



ROSE VILLA HIGH STREET ABERLOUR, AB38 7QZ

£350,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome this charming period home to the market. Brimming with character and grandeur this beautiful home offer stunning unobstructed views of Ben Rinnes from room to room. Nestled in the tranquil Speyside village of Archiestown, this residence is surrounded by a welcoming community and provides easy access to the nearby town of Aberlour. This exceptional property presents a unique opportunity to acquire a home that guarantees a comfortable and peaceful living experience amidst beautiful landscapes.

The living room features an attractive open fire, creating a warm and inviting atmosphere, while the sitting room boasts a cosy multi-fuel stove, perfect for relaxation. A study offers a direct view of Ben Rinnes, making it an ideal workspace. The country-style kitchen is equipped with a charming five-oven Aga and hand-painted tiles, adding a touch of elegance. The conservatory, with its beautifully tiled floor and glass roof, is currently used as a dining room, providing a bright and airy space for meals.

An attractive sweeping staircase leads to the upper level, which includes three well-sized bedrooms and a family bathroom. The generous en-suite off the principal bedroom adds a touch of luxury, while a downstairs WC enhances convenience. Additional features include a utility room and a boot room for practical storage solutions. Outside, a large mature garden invites you to enjoy the outdoors, complemented by a garage and workshop for additional functionality. The driveway provides ample space for multiple vehicles, making this property a perfect blend of charm and practicality.

 **ARANCI
& FIRTH**
PROPERTY

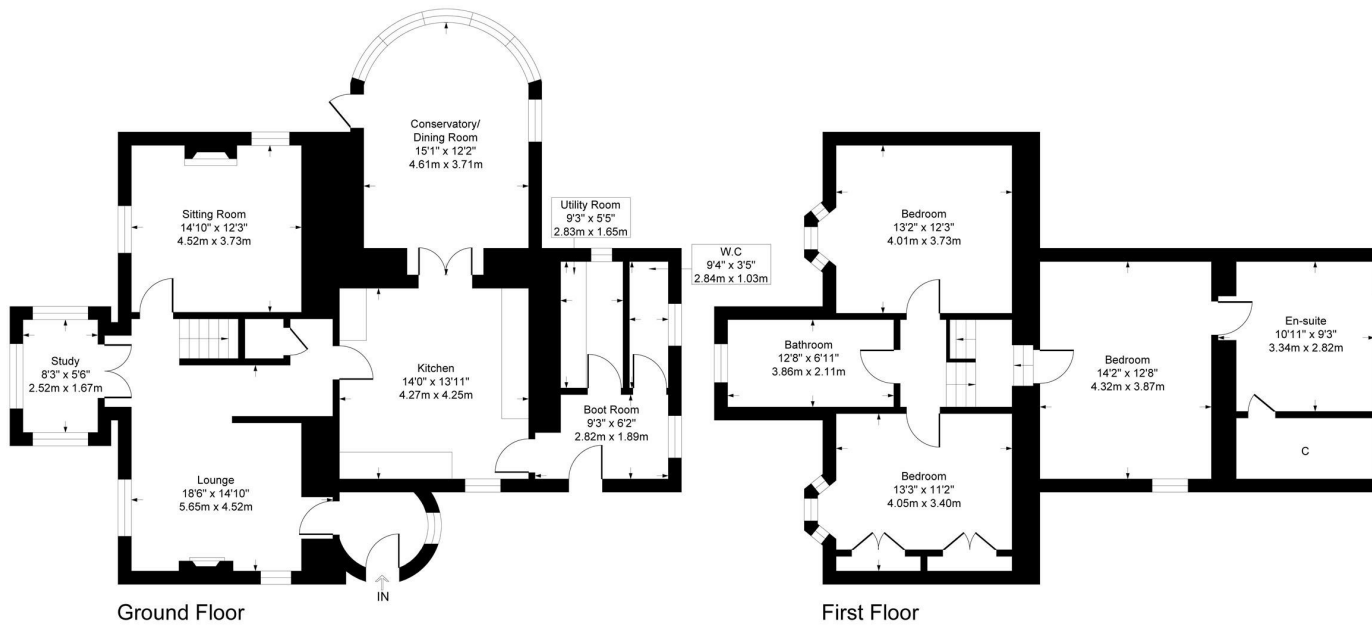
ROSE VILLA HIGH STREET

- Enjoy breathtaking unobstructed views of Ben Rinnes from multiple rooms in the home.
- This residence features character and grandeur, reflecting its historical charm.
- Nestled in the peaceful Speyside village of Archiestown, surrounded by a welcoming community.
- Easy access to the nearby town of Aberlour, offering local amenities and services.
- The living room boasts an attractive open fire, while the sitting room features a multi-fuel stove for relaxation.
- A country-style kitchen equipped with a five-oven Aga and hand-painted tiles for a touch of elegance.
- Spacious conservatory offers a bright and airy space with a beautifully tiled floor and glass roof.
- Three double bedrooms, with the principal bedroom featuring a generous ensuite.
- Additional amenities include a utility room, boot room, and a convenient downstairs WC.
- Large mature garden, garage, workshop, and driveway for multiple vehicles enhance the property's functionality.

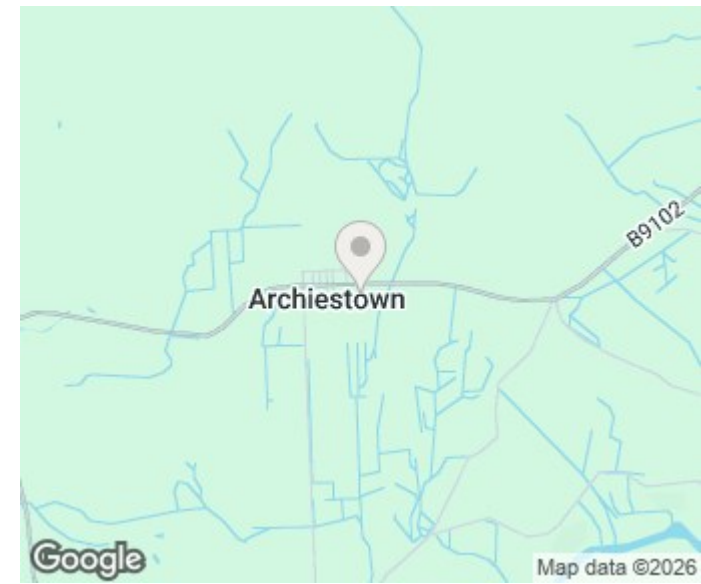




**Approximate Gross Internal Area
2061 sq ft - 191 sq m**



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) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E	46		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: D

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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