



Galbraith

**BOAT O FIDDICH**

CRAIGELLACHIE, ABERLOUR, MORAY



# BOAT O FIDDICH, CRAIGELLACHIE, ABERLOUR, MORAY

A charming detached cottage in a stunning riverside setting

Elgin 14 miles ■ Inverness 57 miles ■ Aberdeen 59 miles

About 0.89 acre (0.36ha)

1 Reception Room. 3 Bedrooms (En Suite)

- Well-appointed accommodation in excellent condition
- Extensive grounds with river frontage
- Spectacular views over the River Spey
- Useful outbuilding
- Currently operating as a successful holiday let

**Galbraith**

Inverness  
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 OnTheMarket





### SITUATION

Boat O' Fiddich sits in an idyllic setting on the banks of the River Spey near 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 primary school, highly regarded Inns and Hotels, 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 further 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 an historic city and is the main commercial hub for the county. Elgin has grown throughout the years to become a prosperous and popular location to live due to the excellent range of amenities and high quality of life. Amenities include primary and secondary schooling, 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.

Moray is renowned as being one of the sunniest and driest counties in Scotland and has a wide range of excellent places to stay, eat and shop. The county is famed for its breathtaking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive and as a popular tourist area, local attractions include 'The Whisky Trail', 'The Speyside Way' which passes nearby, Cairngorm National Park, together with many ancient monuments, castles, buildings and villages of historical significance.



### DESCRIPTION

Boat O Fiddich is a charming traditional cottage located in a stunning edge of village setting near the popular village of Craigellachie. Likely to date from the mid to late 1800's, the house was built as the stationmaster's house for the railway which used to pass nearby. Following a sympathetic conversion back into a residential dwelling, the house has been further improved by the current owner's and today it provides well-appointed accommodation over one and a half storeys and operates as a successful holiday lets business.

On the ground floor is the open plan kitchen/dining/sitting room. A multi fuel stove provides a focal point in the sitting area while the kitchen benefits from high quality units. From here, a door leads to the rear garden. Also from the kitchen, a door leads to the master bedroom which is of a generous size and has an ensuite bathroom. There is a well-equipped utility room with space for various appliances.

A glass walled original staircase leads up to a landing on the first floor which gives access to two attic bedrooms, both of which have en-suite shower rooms. In recent years the cottage has operated as a successful holiday let (further details available on request) and vacant possession will be available upon completion of the sale.

**ACCOMMODATION**

**Ground Floor:**

Open Plan Kitchen / Sitting / Dining Room. Utility Room. Master Bedroom (En Suite).

**First Floor:**

Landing. 2 Bedrooms (En Suite)

**GARDEN AND GROUNDS**

Outside, the grounds extend to about 0.89 acres and extend to the banks of the River Spey. Mainly laid to lawn, the grounds also include ample parking space for several vehicles and a timber outbuilding which provides useful storage space. A particularly enchanting aspect of the property is its proximity to the River Spey. Extending right up to the water's edge, the views down the river are quite spectacular. There is potential (subject to obtaining all necessary consents) for an additional riverside plot to be created.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE**

Property	Water	Electricity	Drainage	Tenure	Heating	Rateable Value	EPC
Boat o Fiddich	Mains	Mains	Private	Freehold	Gas Central Heating	£3,300	D58



### ACCESS

From the public road, the property is accessed over a private track which forms part of the subjects of sale. Just upstream from Boat O' Fiddich there is a (public) fishermen's staircase leading from the Speyside Way to the fishermen's hut which provides an ideal access point to the river for the public. There is also a pedestrian right of access over Boat O' Fiddich's track to the river (Boat Pool) in favour of members of the Craigellachie Fishing Association and Craigellachie Fishings Ltd., however, this is infrequently used (and only during the fishing season) as there is an alternative available route for anglers. There is also a direct gated access from Boat O' Fiddich onto the Speyside Way.

### DIRECTIONS

From Elgin, head south on the A941 passing through the village of Rothes before turning left into Craigellachie where signposted for Keith on the A95. On exiting Craigellachie, after crossing a small bridge turn left immediately on to a private track, Boat O' Fiddich is located at the end of the track. See site and location plans for details.

### POST CODE

AB38 9RR

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ringers.guard.galleries

### SOLICITORS

Grigor & Young, Elgin Office, 1 North Street, Elgin, Moray, IV30 1UA

### LOCAL AUTHORITY

Moray Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Fitted carpets, curtains and light fittings are included in the sale. Items used in relation to the successful holiday lettings business, including hot tub, may be made available for sale subject to separate negotiation. An inventory of stock can be provided upon request.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

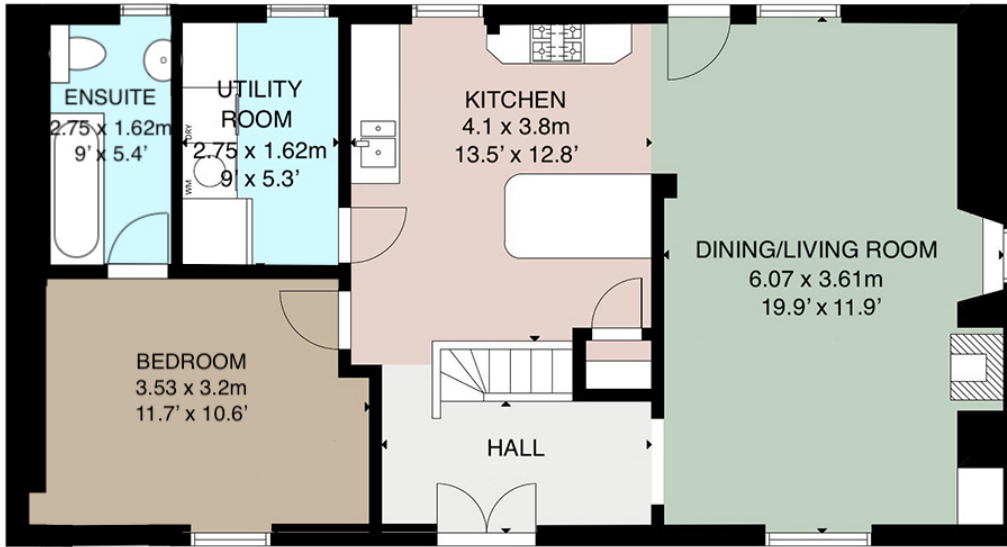
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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





Boat 'o' Fiddich  
Craigellachie  
Aberlour  
AB38 9RR



GROUND FLOOR

FIRST FLOOR

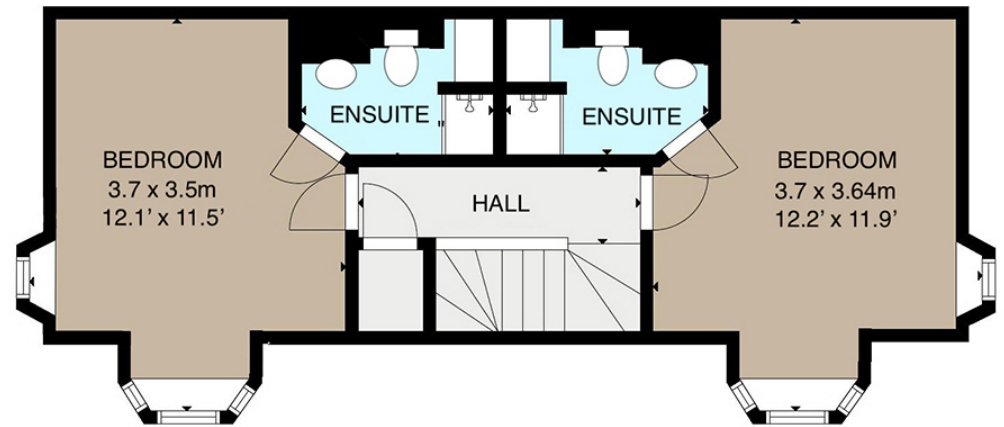
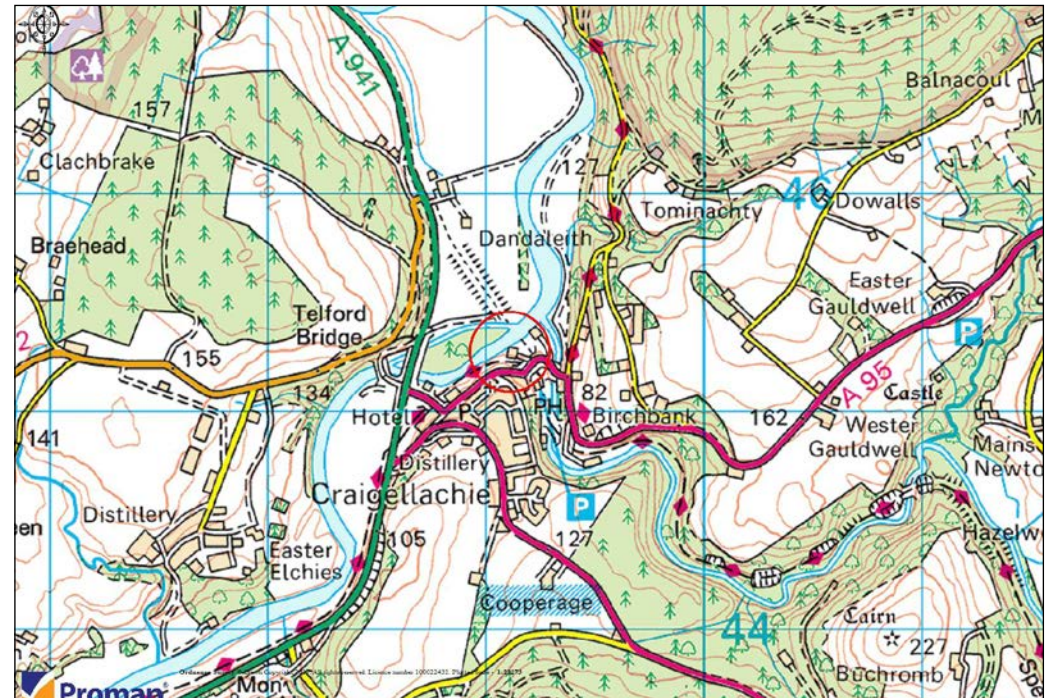
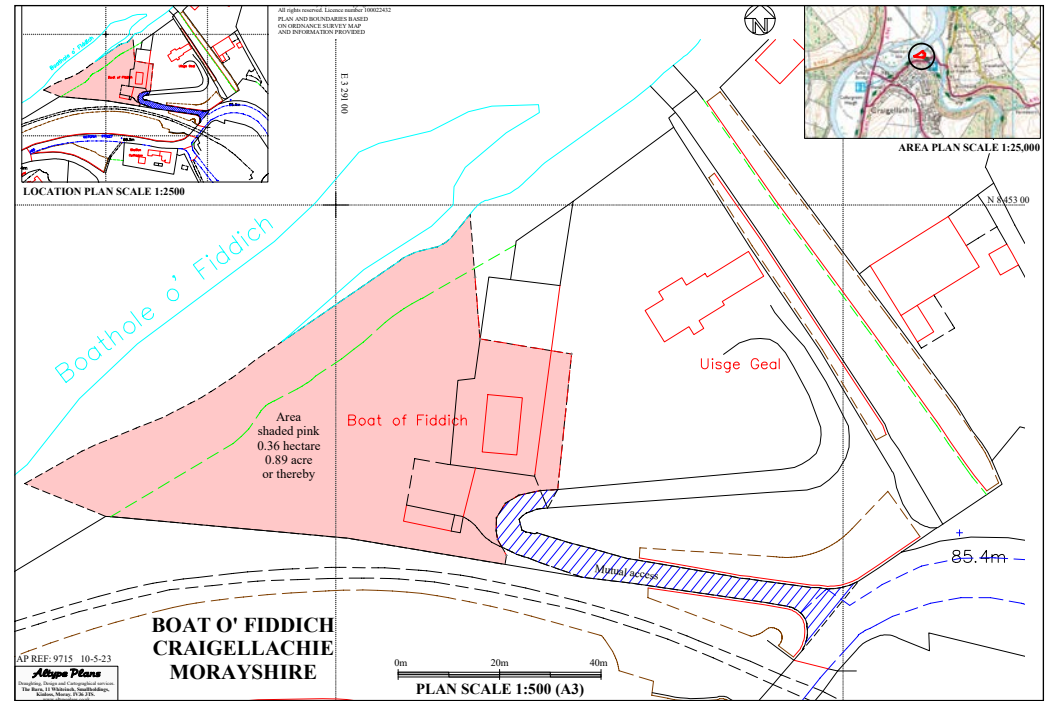


Illustration for identification purposes, dimensions may vary. Not to scale



### 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. Photographs taken in May 2023





**Galbraith**



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