CLOSING DATE - Craighead Cottage, Edenvillie, By Aberlour, AB38 9NL

SOLD £160,000

Contact us on 01479 874800 or visit www.massoncairns.com
SOLD - CLOSING DATE - WEDNESDAY 19 OCTOBER 2022 AT 12 NOON - A delightful and charming detached stone and slate cottage with separate timber steading in an attractive location with gardens extending to circa 0.5 acres in this 'get away from it all' setting just outside the picturesque Highland town of Aberlour. The property offers well proportioned accommodation comprising of a large and airy sitting room with vaulted ceiling and wood burning stove, country kitchen with dining area, a modern bathroom, hall and entrance vestibule. Outside the gardens offer outstanding views of the Highland scenery and are easily maintained with large lawns which are complemented with mature planting and shrubs and there is off street parking for vehicles on the generous driveway. Offering ideal family living or for use as a second / holiday home with letting potential, this is a rare and solid opportunity to acquire a property within this sought after location. There are delightful walks, woodland access and within easy reach of the local amenities and is ideally located to take advantage of the recreational facilities and amenities of the nearby Cairngorms National Park with excellent road, rail and air links to Edinburgh, Glasgow, Aberdeen and the South. Energy Performance Certificate Band F, Council Tax banding B

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Edinvillie & Aberlour
situated close to the centre of Charlestown of Aberlour.
The village nestles on the bank of the River Spey and boasts
a host of amenities including primary and secondary
schooling, medical centre, community centre and a range of
local shops and eateries.

This is an area of Scotland renowned for its outstanding
natural beauty, with rolling heather clad hills rising up from
the River Spey. Recreational activities abound in Speyside.
The River Spey is one of Scotland’s most prolific salmon and
sea trout fisheries, attracting fishermen from far afield and
offering sport from February until the end of September.

There are unlimited opportunities for the hill walker while
the field sportsman has a wonderful choice of deer forests,
grouse moors and low ground shoots within easy driving
distance. Cairngorm Mountain is the principal Scottish ski
centre and Aviemore is now an acknowledged tourist
resort in its own right, only 40 minutes drive from Aberlour.
There are golf courses at Grantown-on-Spey, Ballindalloch,
Dufftown and Rothes. Speyside is the home of malt whisky
and this area forms part of the Malt Whisky Trail with many
distilleries with visitor centres close by. Transport links are
generous and a host of amenities including primary and secondary
shops and eateries.

Both Aberdeen and Inverness Airports offer a range of daily
flights to London, as well as other domestic and
international routes.

Entrance
1.57m x 1.11m (5’1” x 3’7”)
To the rear of the property and via the drive, the glazed
door provides a light and airy access to the house where
there is a large cupboard with window, which is ideal for
storage on the inbuilt shelf in addition to being plumbed for
a washing machine. There is mosaic tiled flooring, ceiling
lighting and some decorative plaster corbels which
enhance the space. Two further solid timber doors lead to
the bathroom and sitting room and a high level cupboard
houses the electrical consumer board.

Sitting Room
4.99m x 4.41m (16’4” x 14’5”)
This is a wonderfully warm and inviting sitting room with a
triple aspect to the front, rear and side as well as a velux
which combine to flood the space with natural light. A
warming focal wood burning stove creates a cosy ambience
and is complemented with wood laminate flooring and
ceiling lighting. The sitting room leads through into a hall
which has a door to the front and further doors to the
bedroom and kitchen / dining room.

Kitchen / Dining Area
3.25m x 4.37m (10’7” x 14’4”)
This generous country kitchen enjoys a good range of base
wall and drawer units in cream with complementary solid
timber worktops and travertine splashback tiling which
creates a homely and characterful environment. There is an
inset Belfast sink with brushed chrome mixer tap, inset
space for a fridge freezer, plumbing for a dishwasher and a
Neff oven with ceramic hob and illuminated extractor. The
room enjoys good natural light from a bay window to the
side with hill views and a further window to the front.

Bedroom
2.53m x 3.20m (8’3” x 10’5”)
The light and bright double bedroom has a window to the
rear and enjoys a full height ceiling, carpet and lighting.
There is a loft hatch with ladder which leads to the large
loft space which is mostly floored and has a velux window
providing good natural light and making an ideal extra
hobby attic space or for ample storage.

Bathroom
1.80m x 1.92m (5’10” x 6’3”)
This stylish bathroom centres around the impressive and
deep bath with pressure shower head and glass screen as
well as enjoying a wash hand basin and wc. There is some
full height travertine tiling, a mosaic tiled floor, ceiling
lighting and a window to the rear.

Steading
A real benefit of this purchase is this impressive timber
steading on a stone base which extends to around 53.5sqm
under a slate roof with several skylights. There is a double
door to the front in addition to a side door access and
internally there is power and light with stone flooring. The steading offers a multitude of uses not least of which is as an extensive storage space or workshop but could easily be converted into bespoke or additional accommodation subject to the necessary consents which had previously been granted but has now lapsed. Further to this, there is a separate timber shed which has been fully insulated and lined and has power, light and a window to offer a bijou home working pod. There is also a wood fired hot tub and chicken coop.

**Outside**
The wonderful grounds extend to just under a half of an acre and offer a variety of spaces from grassed areas and driveway with a gravelled seating area to the front of the cottage which is well sheltered and enjoys a timber fence and some bed planting to offer a good variety. The gardens offer superb amenity and limitless opportunities for outdoor living or to live the good life with ample space for vegetable planting and livestock grazing as the current owners utilise it for with a mixture of hens, turkeys and sheep.

**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 F

**Services**
It is understood that there is private water, mains drainage and electricity. There is oil fired central heating.

**Location**
What 3 words:
///towns.ticking.swoop

**Entry**
By mutual agreement.

**Price**
SOLD

CLOSING DATE - WEDNESDAY 19 OCTOBER 2022 AT 12 NOON

**Viewings and Offers**
Viewing is strictly by arrangement with and all offers to be submitted to: Masson Cairns
Strathspey House
Grantown on Spey
Moray
PH26 3EQ
Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
www.massoncairns.com
Timber Steading
Approx. 53.5 sq. metres (576.2 sq. feet)

Storage
2.00m x 4.30m
(6'6" x 14'1")

Garage / Workshop
9.75m x 4.30m
(32' x 14'1")

Total area: approx. 53.5 sq. metres (576.2 sq. feet)
While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters.