



## THE BEECHES SPEY VALLEY DRIVE ABERLOUR, AB38 9NU

**£640,000**  
**FREEHOLD**

Deena Aranci of Aranci & Firth is delighted to bring to the market this luxurious new-build detached bungalow, set within a highly sought-after semi-rural location near Aberlour and enjoying breath-taking views towards Ben Rinnes. Occupying a substantial garden plot and surrounded by the beautiful Scottish countryside, this exceptional home offers a perfect balance of contemporary luxury, comfort and tranquillity, whilst remaining within easy reach of local amenities and outdoor pursuits.

Finished to an outstanding standard throughout, the property boasts a stunning open plan dining kitchen and family living space with an impressive vaulted ceiling and sliding doors leading directly onto a decked seating area, perfectly positioned to take advantage of the spectacular surroundings. The beautifully crafted painted solid oak kitchen is complemented by stylish quartz worktops, a boiling water tap, pantry cupboards and a range of premium quality Neff appliances, creating a truly impressive heart of the home.

A separate generously proportioned living room with dual aspect windows provides an additional relaxing space, while the practical utility room offers direct access to the garden. The luxurious principle bedroom features a dressing room and a beautifully appointed en-suite shower room with twin sinks. There are three further spacious double bedrooms, all benefitting from fitted wardrobes, along with a sizeable four-piece family bathroom finished to an equally high specification.

Further features include underfloor heating, luxury finishes and flooring throughout, an attic accessed via loft ladder, and excellent storage solutions. Externally, the property continues to impress with extensive garden grounds, a double

 **ARANCI  
& FIRTH**  
PROPERTY

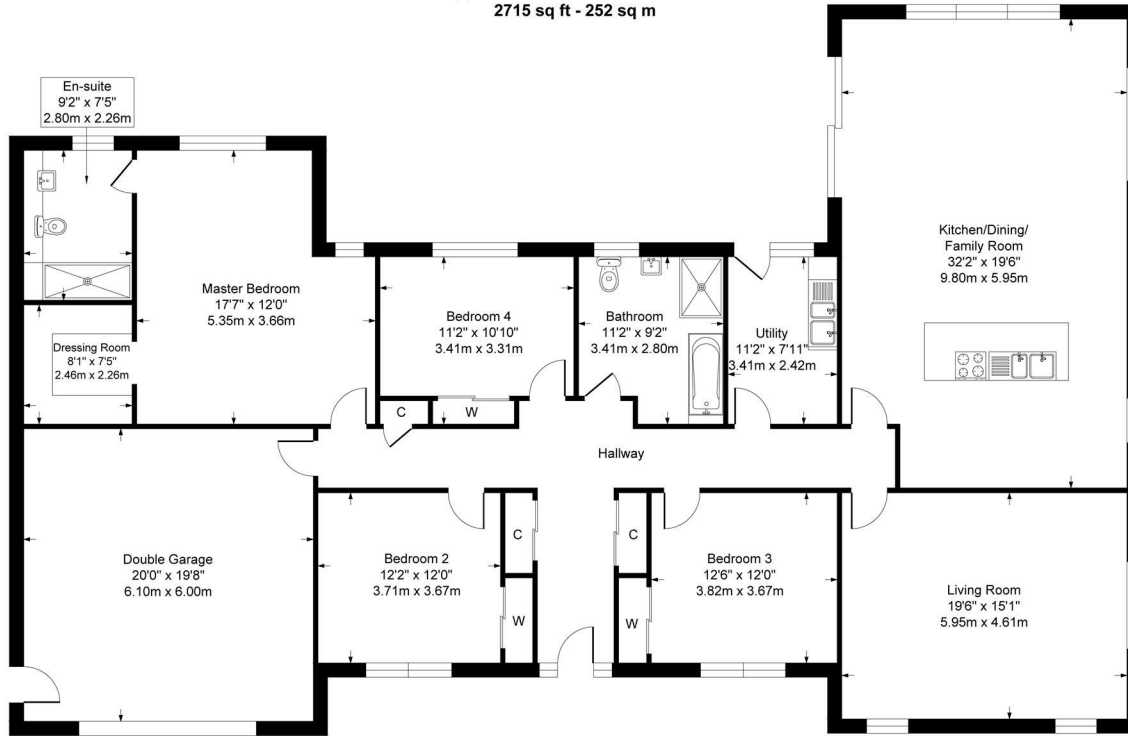
## THE BEECHES SPEY VALLEY

- Stunning semi-rural setting with panoramic Ben Rinnies views
- Luxurious new-build bungalow finished to an exceptional standard
- Impressive open plan living space with vaulted ceiling
- Stylish solid oak kitchen with quartz worktops and Neff appliances
- Sliding doors opening onto a beautiful decked seating area
- Spacious separate lounge with dual aspect windows
- Elegant principal suite with dressing room and en-suite
- Underfloor heating and luxury flooring throughout
- Double garage with electric door and extensive parking
- Peaceful countryside lifestyle close to local amenities





Approximate Gross Internal Area  
2715 sq ft - 252 sq m



Ground 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) <b>A</b>			95
(81-91) <b>B</b>		81	
(69-80) <b>C</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: B Council Tax Band: G**

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 and integrated appliances.

Aranci & Firth  
Caledonian House 164 High Street  
Elgin  
Moray  
IV30 1BD

01343 553 977  
deena@aranci-firth.co.uk

