



BEN RINNES SIDE BEN RINNES DRIVE ABERLOUR, AB38 9NW

£695,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional new-build home at Tomnabent, near Aberlour, enjoying a beautiful countryside setting with views towards Ben Rinnes, The Convals and Ben Aigen. Combining contemporary design, luxurious finishes and generous accommodation, this impressive property offers an outstanding standard of modern living.

At the heart of the home is a magnificent open-plan kitchen, dining and living area, filled with natural light. The living area features a vaulted ceiling, a cosy log-burning stove and large patio doors opening onto an outdoor seating area. The spacious dining area also benefits from patio doors, creating a wonderful connection between indoor and outdoor living.

The luxurious JNK kitchen is fitted with quality Neff integrated appliances and a central island, while a separate pantry and large utility/boot room provide excellent storage and practicality.

There are four spacious bedrooms, two with sizeable dressing rooms and en-suite bathrooms, while the remaining bedrooms benefit from fitted wardrobes. A third bathroom serves the additional bedrooms and guests. Underfloor heating to the ground floor and luxury finishes and flooring throughout further enhance the specification.

Outside, generous gardens provide space to relax and enjoy the peaceful surroundings and open views. A garage with an electric door and electric vehicle charging unit, together with a gated driveway offering parking for multiple vehicles, completes the property.

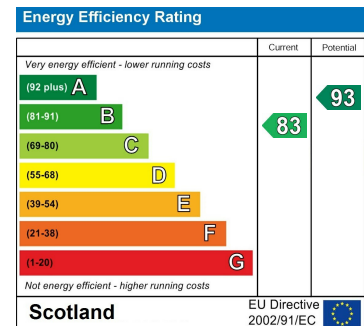
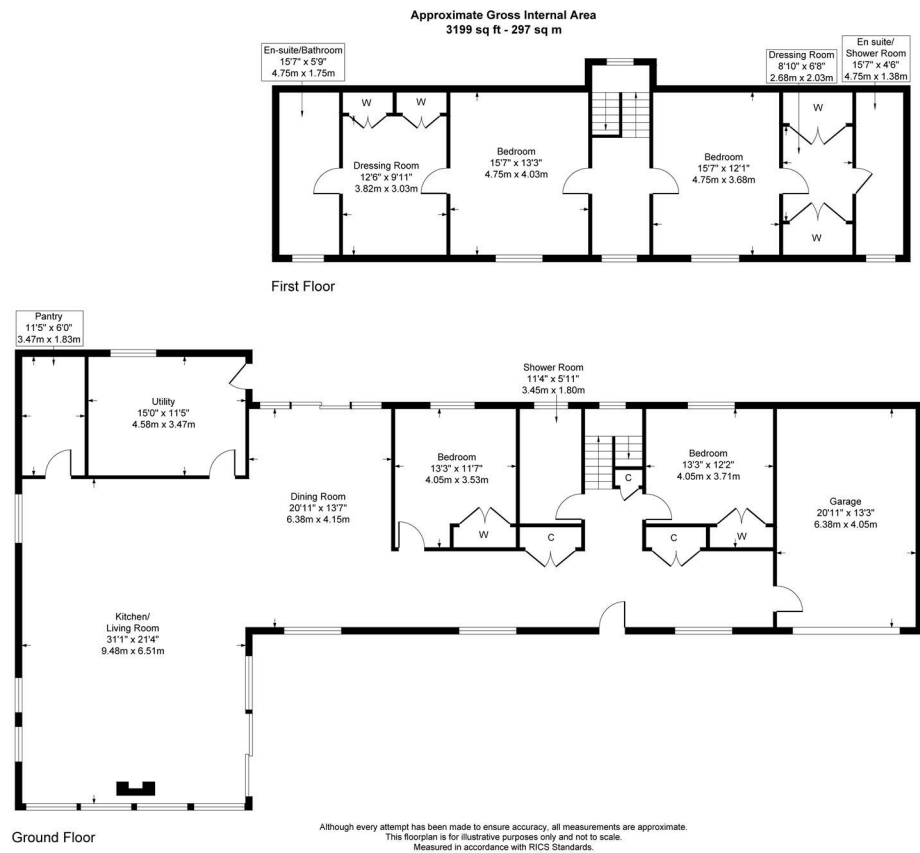
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BEN RINNES SIDE BEN RINNES

- Exceptional new-build home in a desirable countryside setting
- Breathtaking views towards Ben Rinnes, The Convals and Ben Aigen
- Magnificent open-plan kitchen, dining and living area
- Vaulted ceiling living area with cosy log-burning stove and large patio doors
- Luxurious JNK kitchen with quality Neff integrated appliances and island
- Four spacious bedrooms, two with dressing rooms and two with fitted wardrobes
- Three stylish bathrooms by JNK - two of which are en-suites
- Underfloor heating to the ground floor and luxury finishes throughout
- Garage with electric door and electric vehicle charging unit and plenty of storage throughout
- Generous gardens and gated driveway with parking for multiple vehicles







EPC Rating: B Council Tax Band: New Build

Disclaimer: These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by us. We recommend that purchasers arrange for a qualified person to check all appliances/services before making a legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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