



masson
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solicitors and estate agents

1 Tower Place, Aberlour, AB38 9PE

UNDER OFFER £180,000

Contact us on 01479 874800 or visit www.massoncairns.com

UNDER OFFER - Enjoying an elevated position within Tower Place, this beautifully presented two bedroom bungalow offers stylish accommodation on one level with the added benefit of a substantial loft space above. A bright entrance vestibule leads into the central hall and immediately highlights the fresh décor, new flooring and immaculate finish found throughout. The spacious sitting room and dining area is filled with natural light and provides an inviting setting for both everyday living and entertaining, with direct connection to the garden adding to its appeal. The recently fitted kitchen is smartly finished in a contemporary style, with ample storage, generous worktop space and a practical layout ideal for modern living. There are two well proportioned double bedrooms, both beautifully presented and offering comfortable accommodation with integral wardrobes. The recently refitted shower room is finished to a high standard with a large walk-in shower, stylish fittings and vanity storage. A useful laundry room adds valuable practicality and further storage. With access via a ladder the large attic space is a real asset, ideal for storage and offering excellent additional space. Outside, the property is equally impressive. The attractive rear garden has been designed for ease of maintenance and enjoys an enclosed patio seating area, perfect for relaxing in the sun, dining outdoors or entertaining family and friends. To the front, the property has an open outlook and neat approach. Walk-in ready and finished with care, this is a superb home in a sought after Aberlour setting, ideal for buyers seeking comfort, style and easy living in a move-in condition home with immediate appeal. EPC C, Council Tax C, Home report available online at massoncairns.com

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Aberlour

Aberlour is a picturesque village nestled in the heart of Speyside, celebrated for its rich whisky heritage and beautiful riverside setting along the River Spey. Home to the world-renowned Aberlour Single Malt, the village combines natural beauty, local character and a welcoming community, making it a sought-after location for those seeking a peaceful lifestyle with excellent amenities. The village offers a good range of local services, including independent shops, cafés and restaurants, ensuring daily needs are well catered for. Education is well provided for, with Aberlour Primary School and nearby Speyside High School serving the area. The surrounding countryside offers abundant opportunities for walking, fishing, and exploring, particularly with the scenic Speyside Way and proximity to the Cairngorms National Park. With a strong sense of community, beautiful surroundings and excellent accessibility, Aberlour presents an ideal place to call home in the heart of Speyside.

Transport Links

Aberlour is well-connected by road, sitting conveniently on the A95 which provides direct access to Elgin, Keith, and Grantown on Spey, as well as onward travel to Inverness and Aberdeen. Regular bus services, including Stagecoach Route 36, link the village with surrounding towns, with stops in the village centre providing easy public transport access for both residents and visitors. Additional routes serve nearby destinations and key distillery sites, supporting the area's strong whisky tourism. Nearby train stations at Elgin, Keith, and Aviemore offer regular ScotRail services to Inverness, Aberdeen, and the Central Belt, connecting the area to the national rail network. Air travel is also within easy reach, with Inverness Airport approximately an hour's drive away and Aberdeen International Airport around 90 minutes by car, both offering a range of UK and European

destinations. These transport links, combined with the village's scenic location and vibrant community, make Aberlour an appealing and accessible place to call home.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating C

Entrance Vestibule

1.18m x 2.45m (3'10" x 8'0")

A bright and welcoming entrance space with glazed door and side screens allowing in plenty of natural light while enjoying an open outlook to the front. Finished with fresh neutral décor and contemporary wood laminate flooring, this is an attractive first impression of the home and a pleasant spot to sit and remove outdoor shoes and coats before entering the main accommodation.

Hallway

A central, well proportioned hallway giving access to the principal rooms of the property and with a large walk in shelved linen cupboard. Beautifully presented with fresh décor, matching flooring and modern internal doors, the hall creates a smart flow through the home and offers an immediate sense of the quality of finish throughout. There is an attic hatch with ladder providing access to the fully insulated loft space which is partially floored and has lighting.

Laundry Room

1.93m x 1.55m (6'3" x 5'1")

A useful and practical separate laundry room fitted with space and plumbing for a washing machine together with shelving and hanging space for everyday storage. Ideal for household essentials, laundry and overflow storage.

Sitting Room and Dining Area

5.02m x 4.04m (16'5" x 13'3")

A bright and generously proportioned sitting room offering ample space for both lounge and dining furniture. Filled with natural light and beautifully presented, this comfortable living space enjoys a pleasant outlook and direct access to the rear garden through sliding patio doors, making it ideal for everyday living as well as entertaining.

Kitchen

3.93m x 3.18m (12'10" x 10'5")

Recently fitted to a high standard in an attractive contemporary style, the kitchen is well laid out with an excellent range of wall, drawer and base units, generous worktop space and integrated appliances. Finished with stylish units and complementary work surfaces with matching flooring, it provides a practical yet elegant workspace with room for day-to-day cooking and storage.

Shower Room

2.49m x 2.56m (8'2" x 8'4")

This luxurious and impressive shower room is finished in a sleek, modern style with a large walk-in shower enclosure, contemporary wet wall panelling, twin wash hand basins set within vanity storage and a WC. A heated towel rail, recessed ceiling lighting and quality fittings complete this spacious and airy space.

Bedroom One

3.55m x 4.03m (11'7" x 13'2")

A spacious and beautifully presented double bedroom enjoying a window to the front that floods the space in natural light and finished with soft carpeting. The room offers ample space for freestanding furniture and benefits from mirrored double wardrobes providing excellent built-in storage.



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Bedroom Two

3.22m x 2.85m (10'6" x 9'4")

Another well proportioned double bedroom, again presented in fresh neutral tones with new carpeting. Enjoying a pleasant outlook, this versatile room is ideal as a guest bedroom, dressing room or home office, with space for bedroom furniture and with the benefit of a double integral storage wardrobe.

Outside

The property enjoys attractive, low maintenance outside space to both front and rear. To the front, a neat gravelled garden with established planting enhances the approach and complements the property's appealing setting, while an integral shelved storage cupboard provides useful external storage and also houses the electric meter. There is also a separate allocated parking space. To the rear, the enclosed patio garden offers a private and sunny area ideal for outdoor seating, dining and entertaining, with vertical timber privacy fencing creating a sheltered feel. Sliding doors provide direct access into the sitting room and dining area, further enhancing the excellent connection between inside and out.

Services

It is understood that there is mains water, drainage and electricity. There is gas central heating.

Entry

By mutual agreement.

Price

UNDER OFFER

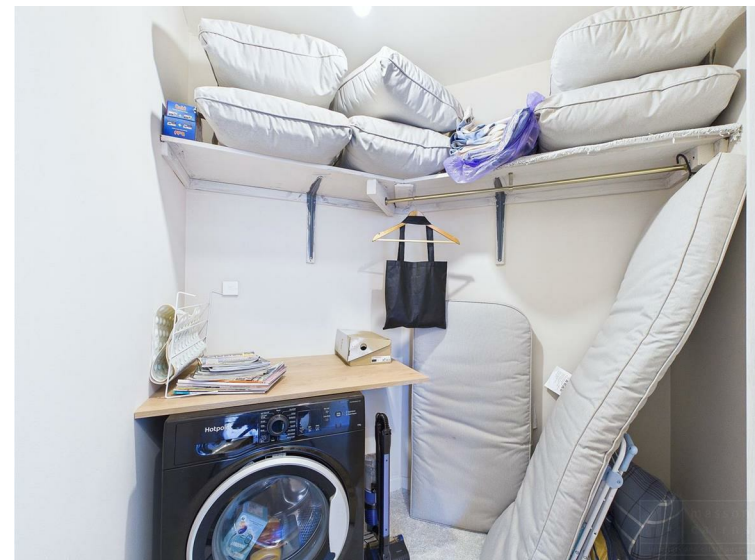
Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

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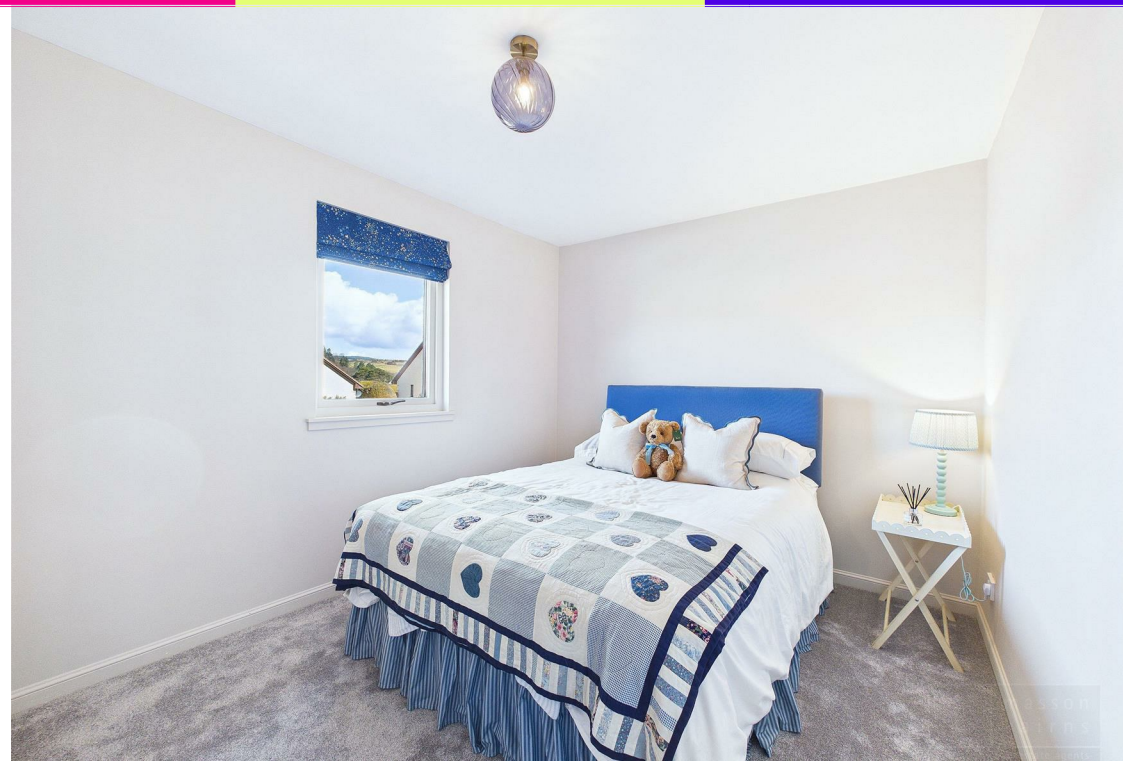
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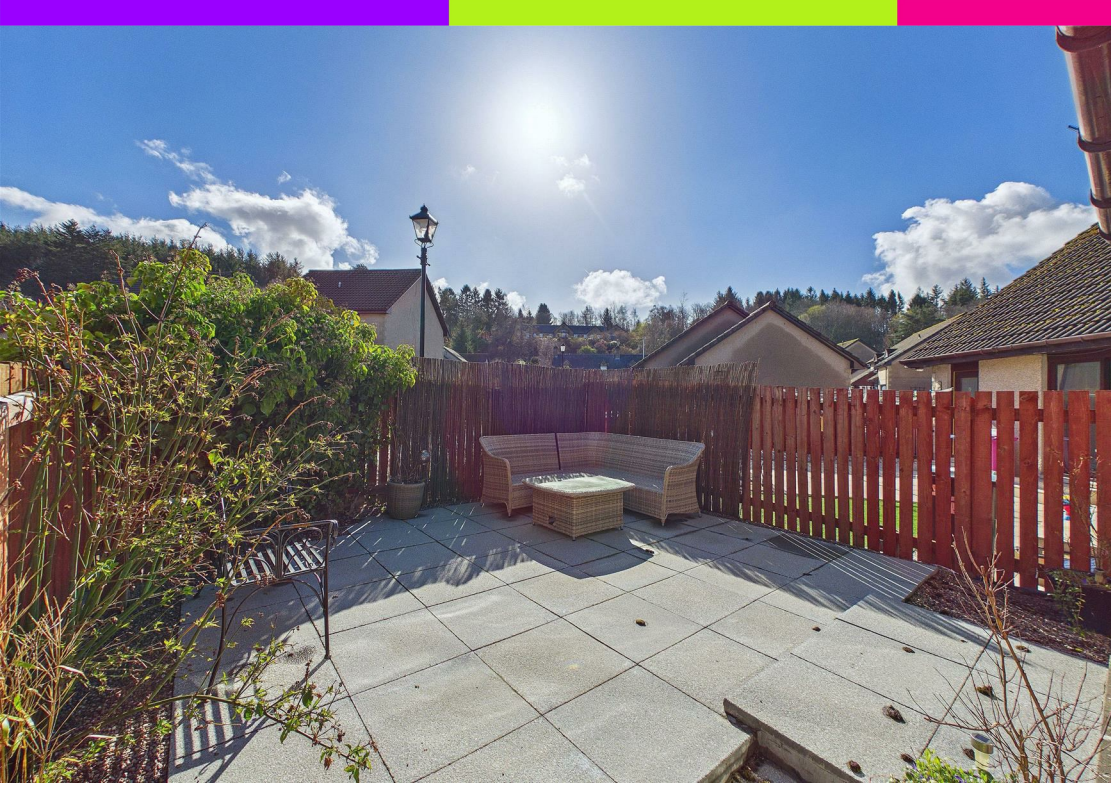
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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