



**Harper
Macleod LLP**
Estate Agents & Solicitors



11 Braes Of Allachie, Aberlour, AB38 9PY

Offers over £455,000

Would you like to escape from the city to the country in this elegant family home situated in the enviable Braes of Allachie area of Aberlour? Airports in Aberdeen and Inverness are only around an hours drive making commuting to London and beyond easily achievable. The versatile accommodation and layout is ideal for family or multi-generational living and a spacious and secluded garden with woodland backdrop makes it a peaceful haven. The accommodation comprises entrance vestibule, hallway, lounge, study, dining kitchen, utility room, guest WC, four bedrooms (one en-suite) and a family bathroom. The property which is in excellent order throughout further benefits from solar panels with a feed-in tariff agreement which will be transferred to the new owner amounting to an average income of just over £1000 per annum with 11 years remaining on the agreement, double glazing, gas central heating, integral garage with EV charging point and a substantial garden.

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ENTRANCE VESTIBULE

Wooden and glazed entrance door; built-in cloak cupboard; vinyl flooring; ceiling light fitting.

GUEST WC

6'11" x 3'2" (2.13m x 0.98m)

Window to front; sink & WC; vinyl flooring; inset ceiling spotlights.

HALLWAY

Window to front; built-in storage cupboard housing the gas central heating boiler and water tank; fitted carpet; inset ceiling spotlights.

LOUNGE

15'9" x 14'9" (4.81m x 4.50m)

Large picture window to front; doors either side leading to the balconies; wall mounted electric fire; fitted carpet; inset ceiling spotlights.

STUDY

12'5" x 9'10" (3.81m x 3m)

Window to side and French doors to the balcony; fitted carpet; inset ceiling spotlights.

DINING KITCHEN

19'0" x 14'9" (5.80m x 4.50m)

Window to front; French doors to the balcony; fitted kitchen in cream gloss effect; Rangemaster duel fuel cooker and hood; integrated dishwasher; American style fridge freezer; ceramic tile flooring; inset ceiling spotlights.

UTILITY ROOM

10'9" x 5'2" (3.28m x 1.58m)

Window to front; range of base and wall units to match the kitchen; stainless steel sink; plumbed in washing machine and tumble dryer; ceramic tile flooring; inset ceiling spotlights.

STAIRCASE AND LOWER LANDING

Patio doors at half landing; spacious built-in shelved storage cupboard; walk-in linen cupboard (3.07m x 1.07m) fitted carpet; inset ceiling spotlights.

BEDROOM 2

12'5" x 11'9" (3.80m x 3.59m)

Double aspect to side and rear; fitted carpet; ceiling light fitting.

BEDROOM 1

18'10" x 10'5" (5.76m x 3.20m)

Double aspect to side and rear; French doors to the rear garden; double built-in wardrobes; fitted carpet; inset ceiling spotlights.

EN-SUITE SHOWER ROOM

8'8" x 4'10" (2.65m x 1.49m)

Double aspect to side and rear; vanity mounted sink and WC; spacious shower enclosure with mains shower; ceramic tile flooring; inset ceiling spotlights.

BEDROOM 3

13'0" x 10'2" (3.97m x 3.10m)

Window to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 4/LOWER LOUNGE

18'2" x 10'6" (5.54m x 3.22m)

Window to side; French doors to the rear garden; fitted carpet; ceiling light fitting.

FAMILY BATHROOM

14'9" x 7'8" (4.50m x 2.34m)

Window to side; vanity mounted sink; and WC; Vogue whirlpool bath; spacious shower cubicle with mains shower; wall mounted towel radiator; ceramic tile flooring; inset ceiling spotlights; ceiling pulley system.

INTEGRAL GARAGE

Electric up and over door; power and light; EV charging point; range of shelving.

OUTSIDE

The property has a substantial driveway to the front giving a good deal of off-street parking with areas of lawn either side leading round to the rear garden. There is a substantial area of lawn to the rear bordered with mature trees and shrubs and a patio area. To the rear of the garden it slopes down towards the lovely forest backdrop and is planted with a variety of shrubs and trees. A wooden fort with decking is located on the slope.

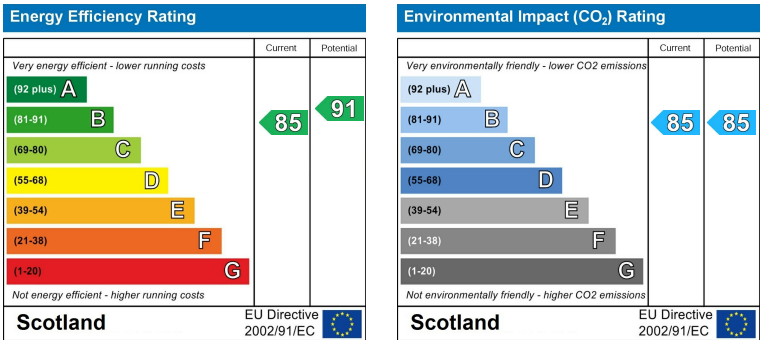
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom, en-suite and guest WC fittings; the Rangemaster cooker, hood, integrated dishwasher and American style fridge freezer in the kitchen; the washing machine and tumble dryer in the utility room. and the wooden fort and shed in the garden.

Area Map



Energy Efficiency Graph



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