

STILLMAN'S REST
CARRON, ABERLOUR, MORAY





STILLMAN'S REST, CARRON, ABERLOUR, MORAY

A delightful house set in the hamlet of Carron .

Aberlour 4 miles ■ Elgin 19 miles ■ Inverness 54 miles
Aberdeen 61 miles

Acreage 0.11 acres (0.046hectares)

Guide Price £310,000

- 2 reception rooms, 3 bedrooms
- Spacious and flexible accommodation
- Secluded, low maintenance garden
- Private yet accessible location
- Close to a wide range of amenities

Galbraith

Inverness
01463 224343
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 **OnTheMarket**



SITUATION

Stillman's Rest is set in a wonderful position in the hamlet of Carron and right at the heart of Speyside and the Malt Whisky Trail. The village of Aberlour (about 4 miles) has a good range of shops including an excellent delicatessen, a post office, various restaurants and pubs. It offers highly regarded primary and secondary schooling as well as a doctor's surgery, cottage hospital and an award winning dentist. Further afield, Elgin (about 19 miles) offers a wider range of facilities including a modern shopping centre, various supermarkets and a railway station with services to Inverness and Aberdeen. The property is approximately equidistant between the two airports at Aberdeen and Inverness which provide excellent links to the south and overseas.

DESCRIPTION

Stillman's Rest is a delightful family home completed in 2021 and located in a superb semi-rural position in the hamlet of Carron. Constructed of stone and harled block under a pitched slate roof, the house provides spacious and flexible accommodation over two storeys. On the ground floor, a front door opens into a large vestibule and then into the hall. To the left you will find the bright spacious sitting room, with log burner and patio doors leading onto the sheltered deck. Also off the hall to the right is the generous dining kitchen, again with a door leading to the deck. The family shower room completes the accommodation on the ground floor.

On the first floor there are 3 bedrooms with the master bedroom benefiting from an en-suite shower room, a family bathroom completes the accommodation. Stillman's Rest is double glazed, heated with oil central heating on mains water with private drainage.

ACCOMMODATION

Ground Floor: Vestibule. Dining Kitchen. Sitting Room. Family Shower Room

First Floor: 3 Bedrooms (1 En Suite). Family Bathroom.

GARDEN

The private garden to the rear is enclosed by fencing and is laid to gravel, with scope to turn it into a wonderful private space. There is a lovely, decked area to the back of the house that takes in the peaceful surroundings and a generous shed, half of which is used as a workshop and the rest is a covered sitting area. Ample parking space is provided on the gravel at the rear of the property.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband*	Mobile*	EPC
Mains	Mains	Private	Freehold	Oil	Band E	ASDL	Available	C:75

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>



DIRECTIONS

From Elgin take A941/A95 south signposted to Perth. Continue through Rothes and Aberlour. About 2.5 miles south of Aberlour, turn right onto the road signposted to Carron & Dailuaine. Continue on this road for about 1.5 miles, crossing over the River Spey. On entering Carron Stillman's Rest is located across from the junction on the left hand side. (See site and location plans for details)

POST CODE

AB38 7QP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: inventors.songbook.region

SOLICITORS

Grant Smith Law, Turriff

LOCAL AUTHORITY

Moray

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

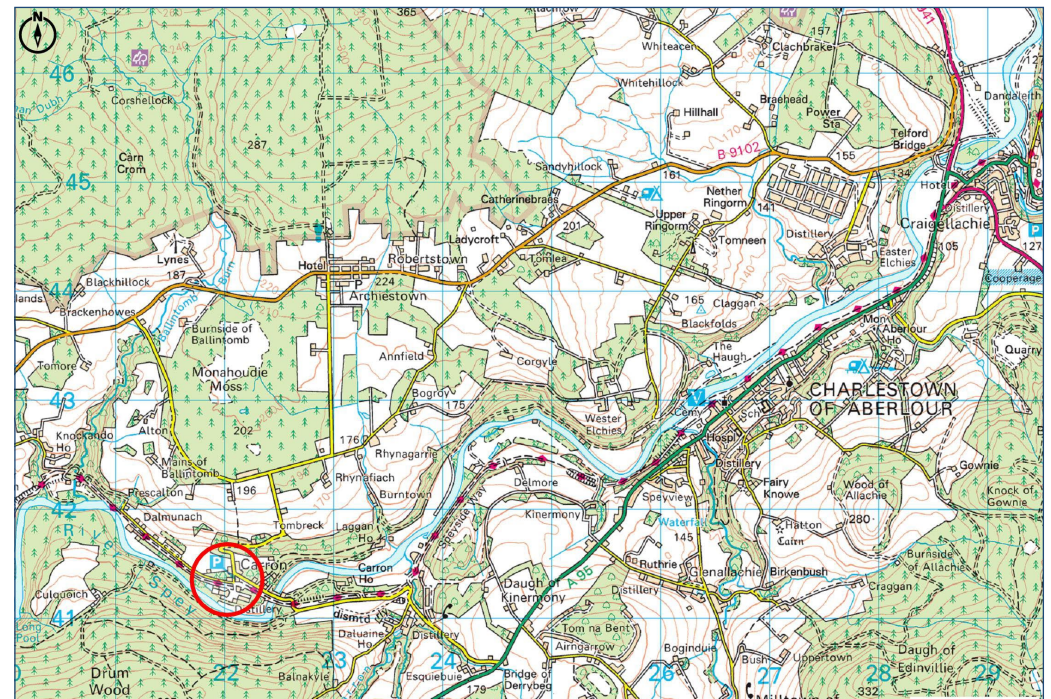
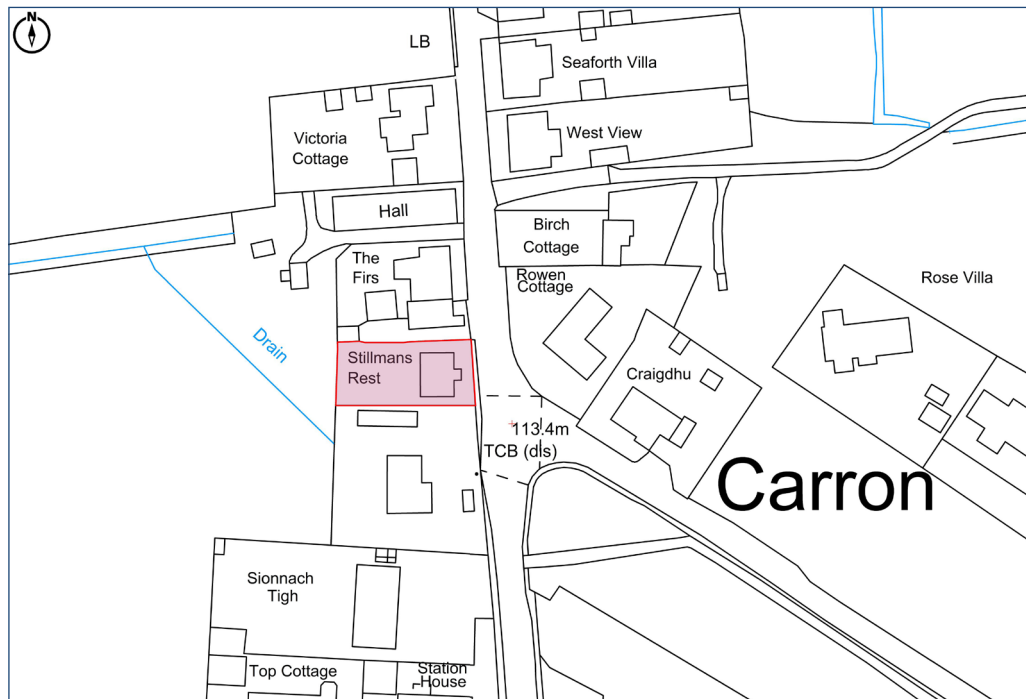
Failure to provide required identification may result in an offer not being considered.



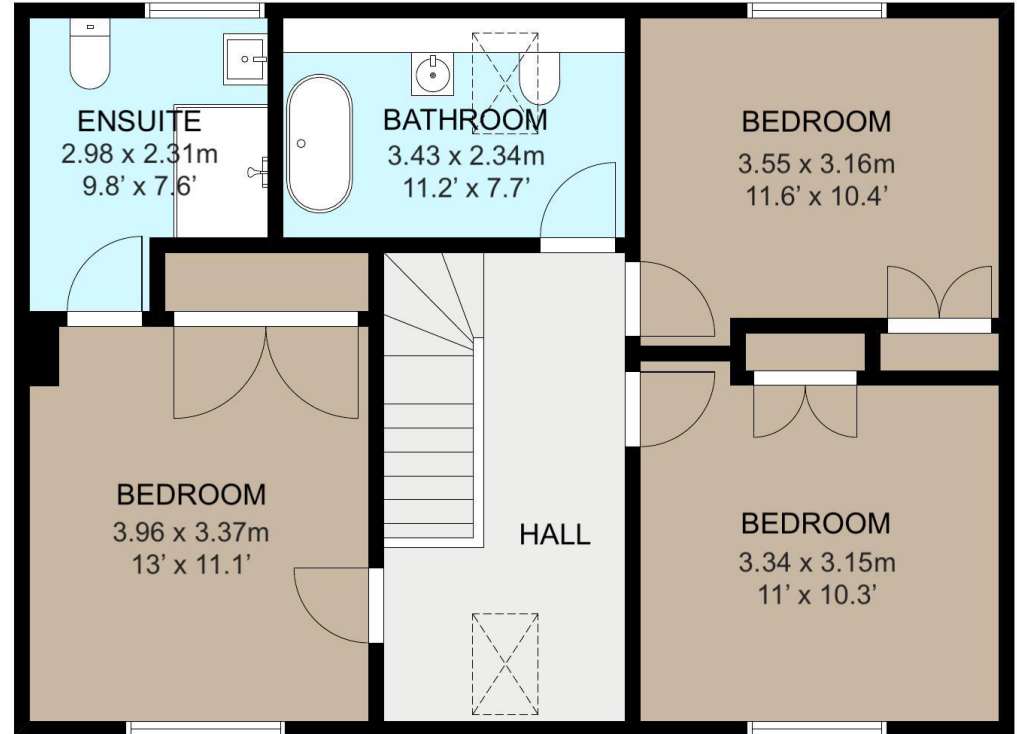
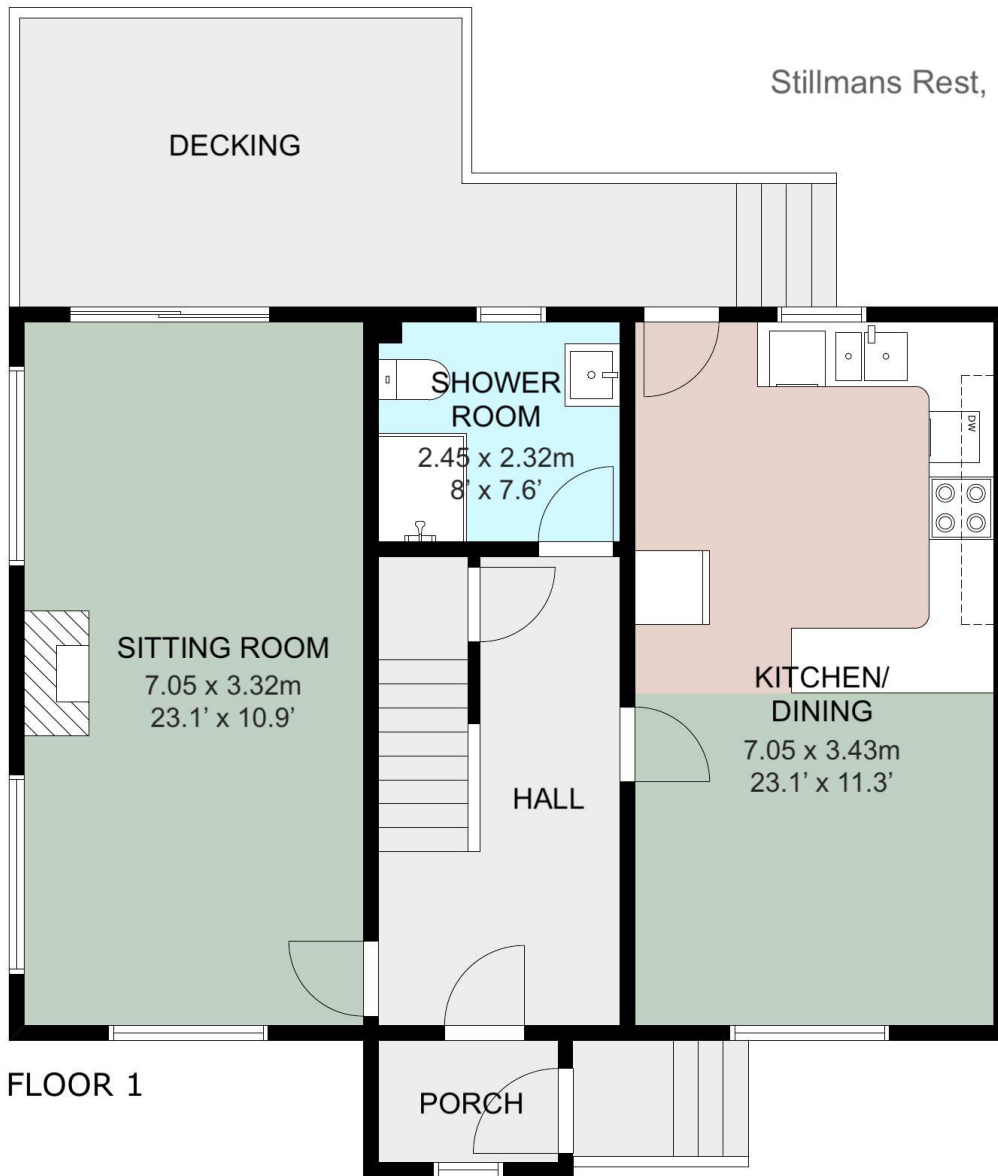


IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2025



Stillmans Rest, Carron Aberlour AB38 7QP



Approx gross internal floor area: 130 sq m / 1399 sq ft

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