



**Harper
Macleod LLP**
Estate Agents & Solicitors



11 Braes Of Allachie, Aberlour, AB38 9PY
Offers over £455,000

Elegant family home situated in the enviable Braes of Allachie area of Aberlour, with versatile accommodation and layout ideal for family or multi-generational living and a spacious and secluded garden with woodland backdrop making it a peaceful haven. The accommodation comprises entrance vestibule, hallway, lounge, study, dining kitchen, utility room, guest WC, four bedrooms (one en-suite) and a family bathroom. The property which is in excellent order throughout further benefits from solar panels with a feed-in tariff agreement which will be transferred to the new owner amounting to an average income of just over £1000 per annum with 11 years remaining on the agreement, double glazing, gas central heating, integral garage with EV charging point and a substantial garden.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

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ENTRANCE VESTIBULE

Wooden and glazed entrance door; built-in cloak cupboard; vinyl flooring; ceiling light fitting.

GUEST WC

6'11" x 3'2" (2.13m x 0.98m)

Window to front; sink & WC; vinyl flooring; inset ceiling spotlights.

HALLWAY

Window to front; built-in storage cupboard housing the gas central heating boiler and water tank; fitted carpet; inset ceiling spotlights.

LOUNGE

15'9" x 14'9" (4.81m x 4.50m)

Large picture window to front; doors either side leading to the balconies; wall mounted electric fire; fitted carpet; inset ceiling spotlights.

STUDY

12'5" x 9'10" (3.81m x 3m)

Window to side and French doors to the balcony; fitted carpet; inset ceiling spotlights.

DINING KITCHEN

19'0" x 14'9" (5.80m x 4.50m)

Window to front; French doors to the balcony; fitted kitchen in cream gloss effect; Rangemaster duel fuel cooker and hood; integrated dishwasher; American style fridge freezer; ceramic tile flooring; inset ceiling spotlights.

UTILITY ROOM

10'9" x 5'2" (3.28m x 1.58m)

Window to front; range of base and wall units to match the kitchen; stainless steel sink; plumbed in washing machine and tumble dryer; ceramic tile flooring; inset ceiling spotlights.

STAIRCASE AND LOWER LANDING

Patio doors at half landing; spacious built-in shelved storage cupboard; walk-in linen cupboard (3.07m x 1.07m) fitted carpet; inset ceiling spotlights.

BEDROOM 2

12'5" x 11'9" (3.80m x 3.59m)

Double aspect to side and rear; fitted carpet; ceiling light fitting.

BEDROOM 1

18'10" x 10'5" (5.76m x 3.20m)

Double aspect to side and rear; French doors to the rear garden; double built-in wardrobes; fitted carpet; inset ceiling spotlights.

EN-SUITE SHOWER ROOM

8'8" x 4'10" (2.65m x 1.49m)

Double aspect to side and rear; vanity mounted sink and WC; spacious shower enclosure with mains shower; ceramic tile flooring; inset ceiling spotlights.

BEDROOM 3

13'0" x 10'2" (3.97m x 3.10m)

Window to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 4/LOWER LOUNGE

18'2" x 10'6" (5.54m x 3.22m)

Window to side; French doors to the rear garden; fitted carpet; ceiling light fitting.

FAMILY BATHROOM

14'9" x 7'8" (4.50m x 2.34m)

Window to side; vanity mounted sink; and WC; Vogue whirlpool bath; spacious shower cubicle with mains shower; wall mounted towel radiator; ceramic tile flooring; inset ceiling spotlights; ceiling pulley system.

INTEGRAL GARAGE

Electric up and over door; power and light; EV charging point; range of shelving.

OUTSIDE

The property has a substantial driveway to the front giving a good deal of off-street parking with areas of lawn either side leading round to the rear garden. There is a substantial area of lawn to the rear bordered with mature trees and shrubs and a patio area. To the rear of the garden it slopes down towards the lovely forest backdrop and is planted with a variety of shrubs and trees. A wooden fort with decking is located on the slope.

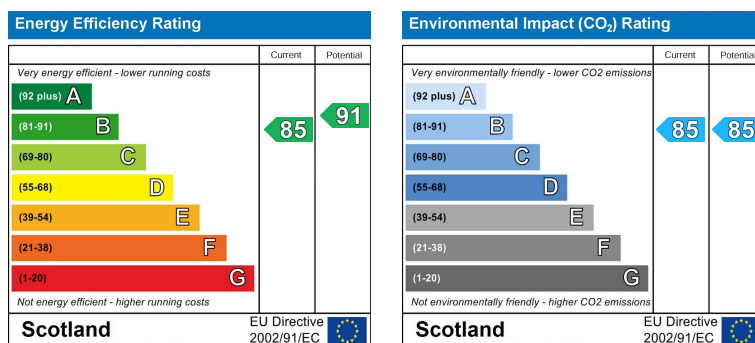
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom, en-suite and guest WC fittings; the Rangemaster cooker, hood, integrated dishwasher and American style fridge freezer in the kitchen; the washing machine and tumble dryer in the utility room. and the wooden fort and shed in the garden.

Area Map



Energy Efficiency Graph



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