

Galbraith



ROWAN LODGE, AUCHENHALRIG

SPEY BAY, FOCHABERS, MORAY



ROWAN LODGE, AUCHENHALRIG SPEY BAY, FOCHABERS, MORAY

An outstanding family home in a highly desirable semi-rural setting.

Fochabers 3.5 miles ■ Elgin 12 miles ■ Aberdeen 58 miles

About 0.57 acres (0.23 ha)

Guide Price £490,000

- 2 reception rooms. 4 bedrooms
- Spacious and flexible room layout
- Excellent condition
- Far reaching views over open countryside towards the Moray Firth
- Generous enclosed garden
- Double garage
- Close to a wide range of amenities

Galbraith

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 OnTheMarket







SITUATION

Rowan Lodge sits in an accessible and highly desirable semi-rural setting about 3.5 miles from the popular Speyside village of Fochabers in Moray. Located on the east bank of the River Spey, Fochabers provides a good range of services and a thriving calendar for arts, cultural and social events. Local amenities include a choice of independent shops, hotels, a small supermarket, Health Centre, and both primary and secondary schooling (Milne's Primary and High School). Independent schooling is available at the world famous Gordonstoun School, Duffus some 17 miles away. Christies Garden Centre and Gordon Castle (and Walled Garden) are all close by in Fochabers and the surrounding area includes a wealth of walks and mountain biking trails in the Ordiequish Wood. To the north-west, Elgin provides a wider range of facilities including a leisure centre, library, hospital, retail park, various large supermarkets and a train station with services to Inverness and Aberdeen. Aberdeen and Inverness both offer all the facilities one would expect of a modern city including airports which offer regular domestic flights and summer flights to many European destinations, an excellent selection of shopping, sporting and cultural opportunities. Moray is famous for its mild climate, has a beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches.

DESCRIPTION

Rowan Lodge is a most impressive, detached house located in a stunning semi-rural setting at Auchenhallrig. Constructed using a double timber kit with rendered block under a tiled roof, the house provides spacious and very well appointed accommodation over two storeys. On the ground floor, a bright and airy hallway accesses the impressive open plan kitchen / dining / living room; a spacious room with a range of wall and floor units, integrated appliances and French doors that lead to the garden. Adjacent is a cosy and well-proportioned sitting room whilst also on the ground floor is a large walk in pantry, a utility room, shower room and an office / 4th bedroom. On the first floor, the well lit landing leads to three double bedrooms, two of which have en suite facilities.

The house has a wonderfully bright and airy feel with large windows and French doors flooding the interior with natural light. The house is in excellent condition and is tastefully and neutrally decorated with high quality fixtures and fittings. The open plan kitchen / dining / living room is a particularly impressive room with French doors leading a decked seating area in the garden. The house is double glazed and benefits from oil fired central heating (under floor heating on the ground floor).

ACCOMMODATION

Ground Floor - Hall. Open Plan Kitchen / Dining / Living Room. Sitting Room. Pantry. Shower Room. Utility Room. Office / 4th Bedroom.

First Floor - Landing. 3 Bedrooms (2 En Suite).

GARDEN GROUNDS

Outside, the garden extends to about half an acre and is enclosed by a low block wall and fence. It includes areas of lawn, timber decking, a garden shed and a superb double garage with a floored loft and pull down ladder for access. Ample parking space is provided on a private driveway.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband*	Mobile
Mains	Mains	Private	Freehold	Oil	Band F	x	Available	Available

*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>

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>





DIRECTIONS

From Fochabers take the A98 towards Buckie. Turn left just before the Mill of Tynet at the farm shop turn left and continue for about 0.7 miles where Rowan lodge is located on the right hand side. See site and location Plans for details.

POST CODE

IV32 7PP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: awestruck.proceeds.fresh

SOLICITORS

Grigor & Young (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.

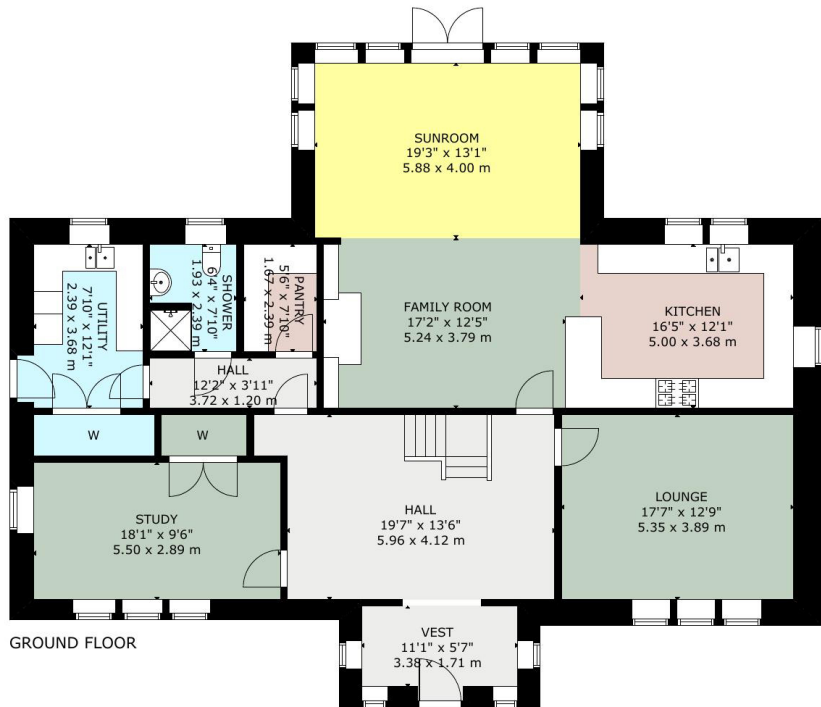
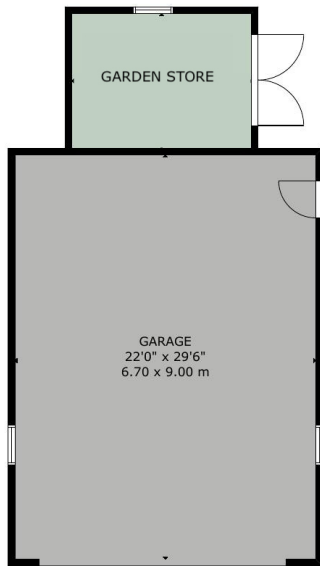
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

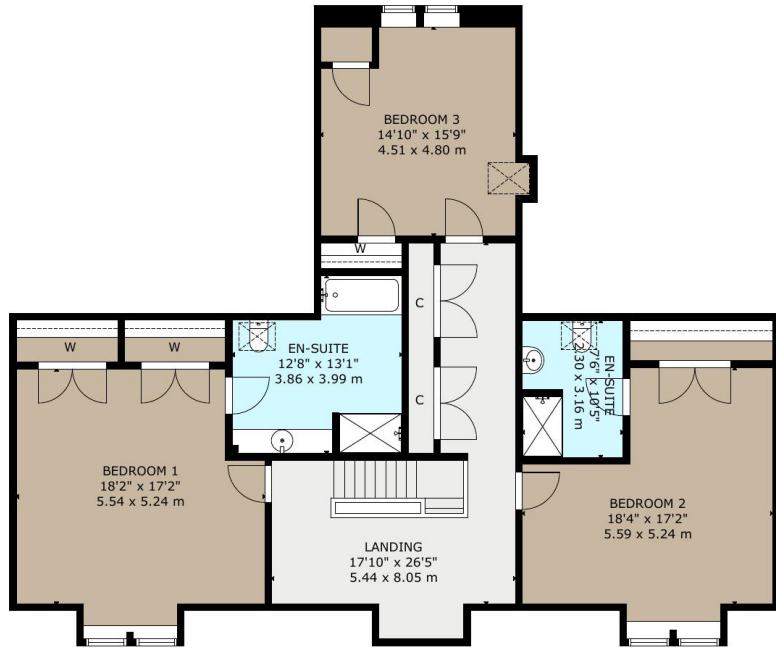
Failure to provide required identification may result in an offer not being considered.

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 July 2024



GROUND FLOOR



FIRST FLOOR

Rowan Lodge Auchenhalrig, IV32 7PP

GROSS INTERNAL AREA
 TOTAL: 295 m²/3,173 sq ft
 GROUND FLOOR: 159 m²/1,708 sq ft, FIRST FLOOR: 136 m²/1,465 sq ft
 EXCLUDED AREA: GARAGE: 60 m²/649 sq ft, SHED: 12 m²/129 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







Galbraith



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