



WESTER GAULDWELL COTTAGE,
CRAIGELLACHIE, ABERLOUR, MORAY



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A charming cottage at the heart of Speyside

Elgin 15 miles ■ Inverness 58 miles ■ Aberdeen 58 miles

Offers Over £260,000

- 1/2 reception rooms. 2/3 bedrooms
- Flexible accommodation
- Good condition
- Well maintained garden
- Wonderful views over open countryside



Galbraith

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 OnTheMarket



SITUATION

Wester Gauldwell sits in an idyllic elevated rural setting about 1.5 miles from the picturesque and highly desirable village of Craigellachie, an historic village located at the heart of Speyside. Craigellachie has good day to day amenities including a popular and sought after primary school, the refurbished Craigellachie Hotel with The Copper Dog Grill, a village hall for community events and sporting clubs, a Church, convenience store, Post Office, filling station and children’s play park. Aberlour, about 3 miles away, has a small supermarket, health centre, dental practice and pharmacy, a highly regarded delicatessen 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 15 miles) is the principal town in the county 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 and Inverness. Aberdeen and Inverness provide all of the facilities expected from modern and prosperous cities, with an excellent selection of shopping, retail parks and associated services, rail links and airports. There is a train station in Keith (about 10 miles) as well as Aviemore (about 40 miles) with a regular sleeper service to London.

DESCRIPTION

Wester Gauldwell is a charming traditional cottage located in a stunning rural setting near Craigellachie. The cottage is constructed of stone under a slate roof and the accommodation is provided over one and a half storeys. From the front garden, the house opens into the sun room /hall way. Turning immediately right in the hallway is the delightful sitting room with multi fuel stove, which could easily be used as a third bedroom if required. To left is the dual aspect dining kitchen with an array of wall and floor units, and multi fuel stove. Double doors from the kitchen lead to the sun room, which takes in the wonderful views to the east over Speyside. Completing the accommodation on the ground floor is the family bathroom with a Jacuzzi style bath with shower over. On the first floor are the 2 bedrooms and box room. The house is heated using oil fired central

heating and has double glazed windows. It is connected to mains water and electricity with foul drainage to a private facility.

ACCOMMODATION

Ground Floor:
Hall. Sun Room. Breakfasting Kitchen. Sitting Room/3rd Bedroom. Bathroom.

First Floor:
2 Bedrooms. Box Room

GARDEN

Outside, there is a sheltered, well maintained garden with areas of lawn, patio, 2 useful timber sheds and ample parking for several vehicles on a gravelled 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 C	F	Available	YES

FLOOD RISK

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

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVIDUTES ETC

From the public road, the property is accessed over a short stretch of private road over which the selling agents understand the property enjoys all necessary rights of access. The neighbouring farm enjoys a right of access between points A and B as shown on the site plan. This right has not been exercised in recent years.



DIRECTIONS

From Elgin, head south on the A941 passing through the village of Rothes before turning left into Craigellachie where signposted for Keith on the A95. Continue through the village and after crossing the River Fiddich continue on the A95 for about a mile where Wester Gauldwell is located on the right hand side. (See site and Location Plans for details).

POST CODE

AB38 9QX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ideas.ideals.seasonal

SOLICITORS

Grigor and 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

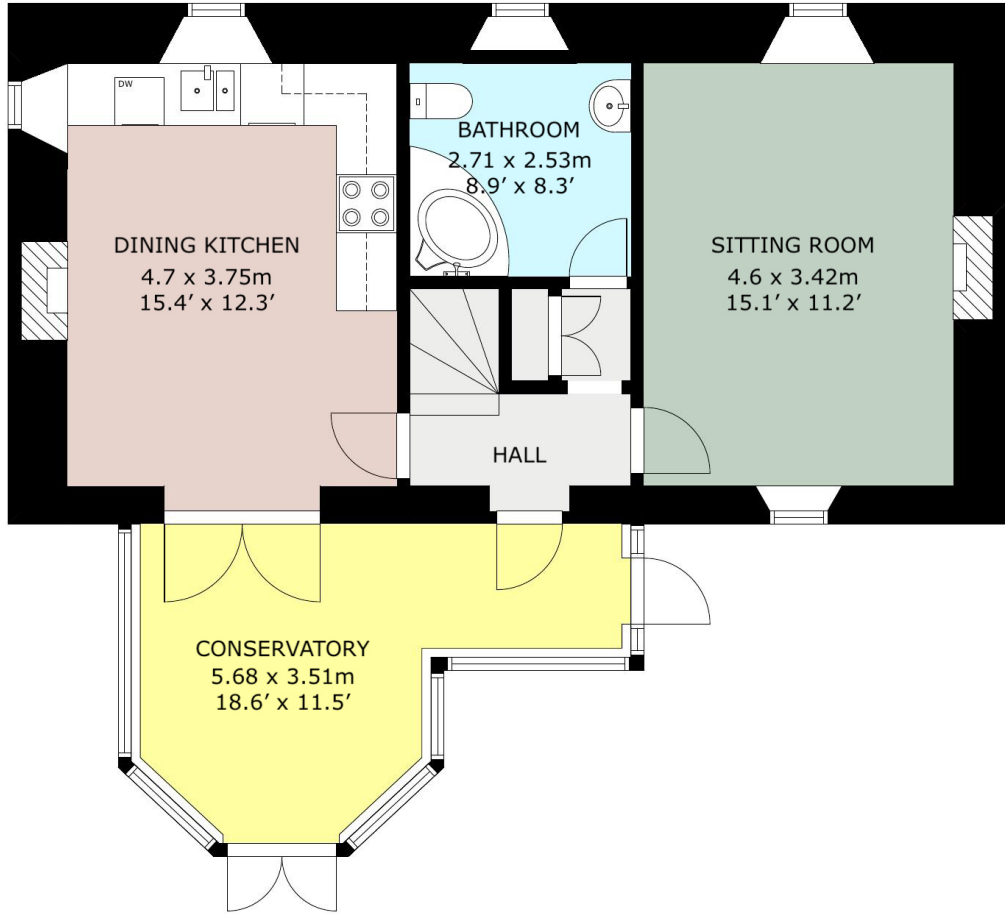
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

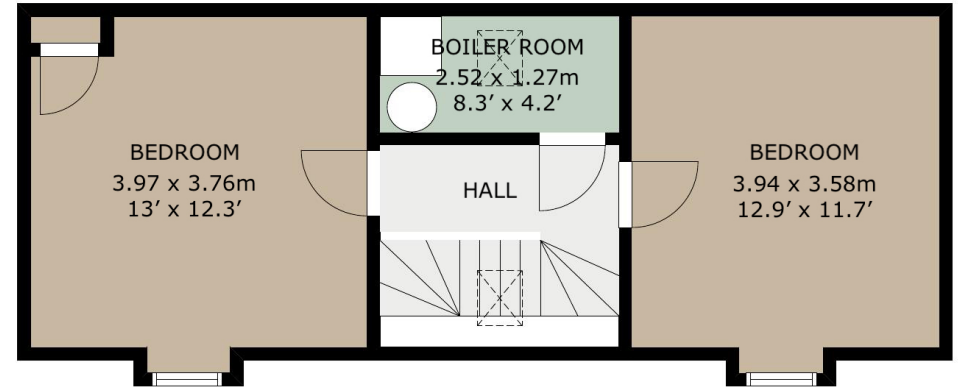
IMPORTANT NOTES

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 June 2024





GROUND FLOOR

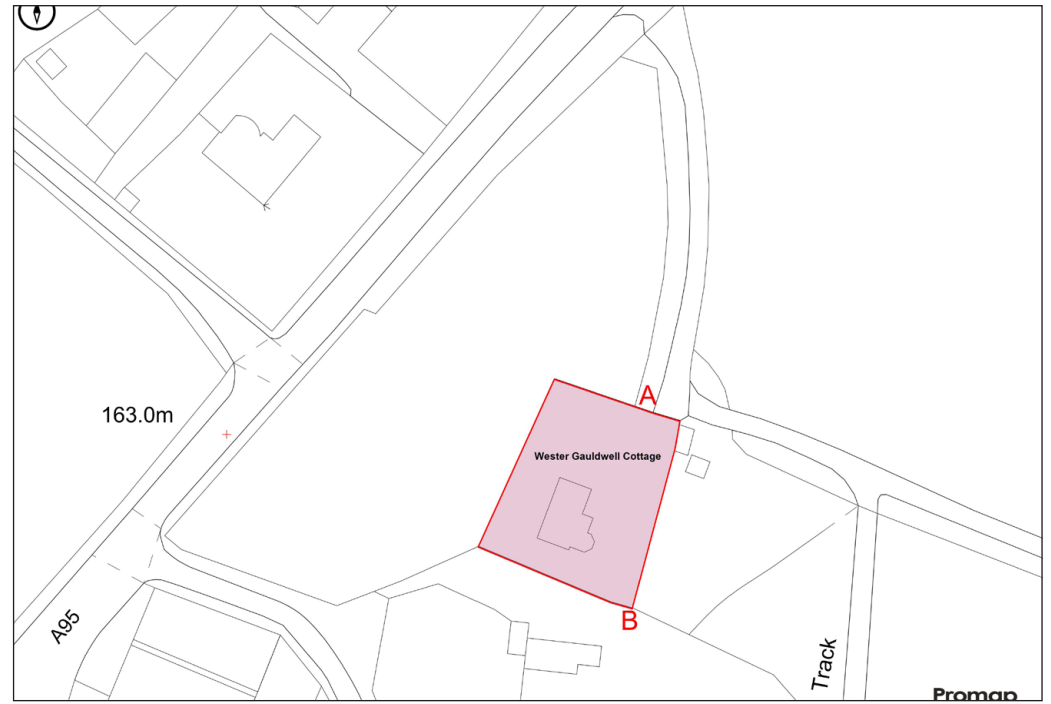


FIRST FLOOR



Wester Galdwell Cottage, Craigellachie, AB38 9QX

Illustration for identification purposes, actual dimensions may differ. Not to scale.





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