McEwan Fraser Legal
Solicitors & Estate Agents



1&2 Dandaleith Cottages

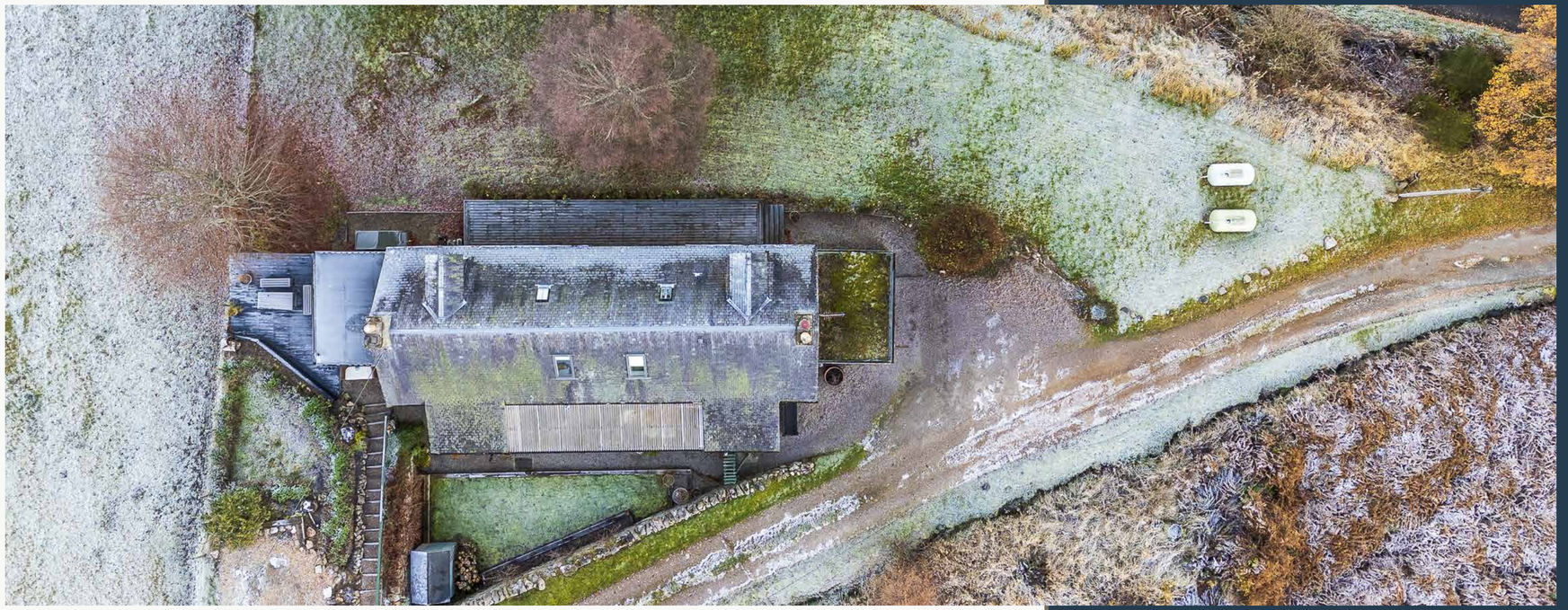
Craigellachie, Moray, AB38 9RT

The Cottages

An exciting opportunity to acquire two beautifully presented cottages in the heart of Speyside, offering a wonderful combination of countryside living, investment potential and the possibility of creating a substantial family home. Situated in the picturesque surroundings of Craigellachie, Moray, 1 & 2 Dandaleith Cottages offer an attractive opportunity for purchasers seeking a lifestyle change, a renovation project or an investment in one of Scotland's most celebrated destinations.

Both cottages have been tastefully decorated and thoughtfully renovated by the current owners, creating welcoming, comfortable and characterful accommodation. The properties offer considerable flexibility, whether retained as two individual cottages or reimagined to suit a purchaser's own vision.

Of particular interest is the potential to combine the two cottages into one larger country home, creating an exciting renovation and redevelopment opportunity in a beautiful Speyside setting, subject to the necessary consents.



Alternatively, the properties could offer an appealing lifestyle business opportunity, allowing the owners to live in one cottage while generating rental income from the second. They could also be retained as two separate properties, with the potential for individual residential or holiday letting, subject to the appropriate permissions and licensing.

A particularly attractive feature is the newly connected footpath extension of the Speyside Way, providing a safe walking route from the properties into Craigellachie village. This allows residents and visitors to enjoy the village, local hospitality, walking routes and attractions without relying solely on the car.

Both properties have benefited from significant energy-efficiency and heating improvements, including insulation to the external walls and attic, together with new boilers installed in 2021. Central heating is provided by LPG stored in tanks located on the property.





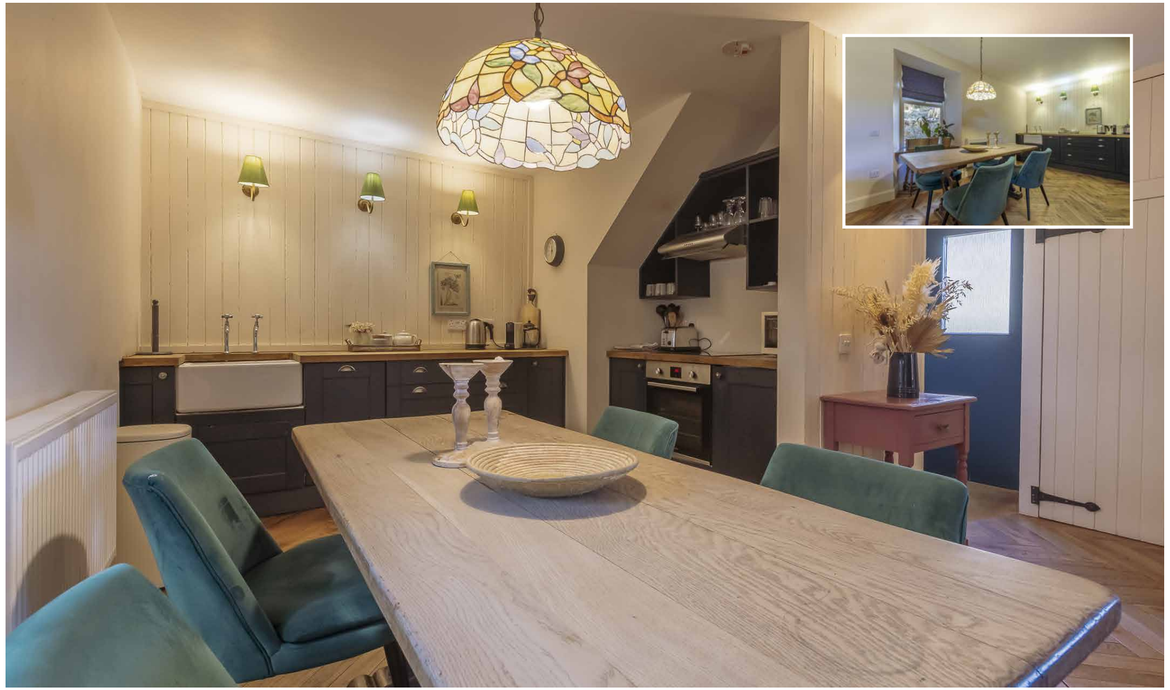




PROPERTY HIGHLIGHTS

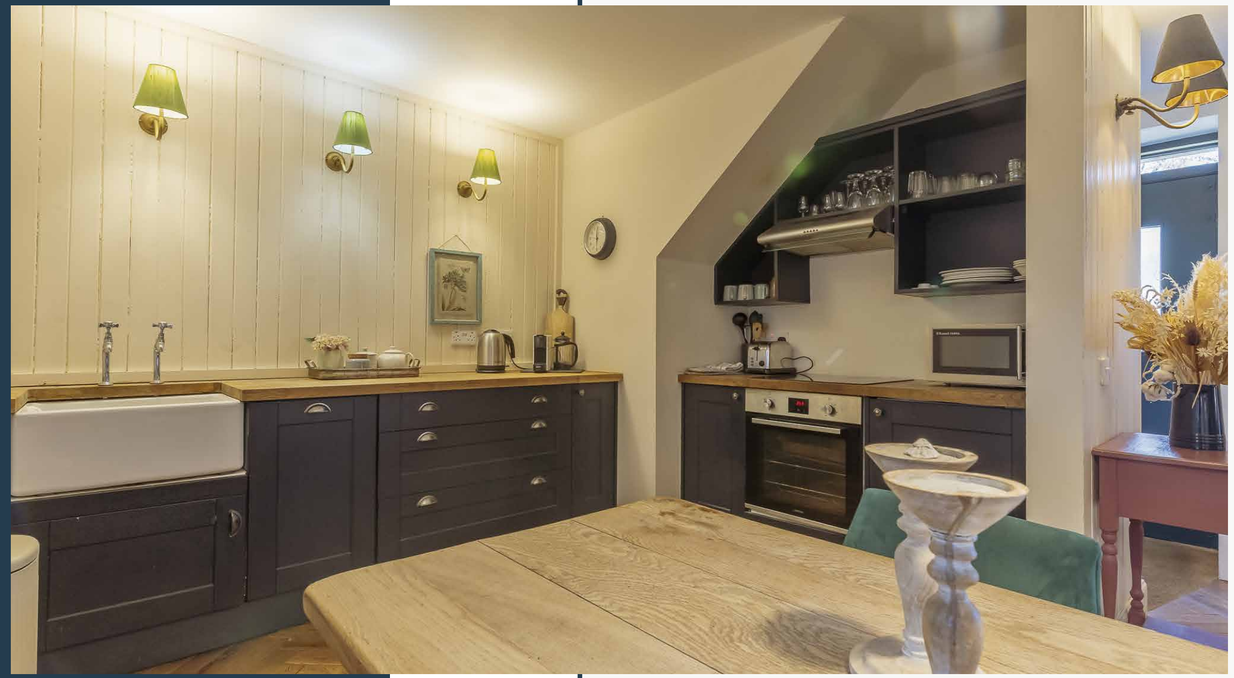
- Two charming, individually presented cottages offered for sale together.
- Exciting potential to create one larger family home through renovation and conversion.
- Ideal lifestyle opportunity to occupy one cottage while renting the other.
- Potential to retain both cottages as individual residential or holiday rental properties.
- Located near Craigellachie, in the heart of Speyside whisky country.
- Newly connected pedestrian access into Craigellachie via an extension of the Speyside Way.
- Insulated external walls and attic.
- New boilers installed in 2021.
- Central heating powered by LPG tanks situated on the property.
- Attractive opportunity for lifestyle purchasers, developers and property investors.





"... Both cottages have been tastefully decorated and thoughtfully renovated by the current owners, creating welcoming, comfortable and characterful accommodation..."

Cottage 1





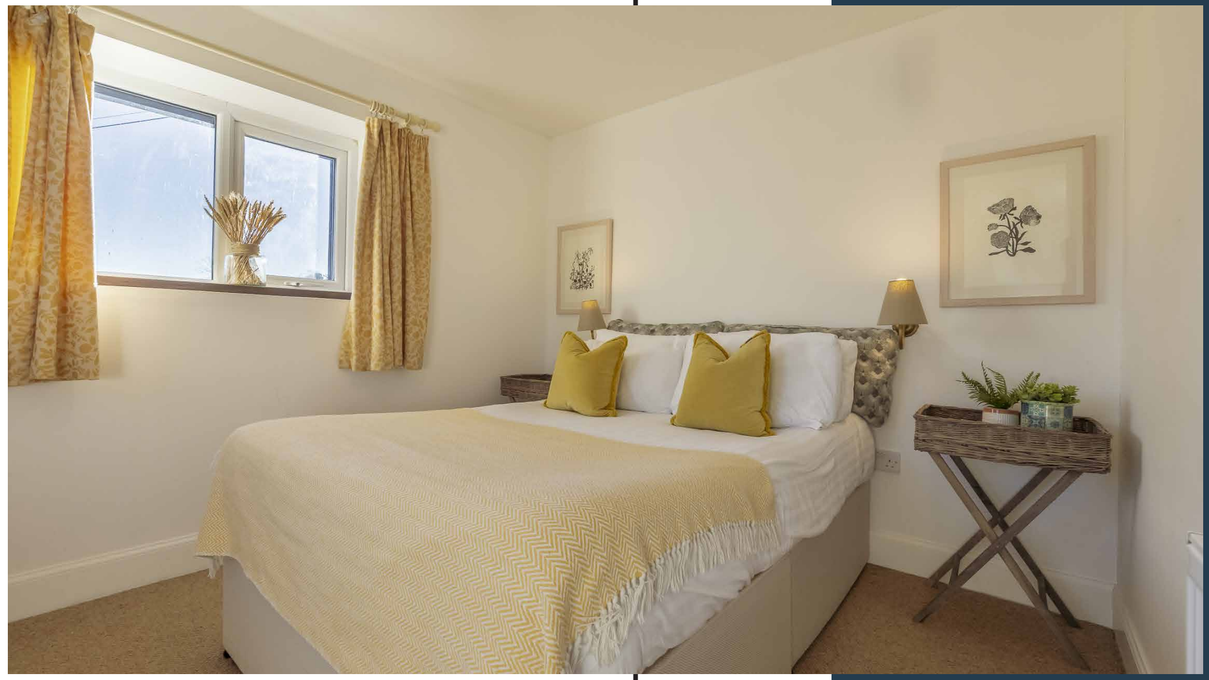




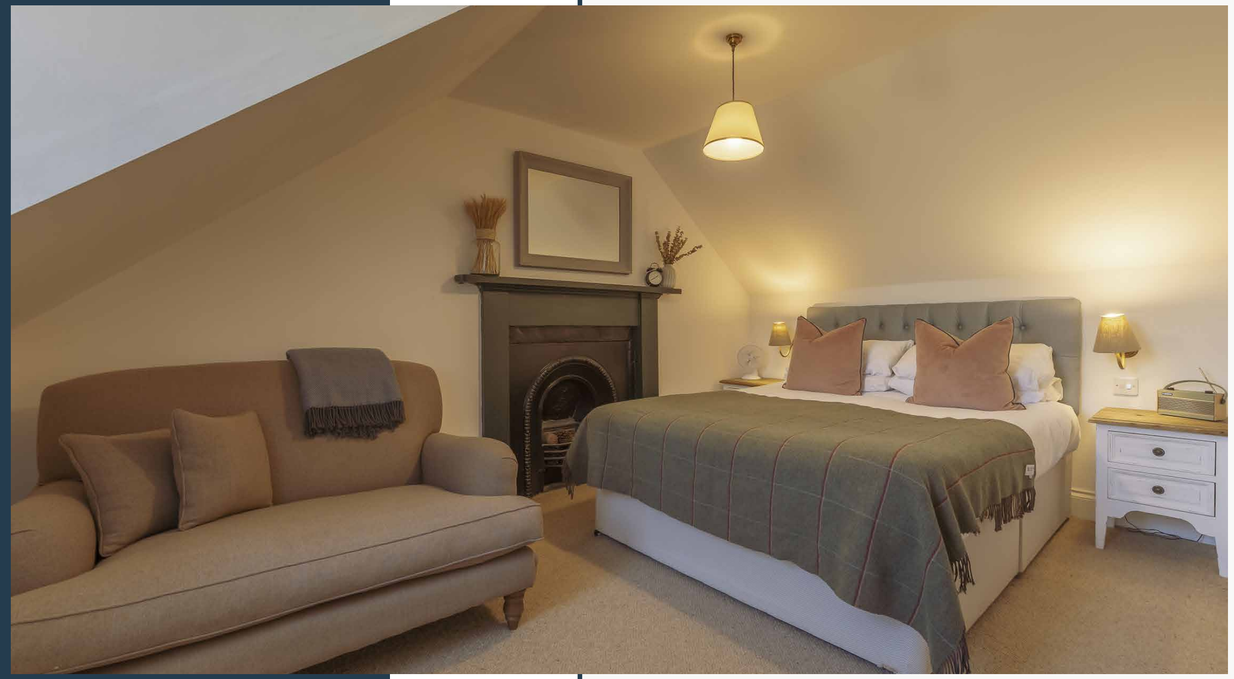








Cottage 1





Cottage 2









Offered together, 1 & 2 Dandaleith Cottages provide a rare opportunity to acquire two characterful properties in a highly desirable Scottish countryside location. For purchasers seeking a renovation project, the possibility of transforming the cottages into one substantial home offers an exciting opportunity to create a distinctive residence tailored to their own requirements.

Equally appealing is the prospect of establishing a lifestyle business, enjoying the benefits of living in beautiful Speyside while generating an income from the adjoining cottage.

For investors, retaining the properties as one three-bedroom cottage and one two-bedroom cottage offers flexibility, with potential for individual letting in an area renowned for its tourism, whisky heritage and natural beauty. Any proposed conversion, change of use or letting arrangements would be subject to the relevant planning permissions, building warrants and licensing requirements.





Cottage 2





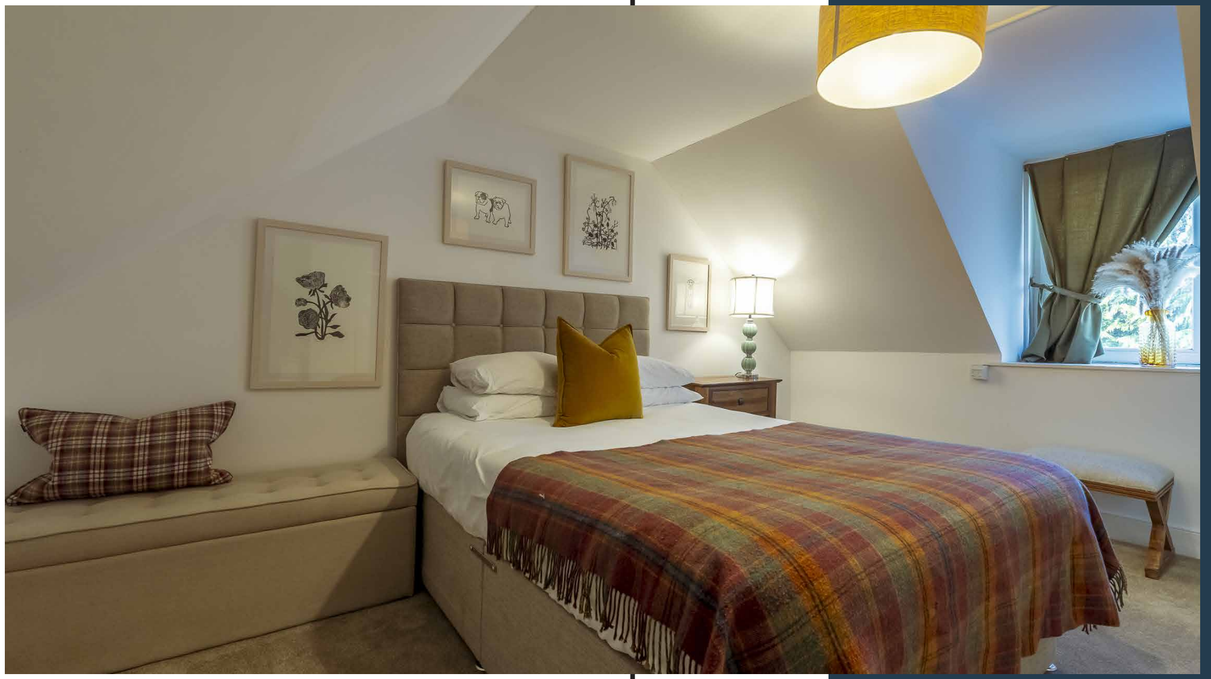


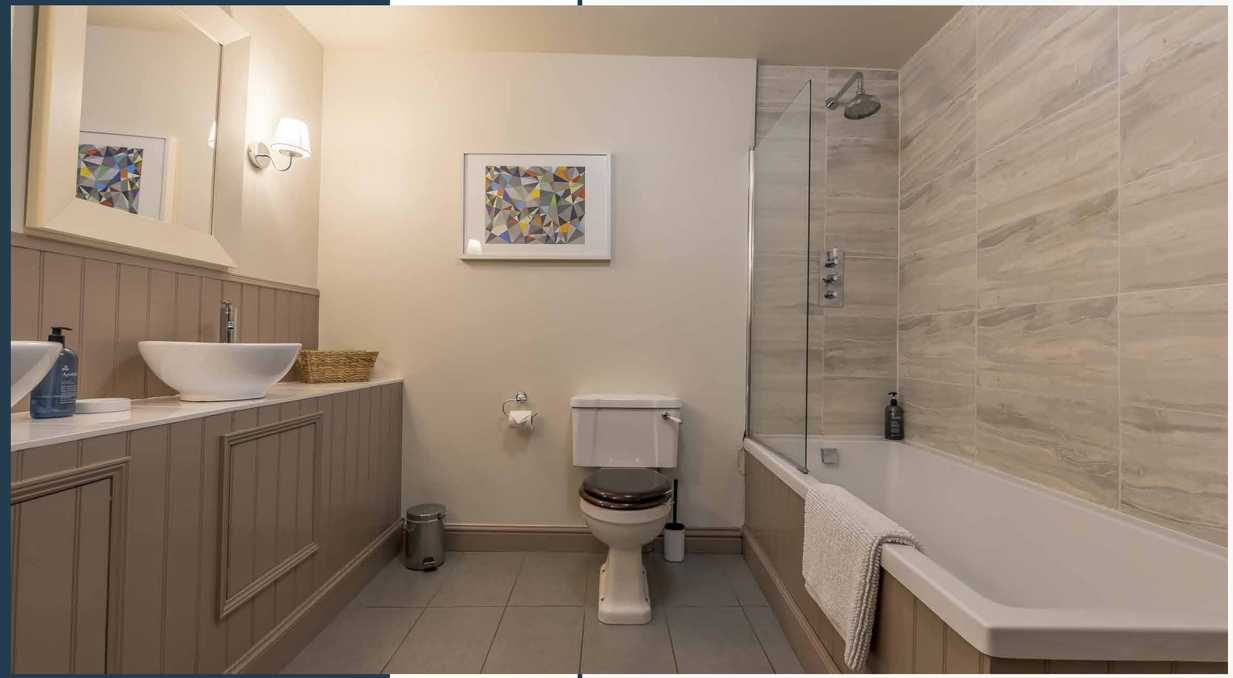




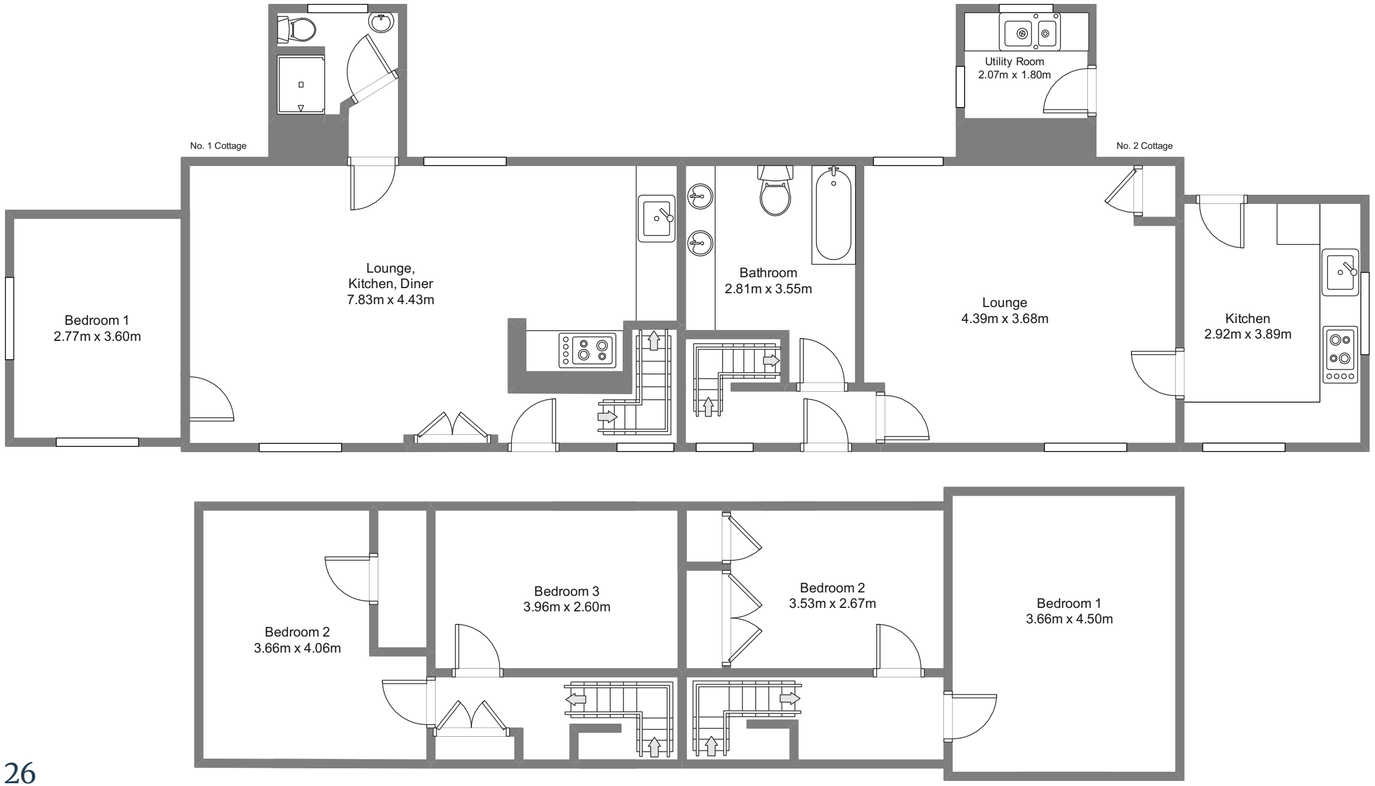




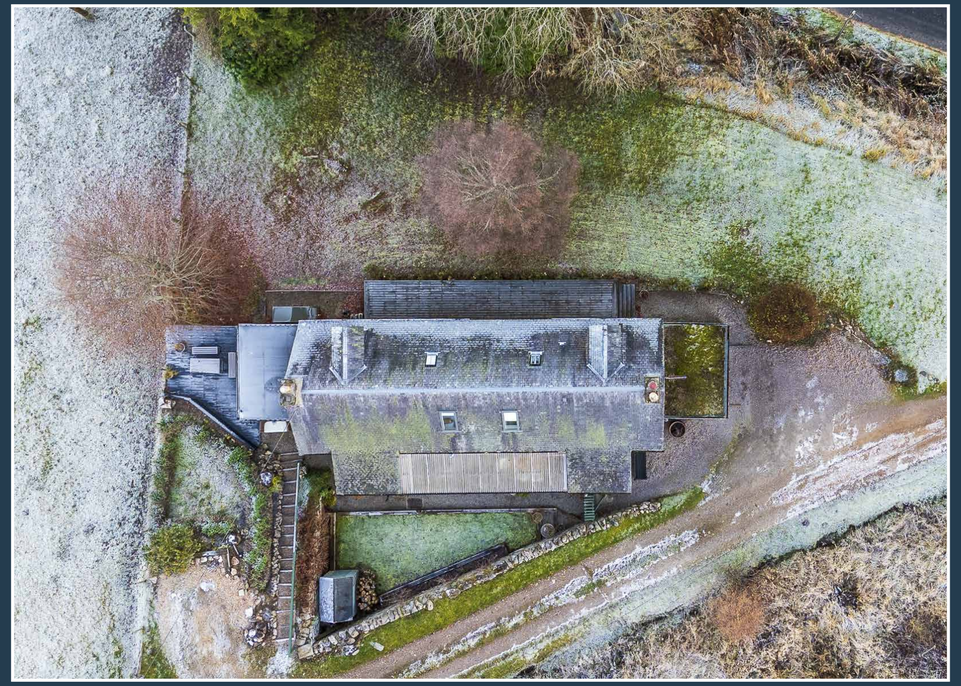







No. 1 Cottage
Bedroom 1
2.77m x 3.60m
Lounge,
Kitchen, Diner
7.83m x 4.43m
Bathroom
2.81m x 3.55m
Utility Room
2.07m x 1.80m
No. 2 Cottage
Lounge
4.39m x 3.68m
Kitchen
2.92m x 3.89m
Bedroom 2
3.66m x 4.06m
Bedroom 3
3.96m x 2.60m
Bedroom 2
3.53m x 2.67m
Bedroom 1
3.66m x 4.50m

Floor Plan



The Garden

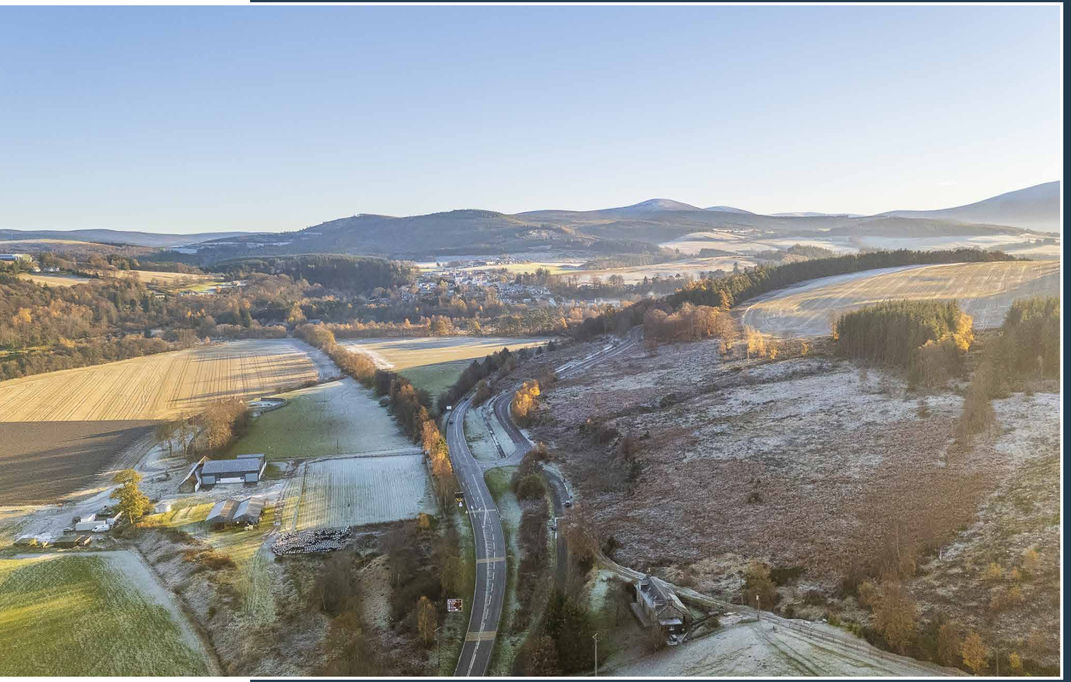


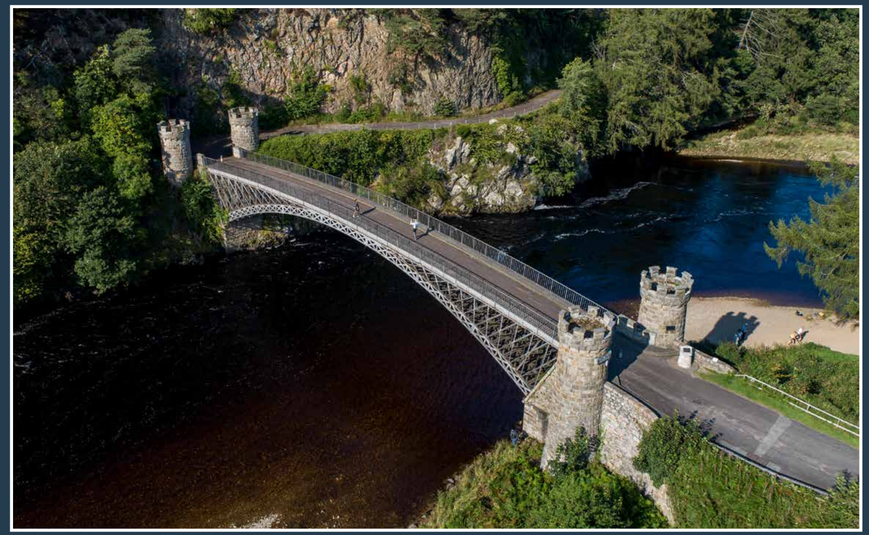






The Location





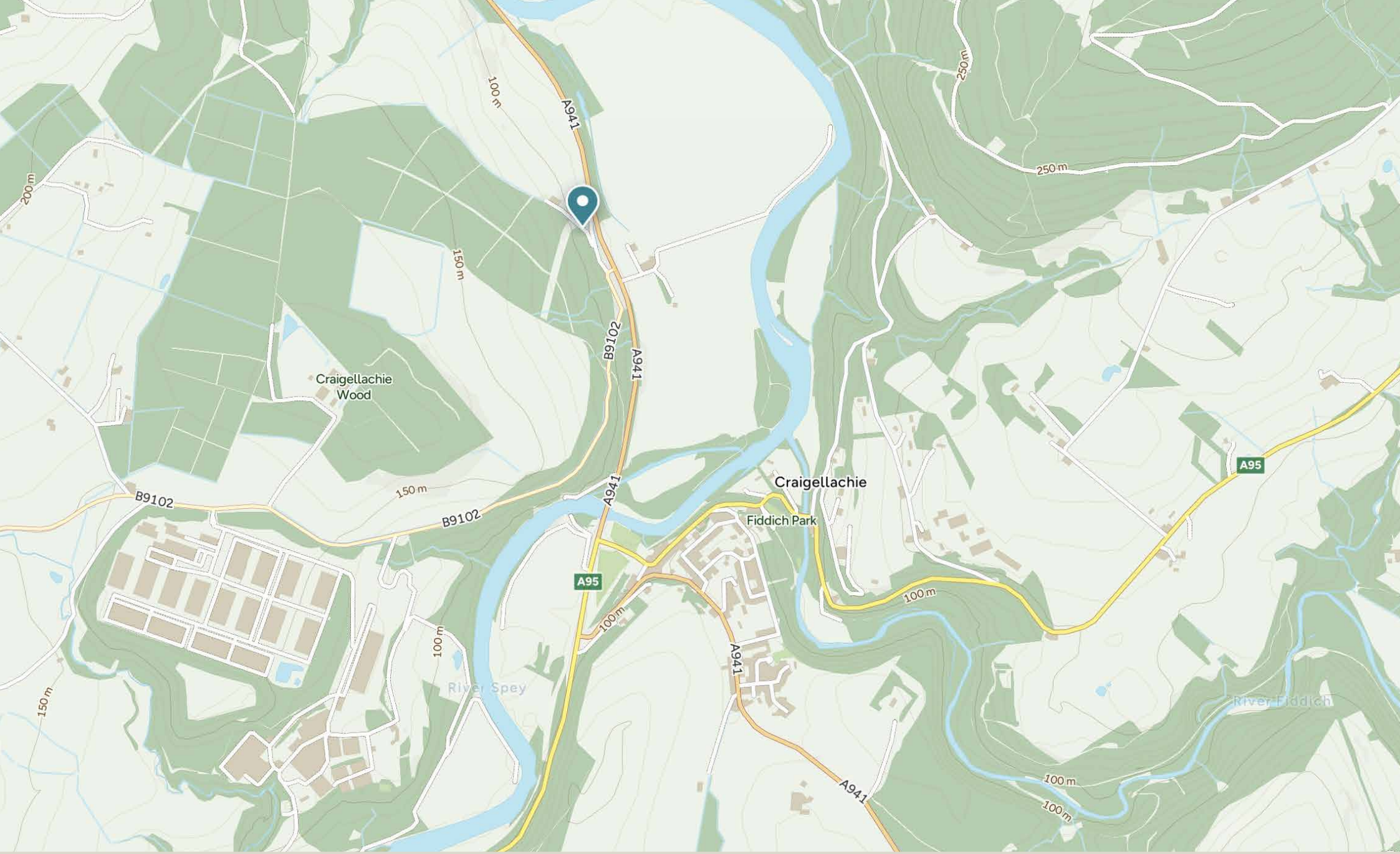




Craigellachie is an iconic Speyside village, ideally positioned for exploring the whisky-producing heartland of Scotland, the River Spey and the wider Moray countryside. The area attracts visitors throughout the year for its internationally renowned whisky heritage, spectacular scenery, walking routes and outdoor pursuits.

With convenient access to the Speyside Way, the cottages are ideally situated for enjoying the surrounding countryside, whether exploring historic distilleries, riverside walks, cycling routes, fishing opportunities or the charming villages of Speyside.

Combining an attractive location, existing property improvements and exciting possibilities for future use, 1 & 2 Dandaleith Cottages offer an exceptional opportunity for purchasers seeking a home, lifestyle change or property investment in the heart of Speyside. Early viewing is highly recommended to appreciate the character, setting and potential of these attractive properties.



Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.