



WESTER GAULDWELL

ABERLOUR, AB38 9QX

£370,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this beautifully upgraded countryside home, peacefully positioned just one mile from the village of Craigellachie. Offering the perfect balance of rural tranquillity and modern comfort, this impressive property enjoys open views and a wonderful sense of privacy.

Thoughtfully extended and enhanced by the current owners, the heart of the home is the stunning family room with bifold doors opening onto a decked seating area, perfectly framing the surrounding countryside and creating an exceptional space for relaxing or entertaining. The extension also provides a practical work-from-home area. The recently fitted kitchen features fully integrated appliances, a Belfast sink and breakfast bar and flows into a bright dining space where the views can truly be appreciated.

A spacious living room with a charming log-burning stove offers a cosy retreat, while the accommodation comprises four well-proportioned bedrooms, including a generous principal bedroom with walk-in wardrobe and en-suite shower room. A contemporary family bathroom and convenient downstairs WC add to the home's practicality, complemented by excellent storage throughout.

Recent improvements include new windows and doors, new flooring, an updated boiler and a brand new septic tank, with the garden carefully reseeded following installation. A utility room and garage further enhance functionality.

Externally, the grounds are generous and well maintained, offering a wonderful outdoor space to enjoy the surrounding countryside. A polytunnel and vegetable beds are already in place for those with an interest in gardening, while a

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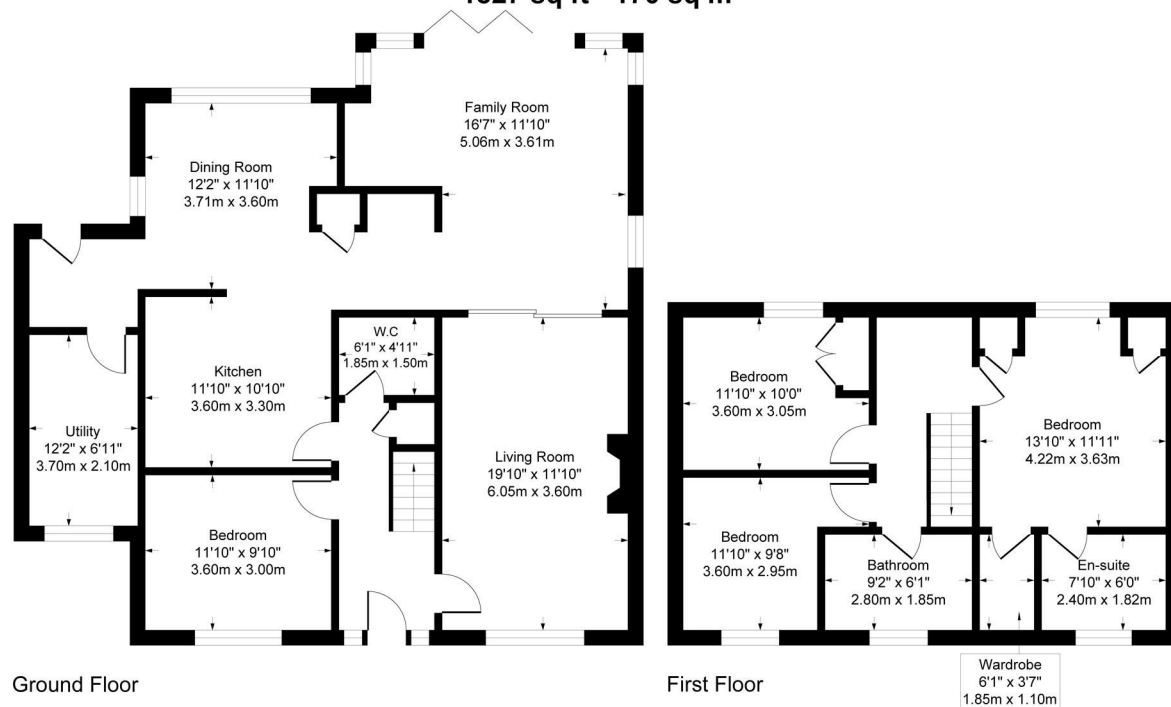
WESTER GAULDWELL

- Idyllic countryside setting just one mile from Craigellachie
- Stunning extension with bifold doors
- Open views and peaceful surroundings
- Stylish newly fitted kitchen with Belfast sink, breakfast bar and integrated appliances
- Spacious lounge with cosy log-burning stove
- Four generous bedrooms
- Principal bedroom with en-suite and walk-in wardrobe
- Brand new Septic tank - garden has been reseeded following installation
- Generous grounds with polytunnel and veg beds
- Garage and driveway parking for multiple vehicles





Approximate Gross Internal Area
1827 sq ft - 170 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: E

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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