

Galbraith

HILLSIDE
ABERLOUR, MORAY





HILLSIDE, ABERLOUR, MORAY

An impressive, energy efficient house at the heart of Speyside

Aberlour 1/2 mile ■ Elgin 16 miles ■ Inverness 54 miles

Acreage 0.67 acres (0.28 hectares)

Offers Over £450,000

- 2 reception rooms. 3 bedrooms
- Well-appointed and bright accommodation
- Ground source heat pump and solar PV panels
- Beautifully maintained, landscaped garden
- Elevated position
- Close to the popular Speyside village of Aberlour

Galbraith

Inverness
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SITUATION

Hillside sits in a stunning semi-rural setting at the heart of Speyside and near the popular Speyside village of Aberlour. The village, about half a mile away, has a supermarket, health centre, dental practice and pharmacy, a highly regarded delicatessen, a craft butcher and various hotels, pubs and coffee shops. With easy access to the Spey, Cairngorms and Moray coastline, the area has a rich and diverse range of services and amenities and is becoming a haven for arts, cultural and social events with many new independent shops in the area.

Elgin (about 16 miles) is the principal town in the country and has a wide range of amenities including various major supermarkets, a library, a good selection of independent shops, various sporting and recreational facilities and a train station providing direct links to Aberdeen (60 miles) and Inverness (54 miles). Aberdeen and Inverness provide all the facilities expected from modern and prosperous cities, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

DESCRIPTION

Hillside is a most impressive, detached house constructed in 2008 of rendered block under a pitched slate roof, the house provides spacious and very well-appointed accommodation over two storeys. It is beautifully presented and has a light and welcoming atmosphere. The sitting room and dining kitchen are particularly appealing rooms with large windows overlooking the rear garden and French doors leading directly out to the veranda and garden from the dining room. The sitting room has an inset wood burning stove and pocket doors between the sitting room and dining room enable flexible use of the space. All of the bedrooms have built in wardrobes and the master bedroom has an en suite shower room. The rooms are well proportioned and the kitchen and bathroom benefit from high quality fixtures and fittings. Large windows ensure the house is flooded with natural light. The house is energy efficient with double glazing, a ground source heat pump and solar PV panels. It also benefits from a central vacuum system. There is underfloor heating throughout the ground floor and radiators on the first floor.

ACCOMMODATION

Ground Floor: Porch. Hallway. Sitting room. Dining kitchen. Sun room. Master bedroom with en suite shower room. Utility room. 2 W.Cs. Integral garage.

First Floor: Landing. 2 Bedrooms. Bathroom.

GARDEN

Outside, the house sits within a garden which is no less impressive than the house and extends to 0.7 acres. The mature garden is beautifully maintained and includes various areas of lawn interspersed with beds which are well stocked with a variety of plants and shrubs, rockeries, rock features, a pond, various mature trees and raised beds. A block driveway to the front of the house provides ample parking space in addition to the integral garage. There is also a lean-to greenhouse to the rear of the property.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Ground source heat pump	Band F	Available	Available	C 76

*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

In Aberlour, from the A95/High Street turn onto Queens Road (at the Co-op, signposted for Flemming Cottage Hospital and Health Centre). Follow this road up the hill and turn left onto Allachie Drive, then take the first right onto an unnamed road. Follow this road up the hill for about a mile, where the road bears to the left take the track that leads straight on, Hillside is the second house along this track (see site and location plans for details).

POST CODE

AB38 9LP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: mermaids.concerned.barbarian

SOLICITORS

Grigor and Young, Elgin

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

Curtains, blinds and ceiling lampshades will be included with the sale. No items are included unless specifically mentioned in these particulars.

ACCESS

Access is via a private track over which Hillside has a right of access. Hillside and the neighbouring property are responsible of the maintenance of the track.

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

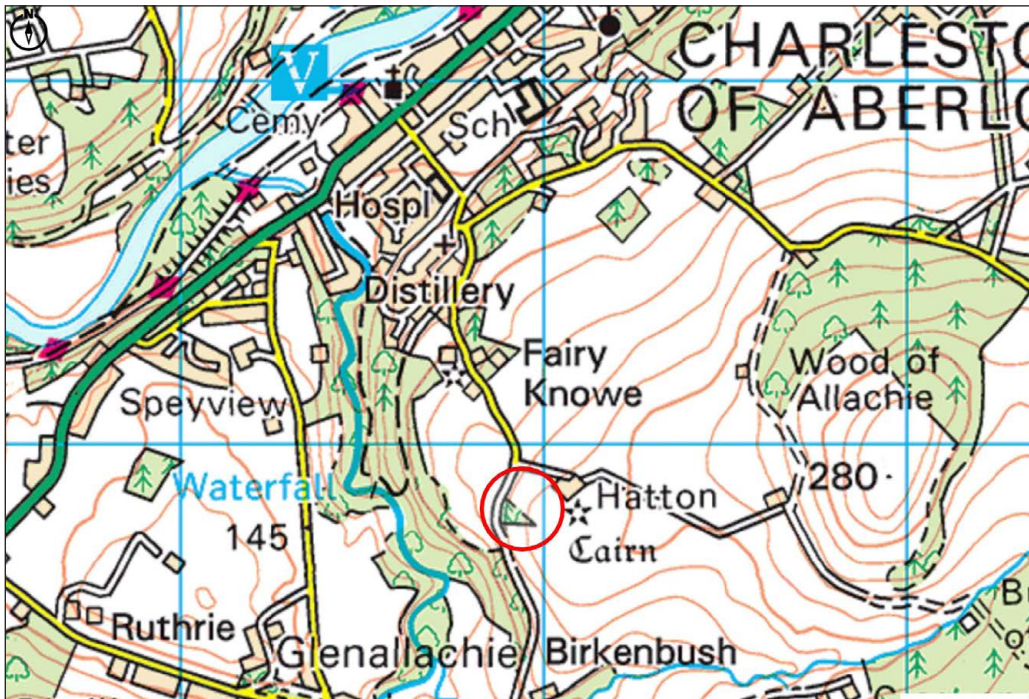
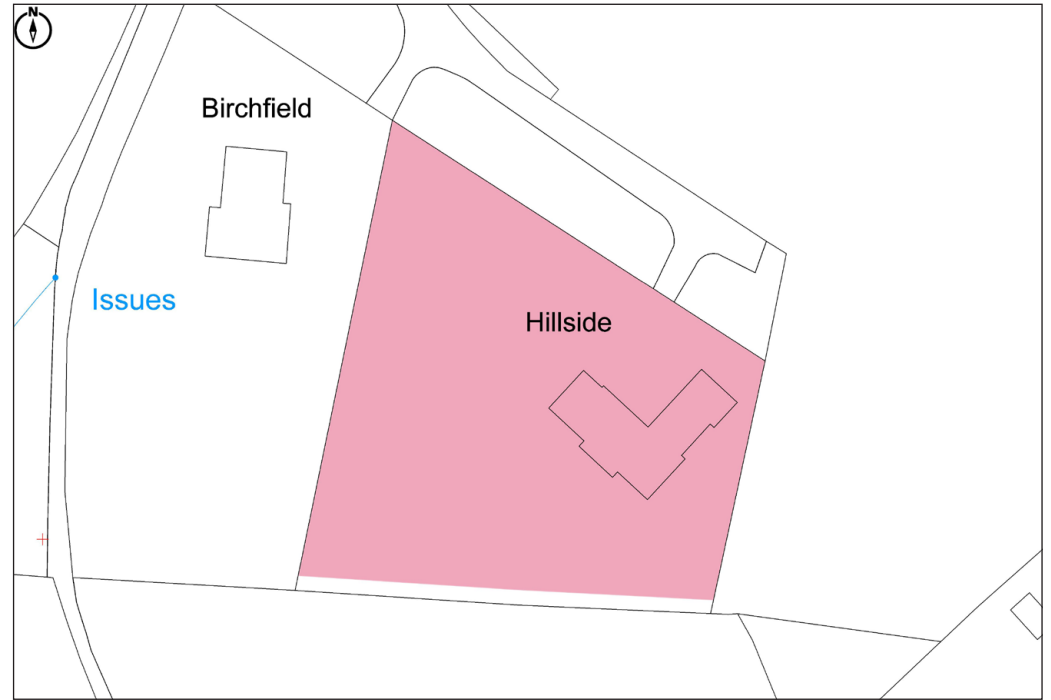
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 April 2024.





Hillside, Aberlour, AB38 9LP

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









Galbraith



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