



SHIELDHU SHEILDHU QUARRYWOOD

ABERLOUR, AB38 9LT

£575,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive home, set in the picturesque countryside on the outskirts of the vibrant village of Aberlour. Enjoying breathtaking, uninterrupted views of Ben Rinnes to one side and Ben Aigan to the other, this exceptional property perfectly balances natural beauty with modern luxury, creating a peaceful yet refined living environment.

The property offers a superbly designed layout with three versatile reception areas, centred around a stunning open-plan kitchen, dining and family space. The contemporary riverside kitchen is fitted with high-quality Neff appliances, granite worktops and a breakfast bar, seamlessly flowing into a bright and inviting living area complete with a cosy log burning stove and two sets of bifold doors with integrated blinds, opening out to the garden and patio beyond.

The accommodation is both flexible and practical, with a generous ground floor bedroom ideal for guests or multi-generational living, alongside a modern shower room and a well-appointed utility room with direct garden access. Upstairs, there are three further spacious bedrooms, including an elegant principal suite featuring a Juliet balcony and en-suite shower room, complemented by a large, luxurious family bathroom with spa bath.

Further benefits include underfloor heating across the ground floor, a striking oak staircase with glass balustrade, oak internal doors, and an abundance of storage throughout. Externally, the property continues to impress with a large garden, a patio area with pergola ideal for entertaining, and a fantastic garden room with power, currently utilised as a gym. An integral double garage with electric doors and a spacious driveway provide ample parking.

This outstanding home offers not only exceptional accommodation but also the opportunity to enjoy a tranquil lifestyle within easy reach of Aberlour's amenities, making it a truly rare find.

 **ARANCI
& FIRTH**
PROPERTY

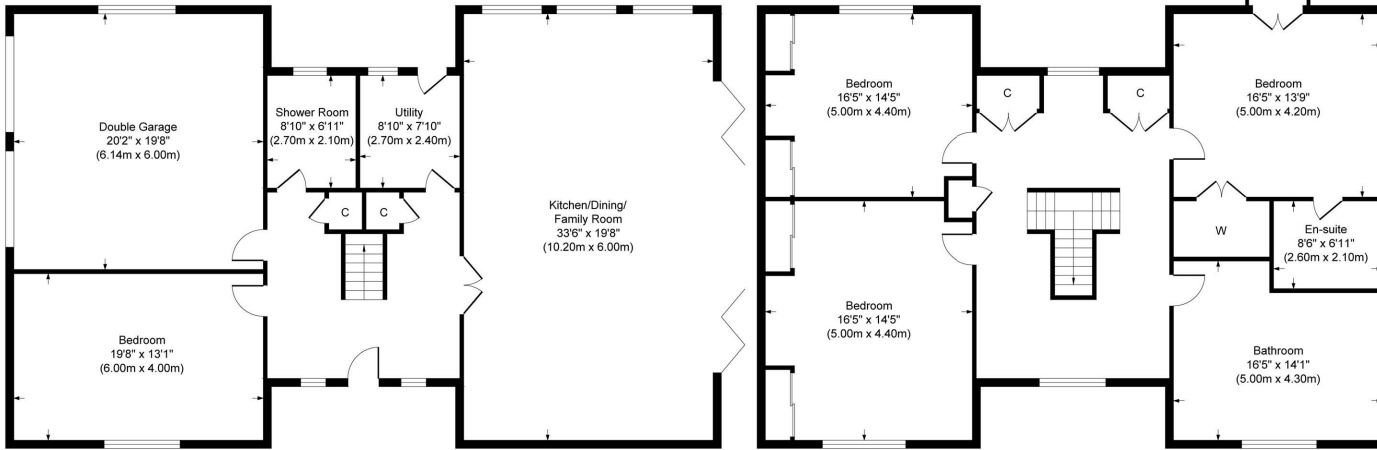
SHIELDHU SHEILDHU

- Breathtaking unobstructed views of Ben Rinnes and Ben Aigan
- Stunning open-plan kitchen, dining and family space
- High-spec kitchen with Neff appliances and granite worktops
- Bright living area with two sets bifold doors with integral blinds and log burning stove
- Flexible layout with ground floor bedroom and shower room
- Elegant principal suite with Juliet balcony and en-suite shower room
- Luxurious family bathroom with spa bath
- Underfloor heating across the ground floor
- Large garden with pergola, large patio area and garden room
- Integral double garage with electric doors and generous driveway parking





**Approximate Gross Internal Area
3181 sq ft - 296 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			
(81-91) B			
(69-80) C		78	88
(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: C 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.

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

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