

Galbraith



CHAIN & SPROCKET

MULBEN, KEITH, MORAY



CHAIN & SPROCKET, MULBEN, KEITH, MORAY, AB55 6YA

An impressive family home in a stunning rural setting

Keith 7 miles. ■ Elgin 15 miles. ■ Inverness 53 miles. ■ Aberdeen 56 miles

- 2 reception rooms. 3 bedrooms
- Flexible and adaptable accommodation
- Delightful rural outlook
- Double garage
- Private and secluded setting
- Close to a wide range of amenities

Acreage 1.3 acres (0.56 hectares)

Guide Price £410,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com





SITUATION

Chain and Sprocket is a wonderful, detached family home located near the small hamlet of Mulben between Keith and Elgin in the county of Moray. To the south, Craigellachie provides good day to day facilities including a primary school, the refurbished Craigellachie Hotel with The Spey Inn, a village hall for community events, convenience store, Post Office, filling station and children's play park whilst Keith also offers a wider range of amenities including a supermarket, primary and secondary schooling and a mainline train station. Elgin is the principal town in Moray and has 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 which each 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

Chain and Sprocket is a spacious and welcoming family home situated in a peaceful yet easily accessible rural location. The house is constructed of rendered block under a pitched tiled roof and has been finished to a high standard throughout, providing spacious accommodation over two storeys. On the ground floor, a front door opens into a large vestibule and then into the hall. Either side you will find 2 generous bedrooms both with en suite showers. The dining kitchen can be found ahead with a range of wall and floor units and modern appliances, it has patio doors and a wonderful outlook over the garden and open countryside. The cosy living room can be found to the left with an inset wood burning stove and again, views over the garden. On the first floor is the sitting room and the master bedroom which benefits from an en-suite bathroom with separate shower and a walk in wardrobe. There is a generous storage cupboard on the landing that has previously been used as a home office. Chain and Sprocket is double glazed, heated with oil with under floor heating on the ground floor and is connected to mains water with private drainage.

ACCOMMODATION

Ground Floor: Dining Kitchen. Living Room. Utility. 2 Bedrooms (Ensuite). Cloakroom.

First Floor: Sitting Room. Bedroom Ensuite. Store/Home office



GARDEN (AND GROUNDS)

Outside, the fenced garden is well maintained and includes an area of lawn and beds with various plants and shrubs. To the sides, there are further areas of lawn and beyond that a wild garden bordered by trees and shrubs. A gravelled driveway provides ample space for parking in addition to the detached double garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band E	C:70	ADSL	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Keith, head west on the A96, before taking the first left onto the A95 sign posted to Craigellachie. Continue for about 5 miles before arriving in the small hamlet of Mulben. At the crossroads, turn right and continue up the hill, Chain and Sprocket can be found on the left. See site and location plans for details.

POST CODE

AB55 6YA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: bike.secretly.trinkets

SOLICITORS

Harper Macleod LLP, Elgin Office,

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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.







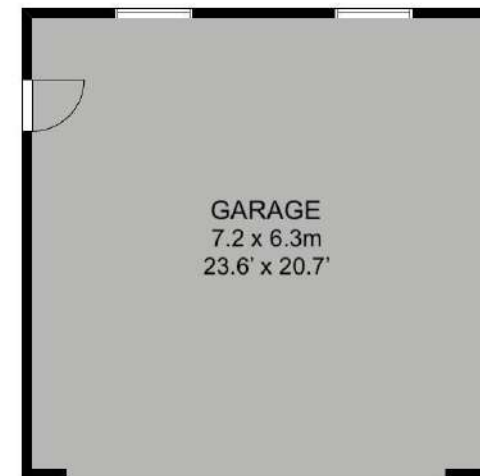
FLOOR 2



Chain and Sprocket, Mulben, AB55 6YA



FLOOR 1



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 June 2025





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE