



**SPEYVIEW**

LESLIE TERRACE, CRAIGELLACHIE, ABERLOUR, MORAY



Speyview

## SPEYVIEW, LESLIE TERRACE, CRAIGELLACHIE, ABERLOUR, MORAY

A charming semi-detached house in an idyllic village setting

Elgin 14 miles ■ Inverness 57 miles ■ Aberdeen 57 miles

Offers Over £255,000

- 1 reception room. 3 bedrooms
- Magnificent views over Speyside
- Ideal family home
- Potential for use as a wonderful holiday let
- Close to a wide range of amenities
- Large garden and useful outbuildings
- Double garage

**Galbraith**

Inverness  
01343 546362  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Speyview sits in a wonderful elevated position in 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 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 2 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 14 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 provides 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.

### DESCRIPTION

Speyview is a charming traditional semi-detached house located in a very desirable, elevated position on Leslie terrace, Craigellachie. The house enjoys particularly fine views over the village towards the Spey Bridge and river. Constructed of stone under a slate roof, the house provides comfortable and well-appointed accommodation over two storeys. On the ground floor, a hall leads to the very appealing sitting / dining room whilst opposite is a double bedroom with en suite facilities. In addition, there is a kitchen which leads to the rear hall / utility room. On the first floor, a landing leads to the family bathroom, a W.C. and 2 bedrooms with dormer windows. The house appears to be in good condition and has a very bright and airy feel with large bay and dormer windows flooding the interior with natural light. It is double glazed and heated using gas central heating.

### ACCOMMODATION

#### Ground Floor:

Hall. Sitting / Dining Room. Kitchen. Utility Room / Rear Hall. Bedroom (En Suite).

#### First Floor:

Landing. Bathroom. W.C. 2 Bedrooms.

### GARDEN

Outside, there is a generously sized terraced garden to the rear. The garden includes a patio, lawn, various well stocked borders, a greenhouse and a gravelled parking area. In addition, there are various useful outbuildings and stores as well as a garage with an automatic door.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Speyview	Mains	Mains	Mains	Freehold	Gas CH	Band D	E

\*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>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>



**POST CODE**

AB38 9SY

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: dish.norms.koala

**SOLICITORS**

Stephen & Robb, Keith, 163 Mid Street, Keith, Moray, AB55 5BL

**LOCAL AUTHORITY**

Moray Council

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

**VIEWINGS**

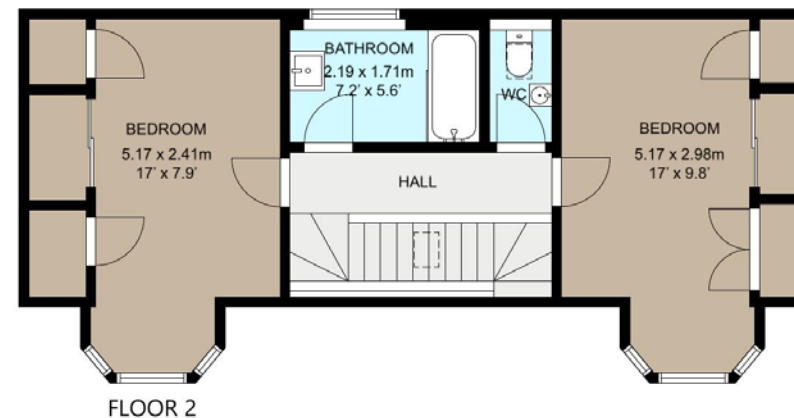
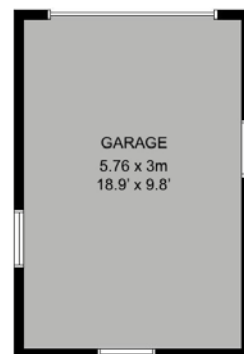
Strictly by appointment with the Selling Agents.

**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

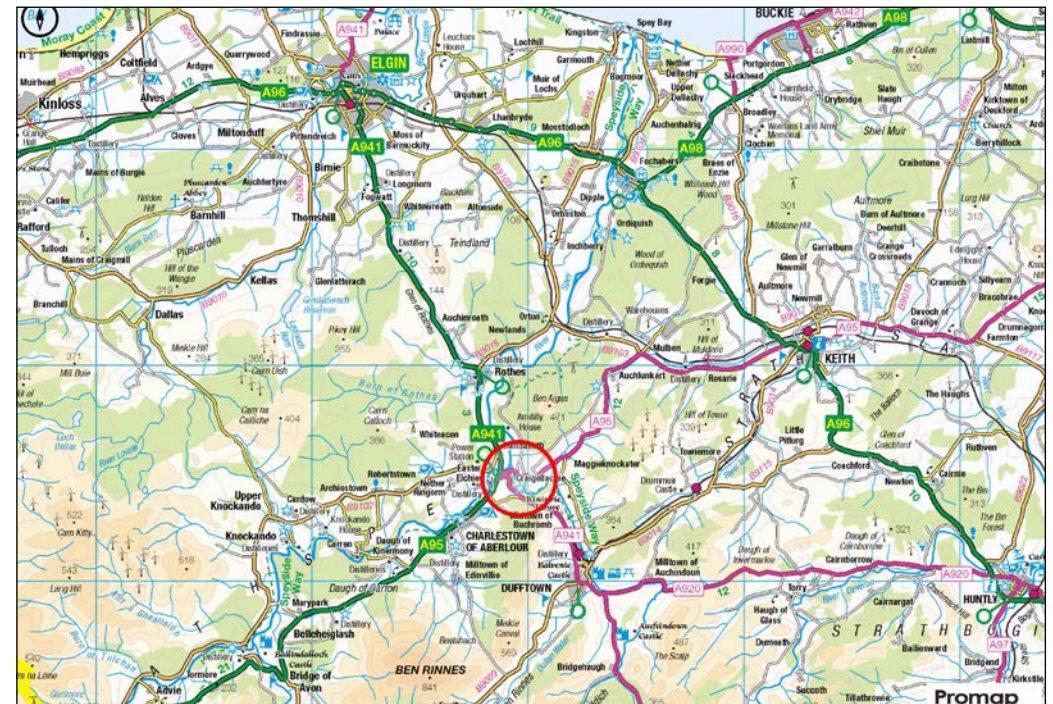
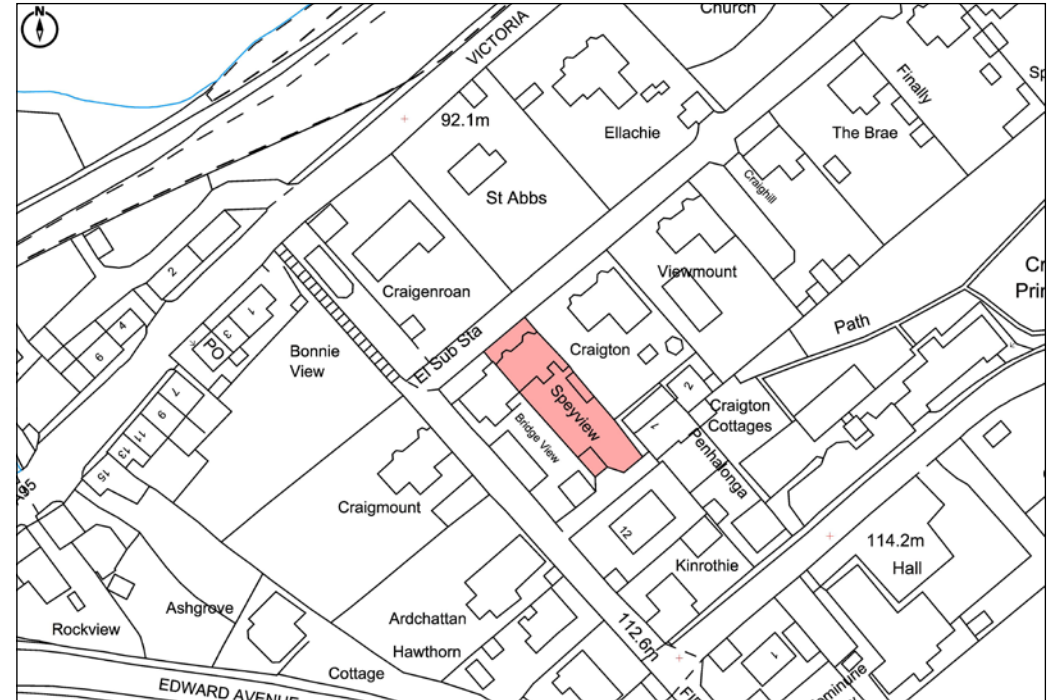
Failure to provide required identification may result in an offer not being considered.





Speyview, Leslie Terrace  
Craigellachie AB38 9SY

Illustration for identification purposes, dimensions may vary. Not to scale.





### 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 November 2023







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