

GLENALLACHIE HOUSE

ABERLOUR, MORAY, AB38 9LT



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A wonderful family home in a charming rural setting.

Aberlour 1 mile ■ Elgin 17 miles ■ Aberdeen 60 miles

Acreage 0.7 acres (0.28 hectares)

Offers Over £475,000

- 2 reception rooms. 4 bedrooms (1 En-suite)
- Spacious, bright and airy accommodation
- Integral double garage
- Secluded, low maintenance garden
- Close to a wide range of amenities
- Delightful accessible rural setting

Galbraith

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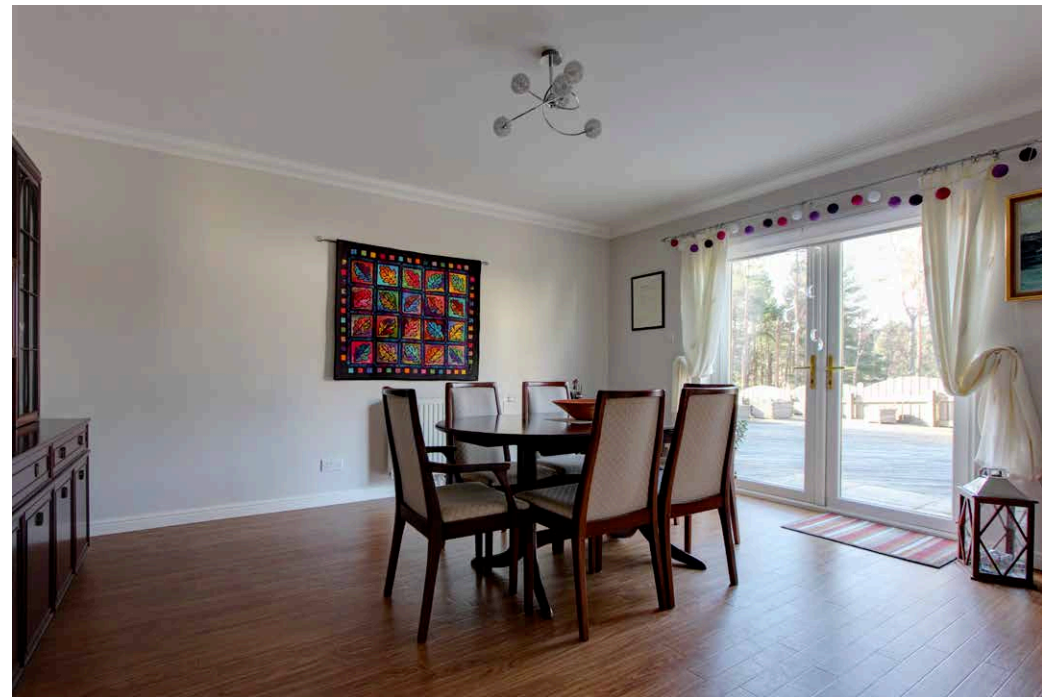


SITUATION

Glenallachie House sits at the heart of Speyside, near the popular Speyside village of Aberlour. The village, about 1 mile away, has a small supermarket, health centre, dental practice and pharmacy, a highly regarded delicatessen and various hotels, pubs and coffee shops, along with Speyside High School and the Sports and Community Centre. Elgin (about 17 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 (60 miles) and Inverness (48 miles). 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.

DESCRIPTION

Glenallachie House is an impressive family home set in an accessible and highly desirable location on Speyside and enjoying fine views over the surrounding countryside. Spacious accommodation is provided over two storeys. On the ground floor, the front door leads into a large vestibule with double doors opening into the hall. To the left is the generously sized and wonderfully bright and airy sitting room which is a particularly appealing room. It has a wood burning stove and picture windows that take in the fabulous views. The dining room has patio doors that give access to the decked seating area. The dining kitchen has a good range of base and wall units and this leads to the utility with a door that gives direct access to the garden. Further along the hall is a bedroom and family shower room. On the first floor is the exceptionally spacious master bedroom with 'en suite' facilities and built in storage, a second bedroom and family bathroom. At the other end of the house is a further bedroom, sewing room and the home office that could be converted to a separate annex subject to the necessary planning. Overall, the house is well presented and has a bright, warm and welcoming atmosphere. It is double glazed and is heated using oil central heating with private water and drainage. There are a number of PV solar panels that are on a feed in tariff.



ACCOMMODATION

Ground Floor:
Sitting Room. Dining Room. Utility. Dining Kitchen. Bedroom. Family Shower Room

First Floor: 3 Bedrooms (1 En suite) Family Bathroom. Home Office.

GARDEN

The house sits within grounds which extend to about 3/4 acre or thereby and which are equally as well maintained. Sheltered by mature trees to the rear, the garden includes areas of lawn, a variety of fruit trees as well as a decked seating area. There is also a useful carport, log store and a substantial summerhouse to the front that takes in the wonderful views. The driveway to the rear and side of the house provides ample parking space for several vehicles in addition to an integral double garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Private	Mains	Private	Freehold	Oil	Band F	Available*	Available*	C75

*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/>

DIRECTIONS

From Aberlour, head south on the A95. After about 1 mile, turn left where sign posted to Glenallachie and Edinvillie. Continue along the road and take the first track on the left. Glenallachie House can be found at the top, the last house on the right. Please walk round the side to the front of the house.

POST CODE

AB38 9LT



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: importers.hosts.connect

SOLICITORS

Harper Macleod, Elgin

LOCAL AUTHORITY

Moray

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

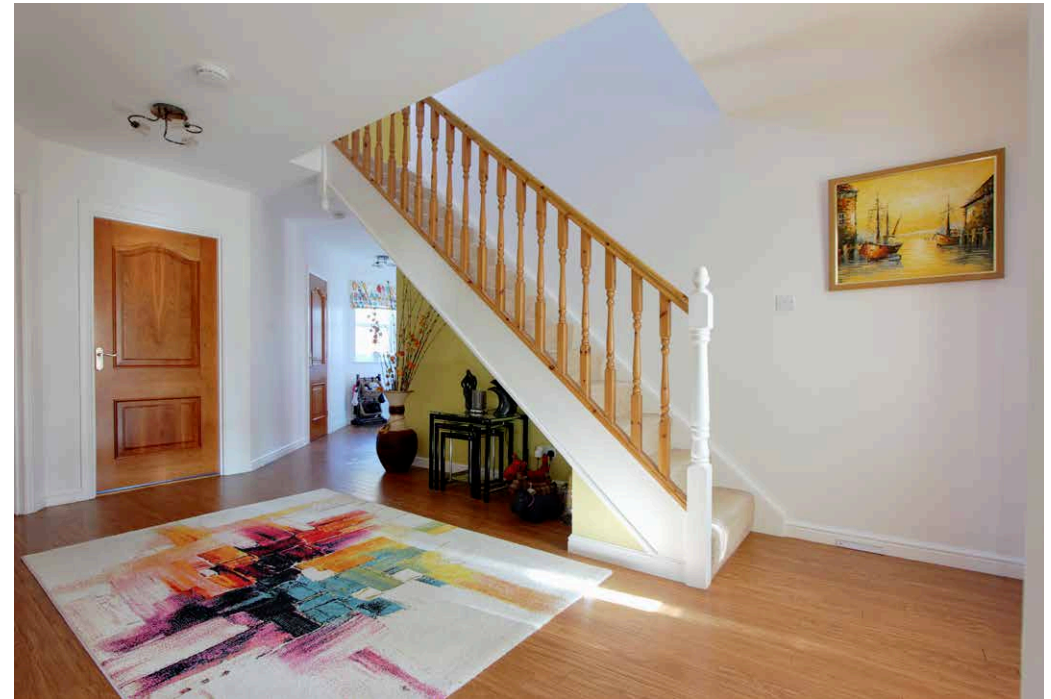
VIEWINGS

Strictly by appointment with the Selling Agents.

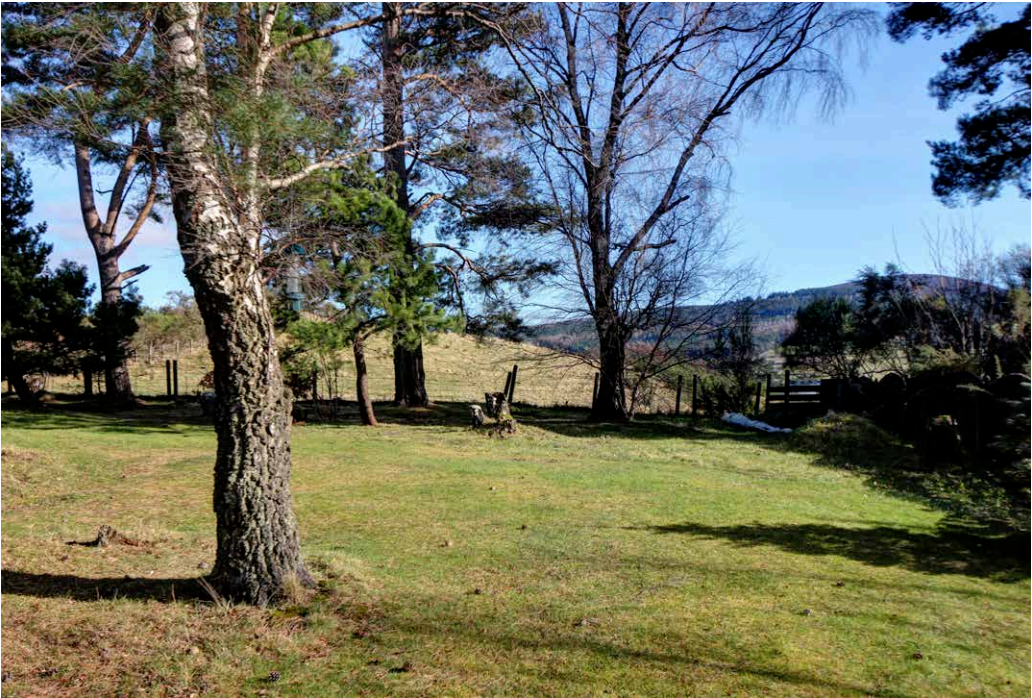
ANTI MONEY LAUNDERING (AML) REGULATIONS

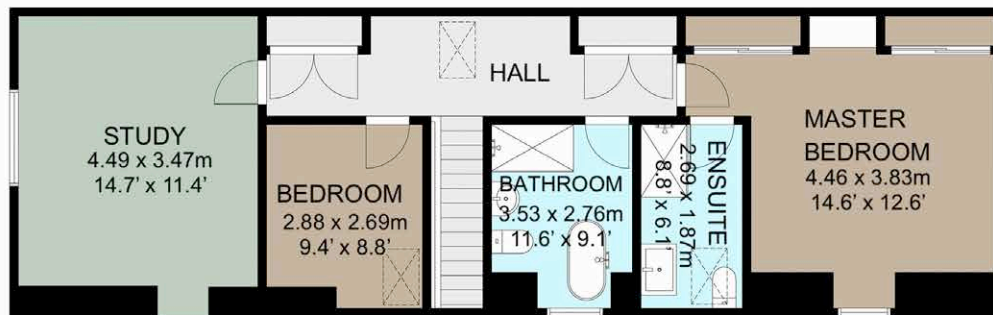
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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



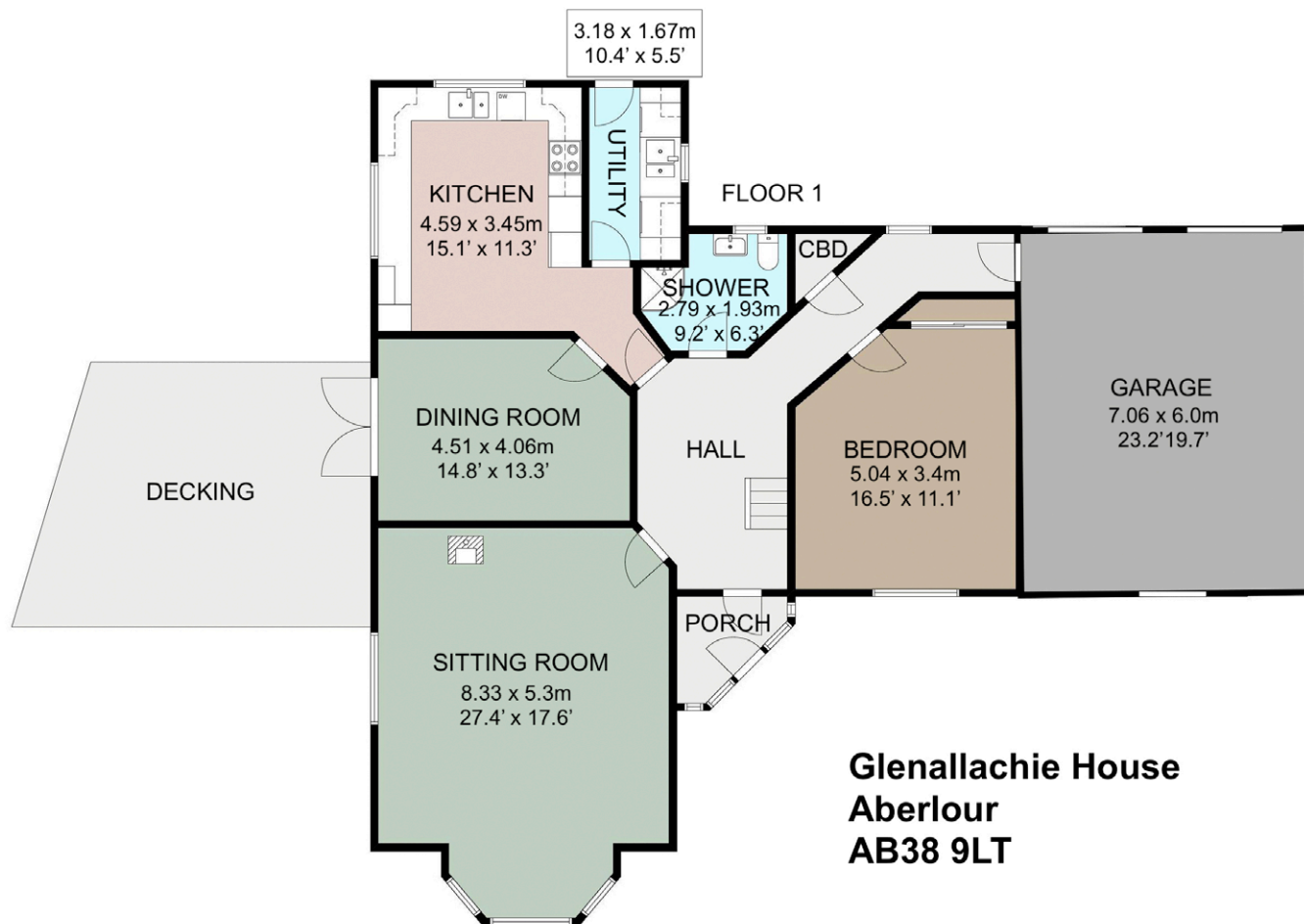






FLOOR 2

FLOOR 2



FLOOR 1

**Glenallachie House
Aberlour
AB38 9LT**

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 March 2025





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