



## ARNHAM HOUSE SPEY ROAD CRAIGELLACHIE, AB38 9TA

£435,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive detached home, located on Spey Road in the picturesque village of Craigellachie. This substantial family residence perfectly combines timeless design with modern comforts, creating a welcoming home filled with space and versatility.

Upon entering, you are greeted by the welcoming entrance hall setting the tone for what you will find throughout this spacious home. The magnificent dual aspect living rooms offer incredible views, with a balcony you can relax on and enjoy the peaceful surroundings. The recently fitted dining kitchen with quality appliances is a luxurious space all the family can enjoy, offering the ideal setting for entertaining guests or relaxed family living. The well-thought-out layout flows seamlessly throughout, providing both comfort and functionality. The flexible accommodation of this home allows residents to have seven generously sized bedrooms, or more work from home or living space. For multigeneration living there is potential to easily create an annexe with its own entrance. There is ample accommodation for family members and visiting guests, while three well-appointed bathrooms add further convenience to everyday life. With plenty of storage and a well-designed utility room, practicality has been carefully considered throughout.

Set within Craigellachie, a village renowned for its stunning natural landscapes, whisky heritage and strong sense of community, this property benefits from an enviable location. The nearby River Spey and surrounding countryside provide endless opportunities for outdoor pursuits, including walking, fishing and exploring the scenic Speyside region, all while still being close to local amenities.

This remarkable home offers a rare opportunity to secure a spacious and versatile residence in one of Speyside's most charming villages. Early viewing is highly recommended to fully appreciate everything this delightful property has to offer.

 **ARANCI  
& FIRTH**  
PROPERTY

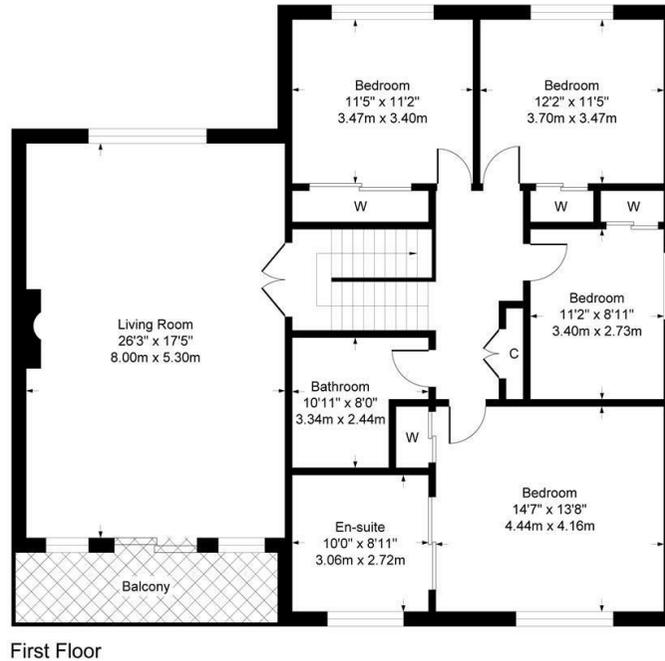
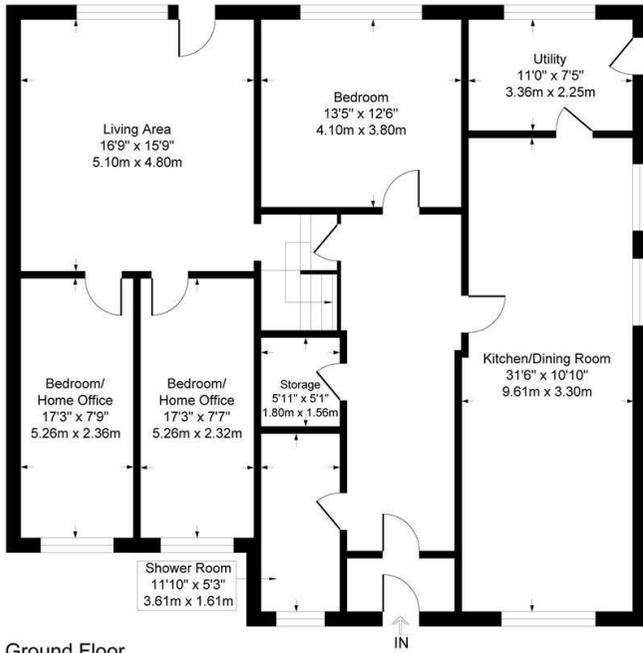
## ARNHAM HOUSE SPEY ROAD

- Impressive detached family home in the heart of Craigellachie
- Timeless design blended with modern comforts
- Three spacious reception rooms, perfect for entertaining and family life
- Versatile layout with five to seven generously sized bedrooms providing ample accommodation
- Three well-appointed bathrooms for everyday convenience
- Thoughtfully designed layout with versatile living space and potential to easily create an annex with private entrance
- Picturesque village location with strong community spirit
- Close to the River Spey, ideal for walking, fishing and outdoor pursuits
- Easy access to nearby towns and amenities, including Aberlour and Elgin
- Rare opportunity to secure a substantial home in one of Speyside's most desirable locations





Approximate Gross Internal Area = 2993 sq ft - 278 sq m



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: H

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.

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

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