masson cairns LTD

solicitors and estate agents

2 Elchies Road, Aberlour, AB38 9AB

Fixed Asking Price £184,950

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

UNDER HOME REPORT VALUATION - Centrally located in the vibrant village of Aberlour, this detached three-bedroom home offers well-balanced accommodation with a practical layout and low-maintenance outdoor space. Set behind the main street in a quiet but easily accessible location, the property benefits from a shared driveway and off-street parking, with an attractive stone exterior and paved areas to the front and rear, ideal for seating or container planting. The ground floor is well arranged and features a spacious sitting room with a gas fire set in a stone surround, providing a comfortable and welcoming living area. To the rear, the open-plan kitchen and dining space offers ample room for family life and entertaining, with modern units and good worktop space. A separate utility room adds useful storage and laundry facilities. Upstairs, the first floor comprises a principal bedroom with built-in wardrobes and an en-suite shower room. There is a further double bedroom and a single bedroom— also ideal as a nursery or home office—along with a family shower room off the landing. Double-glazed timber windows and gas central heating via a combi boiler ensure year-round comfort and efficiency. The property has a low-maintenance garden with paving, gravel, a shed, and a drying area. There's off-street parking to the front and access to the rear via the sun porch and utility room. Located just moments from the amenities of Aberlour, this home is ideal for those seeking a central, well-maintained property with scope to personalise. EPC C, Council Tax D, Home Report available at massoncairns.com

Fixed Asking Price £184,950

masson cairns LTD

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
Tel: 01479 874800
Fax: 01479 874806
property@lawscot.com
https://www.massoncairns.com

solicitors and estate agents

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 Hallway
The entrance hallway offers a bright and practical welcome to the home, with wood-effect flooring that continues through to the main living areas and a glazed timber front door that allows additional natural light to filter through. A door opens directly into the sitting room, while a carpeted staircase leads to the upper floor. There is a large under stair cupboard.

Sitting Room
3.59m x 5.19m (11'9" x 17'0")
The sitting room is a bright and welcoming space, ideal for relaxing or entertaining. Dual-aspect windows allow in generous natural light, enhancing the sense of space and providing views to both the front and rear of the property. The room features warm-toned wood-effect flooring and a central focal point is the stone fireplace with an inset gas fire, offering both character and comfort. There is ample space for a variety of seating arrangements, and the room connects conveniently to the rest of the ground floor accommodation.

Kitchen / Dining
3.11m x 5.20m (10'2" x 17'0")
The kitchen and dining area is a bright and well-designed space, offering both functionality and comfort. The kitchen is fitted with a range of modern cream units complemented by wood-effect worktops and splash backs. Integrated appliances include a gas hob with stainless steel splash back and illuminated extractor, electric oven, a dishwasher and fridge. Twin rear-facing windows bring in excellent natural light and offer views of the garden, while the open-plan layout allows for a seamless flow into the dining area, which enjoys a pleasant outlook to the front of the property. A glazed timber door provides direct access to the hallway and a further door leads to the utility room.

Utility
2.09m x 1.68m (6'10" x 5'6")
The utility room offers a practical and well-equipped space, featuring a stainless steel sink with drainer, tiled splashback, and fitted base and wall units in a soft wood finish. There is under-counter freezer, plumbing for a washing machine and a large shelved larder cupboard provides valuable storage for household items. A further door leads directly through to the rear sun porch.

Sun Porch
1.84m x 1.78m (6'0" x 5'10")
The rear sun porch is a bright and inviting space, ideal for enjoying the garden outlook in comfort throughout the seasons. Large wraparound windows fill the room with natural light and the space is finished with tile effect flooring and a timber-framed external door leading to the garden, this versatile area provides an ideal transition between the indoors and outdoors—perfect as a sun room, quiet reading nook, utility extension, or boot room.

Landing
The upper landing is a bright and spacious area, enhanced by natural light from feature windows. There is access to the three bedrooms and the shower room in addition to a loft hatch with access to an insulated and partly floored attic space.

Shower Room
1.69m x 2.20m (5'6" x 7'2")
The first-floor shower room is bright and well-appointed, featuring a large curved shower enclosure with electric shower and waterproof wall panelling for ease of maintenance. A pedestal wash hand basin and WC complete the suite, and a large frosted window provides natural light while maintaining privacy. The room is finished with tile-effect flooring and includes a wall-mounted shelf and mirror.

Principal Bedroom & En-Suite
3.43m x 2.89m & 1.41m x 1.96m (11'3" x 9'5" & 4'7" x 6'5")
The principal bedroom is a bright and comfortable king size room with a large window providing natural light and views over the surrounding area. A fitted double wardrobe offers excellent built-in storage which includes both hanging and shelving, and the en-suite shower room adds to the convenience, fitted with a recessed shower enclosure, wash hand basin with tiled splash back and WC. An opaque window allows for both privacy and light, and the space is completed with tiled flooring and some wall shelves.

Bedroom Two
3.57m x 2.70m (11'8" x 8'10")
Bedroom Two is a well-proportioned room offering a bright and comfortable double room with a peaceful outlook through a large window that allows in plenty of natural light. A notable feature is the generous walk-in wardrobe, which includes both hanging and shelved storage—ideal for keeping the room clutter-free and organised.

masson cairns LTD

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
Tel: 01479 874800
Fax: 01479 874806
property@lawscot.com
https://www.massoncairns.com

solicitors and estate agents

Bedroom Three
2.57m x 2.39m (8'5" x 7'10")
The third bedroom enjoys a large picture window which floods the space with natural light and this space would be equally at home as a light and airy home working space or hobby/craft room.

Outside
The property enjoys a neatly arranged and low-maintenance outdoor space. To the rear, a fully enclosed garden features a mix of paved and gravelled areas, ideal for seating or drying laundry with the rotary clothesline in place. A traditional stone boundary wall offers privacy and charm, while a timber shed provides useful external storage. A small paved patio beside the house offers easy access to the sun porch and utility room. At the front, there is a gravelled area with a paved pathway leading to the covered entrance, and the property benefits from an off-street parking for 2 cars space directly in front, adding to the home's convenience and appeal.

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

Entry
By mutual agreement.

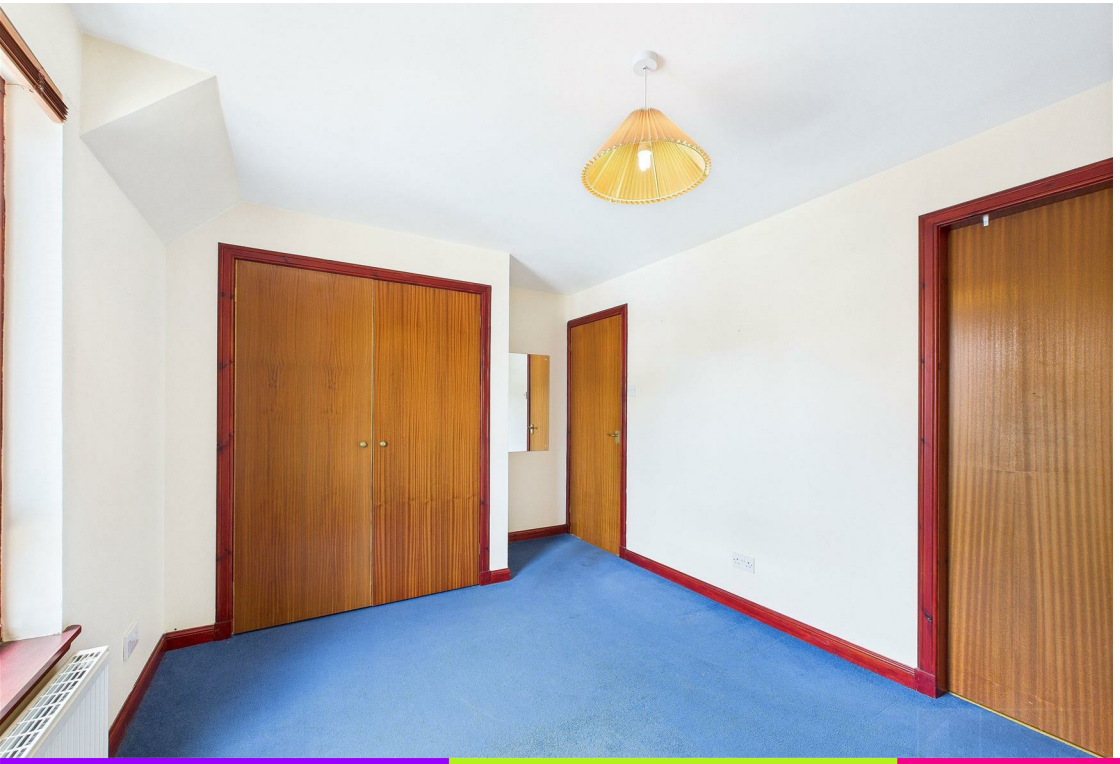
Price
Fixed Price of £184,950

All furniture and white goods are included.

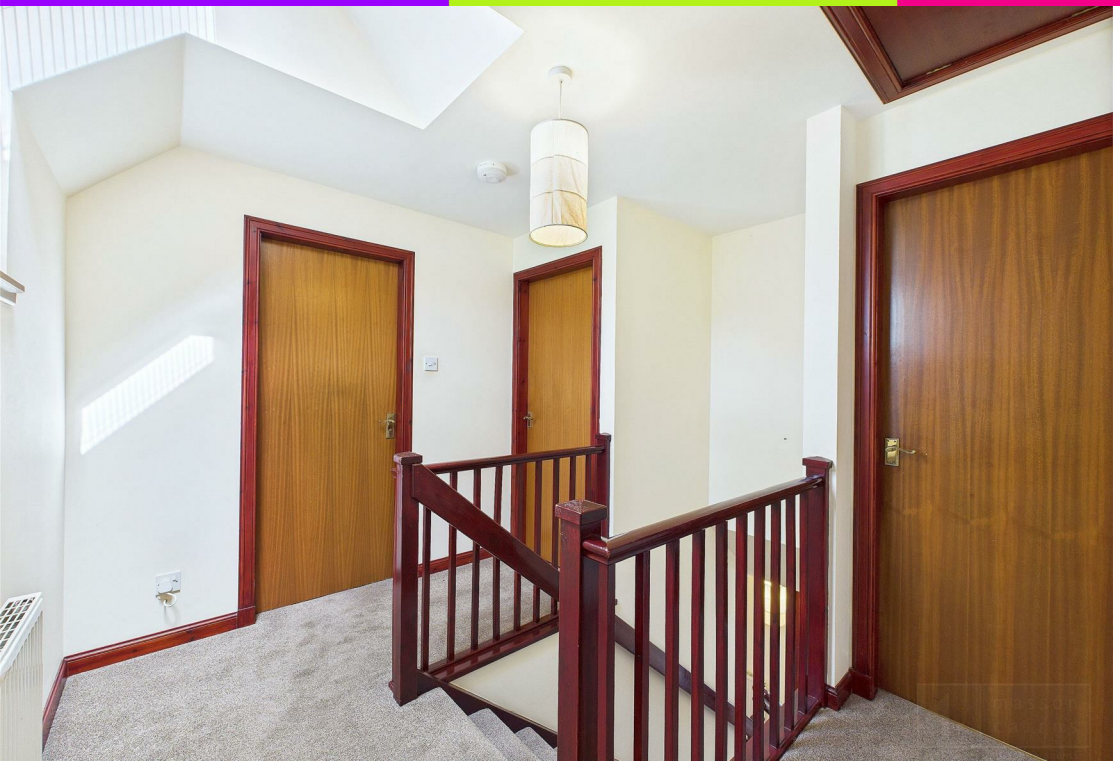
Some chandelier light fittings have been replaced with pendant lighting.

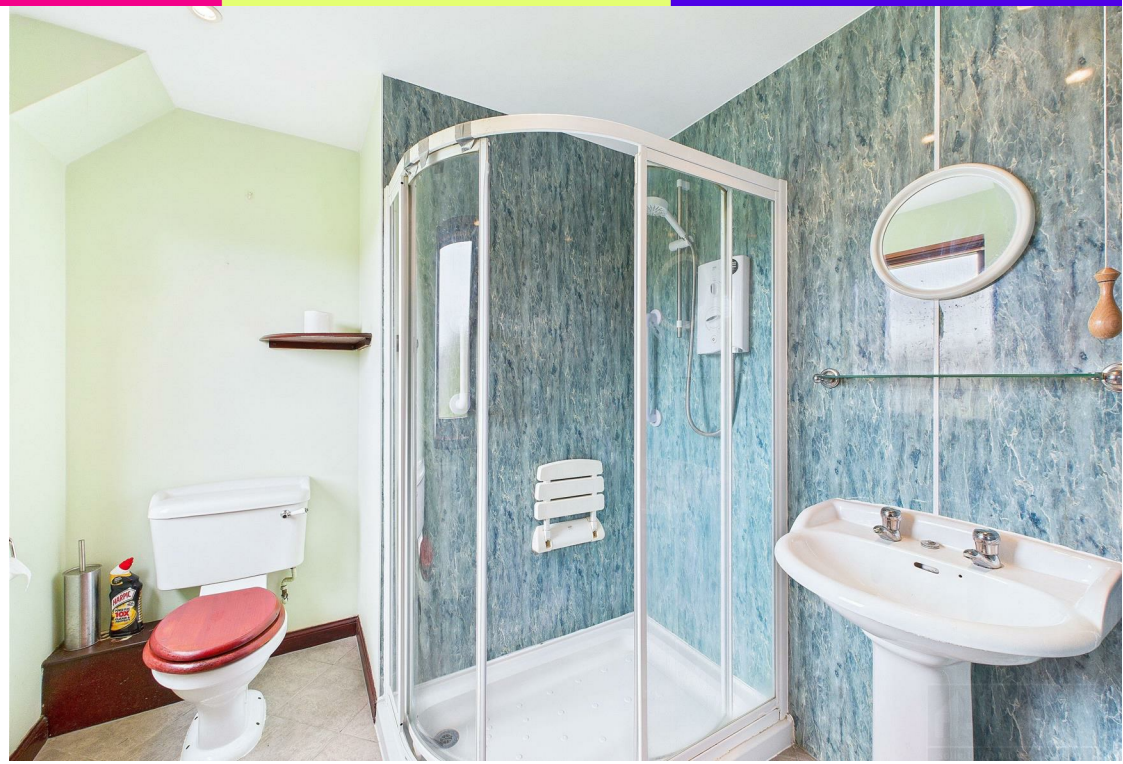
Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
Strathspey House
Grantown on Spey
Moray
PH26 3EQ
Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
www.massoncairns.com

Copyright Information
All media content produced by Masson Cairns Ltd, including but not limited to images, videos, graphics and written materials, remains the property of Masson Cairns Ltd and is protected by copyright law. No part of this content may be reproduced, distributed, modified or used in any form without the prior express written permission of Masson Cairns Ltd. Masson Cairns Ltd may use digital editing tools, including Photoshop and artificial intelligence tools, to enhance the quality, lighting, clarity or presentation of photographic and video material. Any such enhancements are intended to improve visual presentation only and are not intended to materially misrepresent the property, its condition, layout, features or surroundings. Unauthorised use of this material is strictly prohibited and may result in legal action.

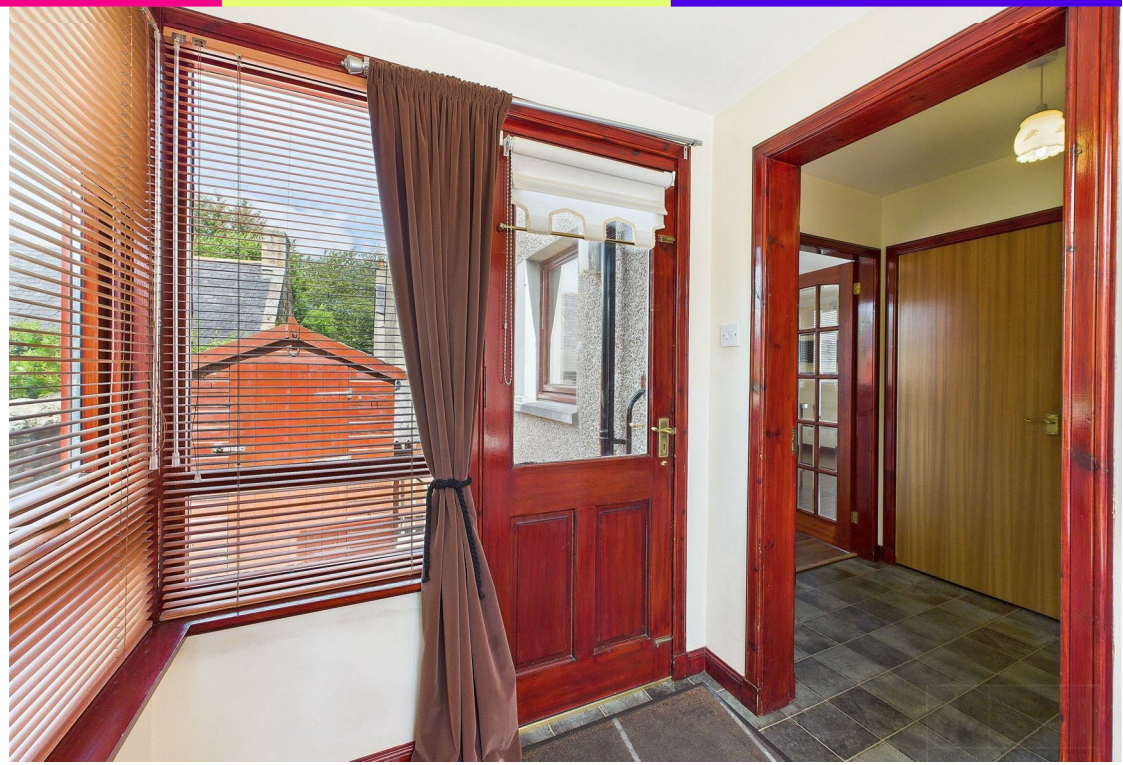


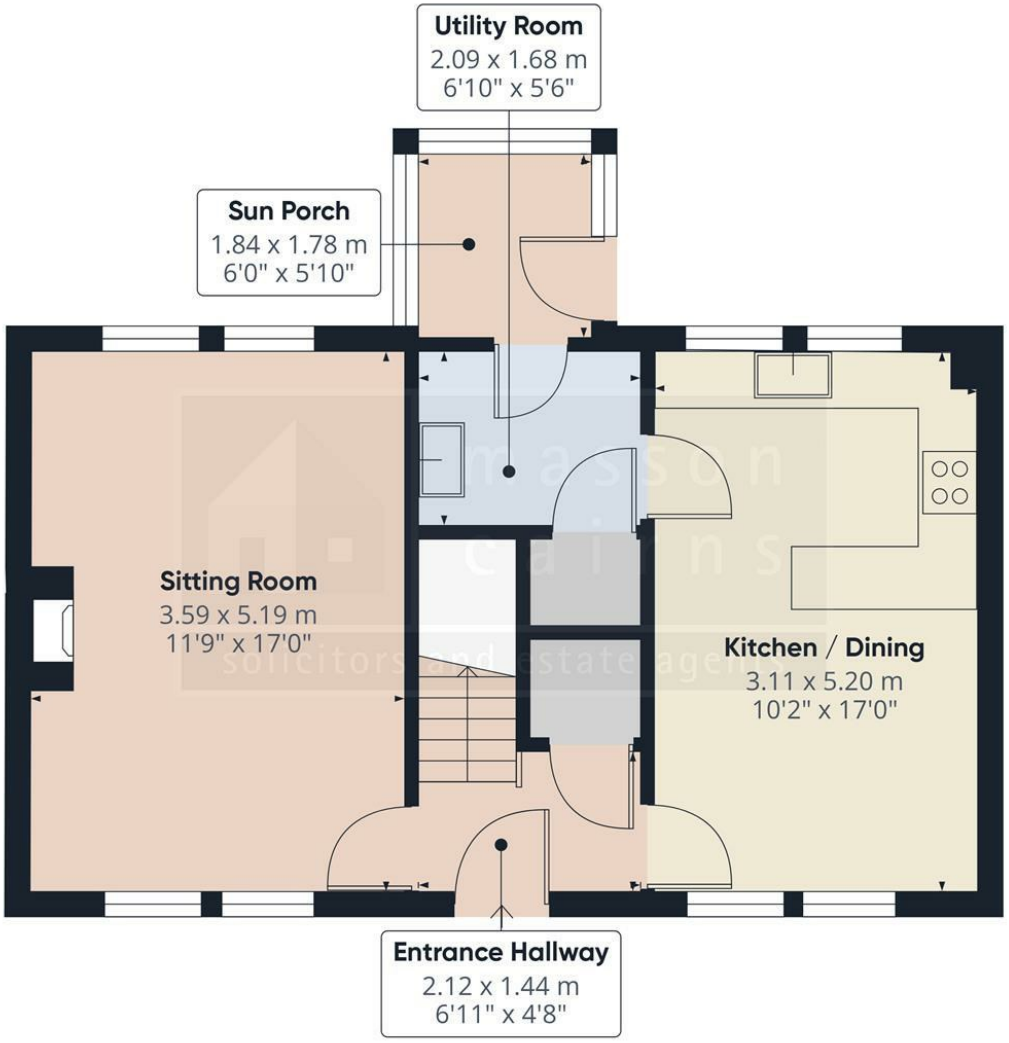
BOSCH
BOSCH





masson
cairns
FOR SALE





Floor 0

masson cairns
solicitors and estate agents

Approximate total area(1)

49 m²
528 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

masson cairns LTD
solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
Tel: 01479 874800
Fax: 01479 874806
property@lawscot.com
https://www.massoncairns.com

Floor 1

masson cairns
solicitors and estate agents

Approximate total area(1)

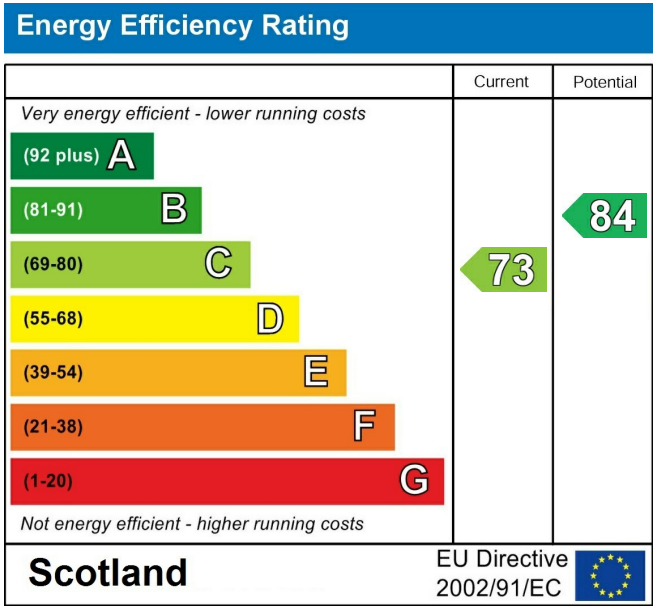
41.7 m²
449 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
Tel: 01479 874800
Fax: 01479 874806
property@lawscot.com
https://www.massoncairns.com



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

masson cairns LTD
solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
Tel: 01479 874800
Fax: 01479 874806
property@lawscot.com
https://www.massoncairns.com