed to provide comfort, privacy, and flexibility
- Three Modern Bathrooms – Stylishly designed with contemporary fittings
- Abundant Natural Light – Large windows throughout create a warm, welcoming atmosphere
- Picturesque Setting – Nestled in the sought-after Braes of Allachie, surrounded natural beauty
- Perfect Blend of Rural & Convenient – Peaceful location with easy access to shops, cafés, pubs, and restaurants
- Excellent Education Options – Served by Aberlour Primary and Speyside High School
- Close to Elgin & Beyond – Around 30 minutes to the cathedral city of Elgin and direct links to Inverness & Aberdeen
- Gateway to Speyside – Ideal for lovers of the outdoors









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

EPC Rating: B 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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