

Galbraith



HIGHWOOD TAIGH

ELCHIES, CRAIGELLACHIE, ABERLOUR, MORAY



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A superb modern home with countryside views

Craigellachie 3.6 miles ■ Aberlour 5 miles ■ Elgin 16 miles

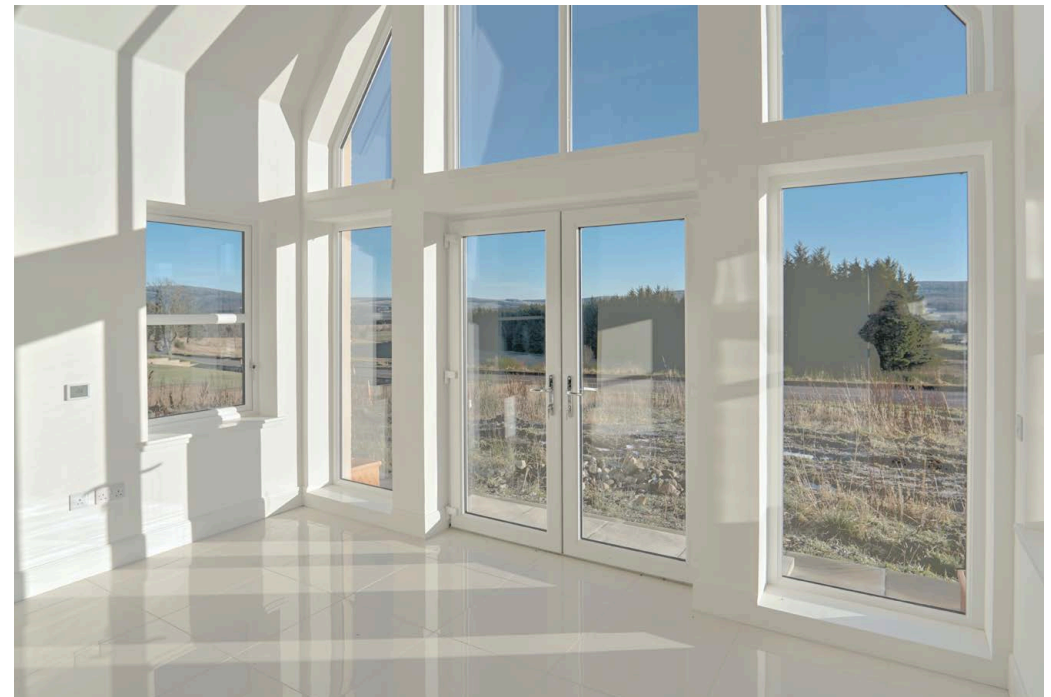
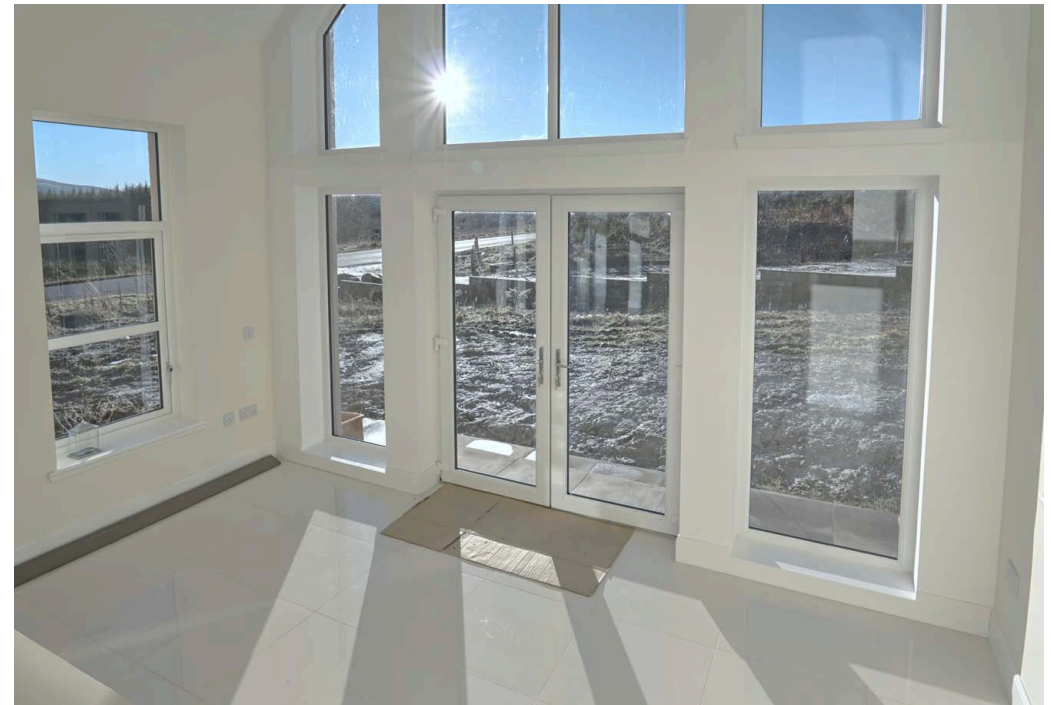
Acreage 0.34 acres (0.14 hectares)

Guide Price £465,000

- 3 reception rooms. 4 bedrooms
- Spacious and very well-appointed accommodation
- Finished to a high standard
- Highly energy efficient
- Double garage
- Good size unlandscaped garden

Galbraith

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SITUATION

Highwood Taigh is a most impressive home set in a wonderful elevated rural position near the charming village of Archiestown and enjoys excellent views over Strathspey towards Ben Rinn. Archiestown (about 1.5 miles) sits to the north of Aberlour at the heart of Speyside and 'The Malt Whisky Trail' and has a village shop, Post Office and a highly regarded restaurant/Hotel (The Archiestown Hotel). Craigellachie (about 3.6 miles) has a renowned hotel, primary school and village shop whilst about 5 miles away, the popular Speyside village of Aberlour has a good range of shops including a delicatessen, post office, various restaurants and pubs. It also offers highly regarded primary and secondary schooling as well as a doctor's surgery and an award winning dentist. Knockando Primary is also highly regarded and is only about 4.5 miles away. Further afield, Elgin (about 16 miles) offers a wider range of facilities including retail and industrial parks, 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 where there are a wide range of services to the south and overseas.

Moray (including the historic county of Banffshire) is renowned as being one of the sunniest and driest counties in Scotland and it has a wide range of excellent places to stay, eat and shop. The county is famed for its breath-taking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive and as a popular tourist area, local attractions include 'The Whisky Trail', 'The Speyside Way', Cairngorm National Park, together with many ancient monuments, castles, buildings and villages of historical significance. The local area is also renowned for its excellent sporting opportunities including fishing on the world famous River Spey.



DESCRIPTION

Highwood Taigh is a wonderful, architect designed, family home constructed, by well-regarded Coastal Builders, from rendered block with a pitched tile roof. It has been completed to a very high standard and provides spacious accommodation over two storeys. The ground floor is semi-open plan, the sun room and dining room both have floor to ceiling windows that flood the rooms with natural light and make the most of the far reaching south easterly views. There are also three sets of French doors leading out to the garden. The kitchen has high quality fixtures and fittings, as do the bathrooms, and a number of integrated appliances. All of the rooms are very well proportioned, with the master bedroom being particularly generously sized. The house is double glazed, has solar PV panels and an air source heat pump with under floor heating on the ground floor and radiators on the first floor.

ACCOMMODATION

Ground Floor:

Hallway. Sitting room. Sun room. Dining room. Kitchen. Study/4th bedroom. Utility room. Shower room.

First Floor:

Landing. 3 bedrooms (2 with en suite shower rooms). Bathroom.

GARDEN

Outside, there is a good-sized garden which has not been landscaped, surrounds the property and is bordered by a block wall. There is ample space for parking on the driveway to the front of the house in addition to the detached double garage.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Air Source Heat Pump	Band F	Available	Available	B 91

*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/>

OUTSTANDING WORKS

There are some outstanding snagging works inside the property including a toilet flusher to be installed in the main bathroom, a sink to be fitted in an en suite shower room, some incomplete tiling and three holes in the kitchen ceiling. These works will be completed prior to the completion of any sale. The garden will not be landscaped.

DIRECTIONS

From Elgin head south on the A941 signposted to Perth. About 2 miles after leaving Rothes turn right onto the B9102 signposted to Archiestown and Knockando. Prior to arriving in Archiestown, turn right onto a private road/driveway where Highwood Taigh is the first house located on the right-hand side. See site and location plans for detail.

ACCESS

From the public road the property is accessed over a private track over which Highwood Taigh is assumed to have a right of access.

POST CODE

AB38 9SP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: skid.curve.nothing

SOLICITORS

Harper Macleod LLP, Elgin

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

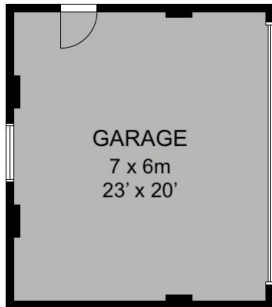
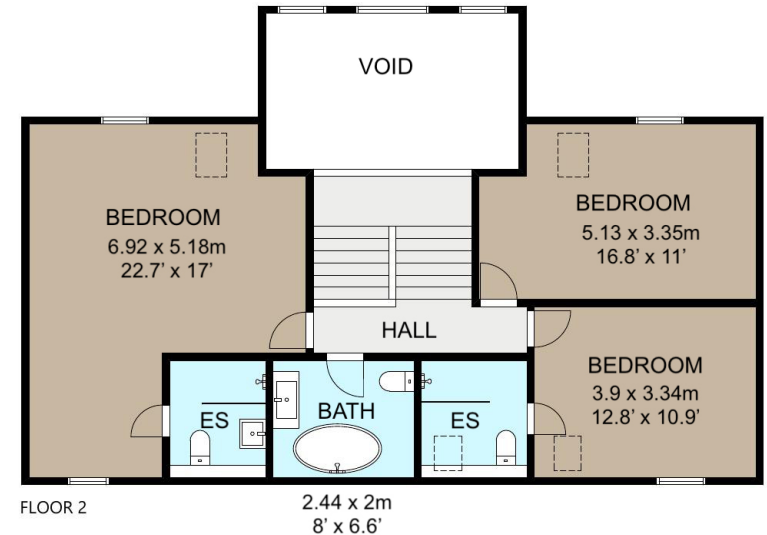
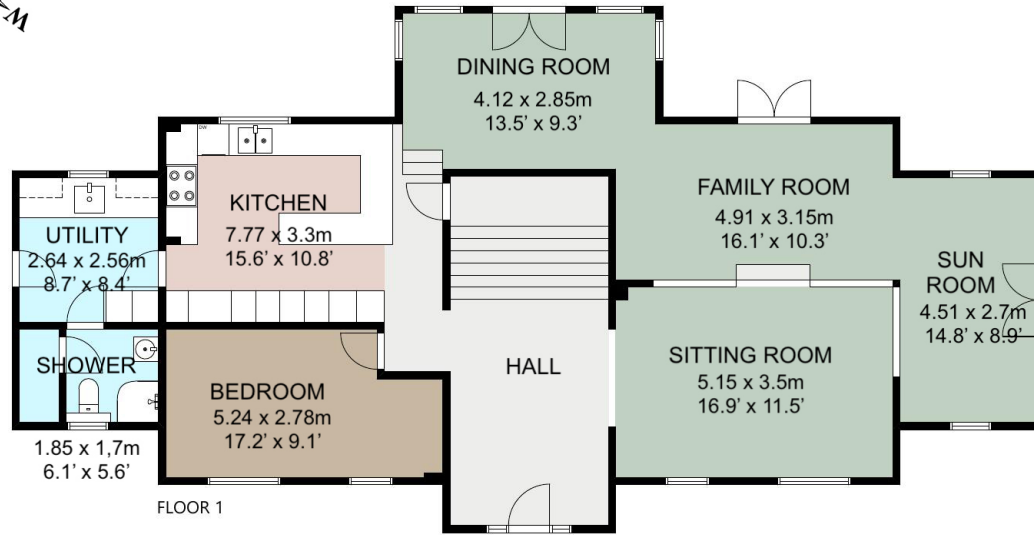
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.







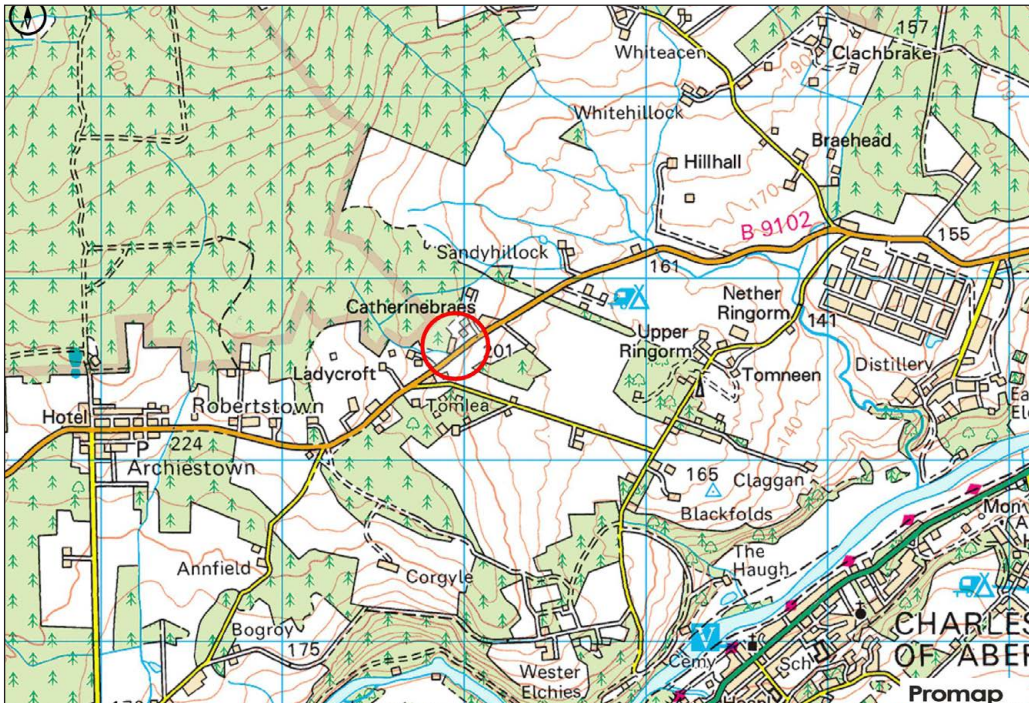
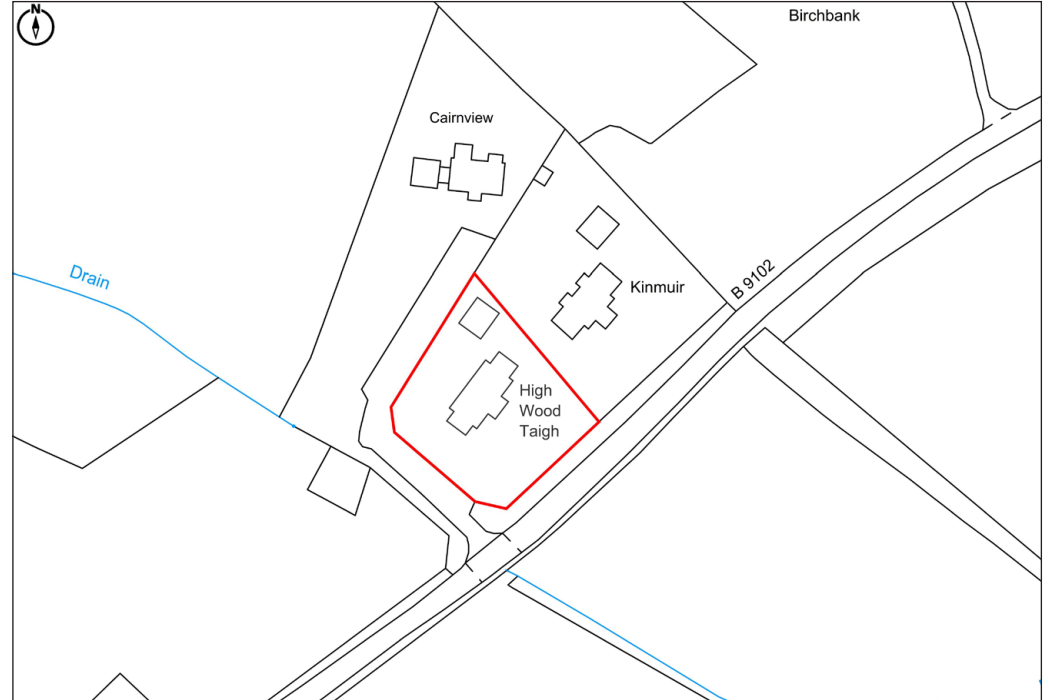
Highwood Taigh, Elchies, Craigellachie, AB38 9SP.

Illustration for identification purposes, dimensions may vary. Not to scale.

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 January 2024.







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