



PARKHEAD COTTAGE

MARYPARK, BALLINDALLOCH, MORAY

Galbraith



PARKHEAD COTTAGE, MARYPARK, BALLINDALLOCH, MORAY

An impressive extended and renovated cottage of enormous character overlooking Ben Rinnes

Aberlour 5 miles ■ Elgin 20 miles ■ Inverness 50 miles
Aberdeen 63 miles

- 3 reception rooms. 4 bedrooms
- Desirable rural setting
- Flexible room layout
- In excellent condition
- Many fine features
- Energy Efficient
- Spacious garden with useful outbuildings

Guide Price £370,000

Galbraith

Inverness
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SITUATION

Parkhead Cottage is a hugely desirable extended and renovated cottage located in a wonderfully accessible position on Speyside. To the north, Aberlour (about 5 miles) has a thriving community and a good range of day to day amenities including a supermarket, health centre, dental practice and pharmacy, a highly regarded delicatessen, various Hotels, pubs and coffee shops as well as primary and secondary schooling. The school catchment for Parkhead Cottage is Aberlour with a school pick up available at the cottage. The village also offers various sports and leisure facilities with tennis courts, a football team and bowling club. Elgin (about 20 miles) is an historic city and is the main commercial hub for the county. Elgin also has an excellent 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.

Moray is renowned as being one of the sunniest and driest counties in Scotland and it has a wide range of excellent places to stay, eat and shop. The county is famed for its breath taking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive including the attractive courses in Rothies, Ballindalloch and Dufftown 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. There are many opportunities for various field sports and fishing for salmon and trout in the area including the world famous River Spey.

DESCRIPTION

Parkhead Cottage sits in an easily accessible position to the south of Aberlour and at the heart of Speyside. Surrounded by the Ballindalloch Estate, the property enjoys a wonderful outlook of the surrounding countryside with particularly fine views towards Ben Rinnes and across Speyside. Originally a smaller traditional stone and slate built dwelling, Parkhead Cottage has been significantly extended and renovated by the current owners to create what is today a very characterful and impressive family home. Accommodation of around 185m² is provided over one and a half storeys. On the ground floor, the house is accessed through the porch into a hallway which leads directly to a charming snug and on to the dining room with its full height ceiling and large picture window overlooking Strathspey. A well equipped kitchen includes a central island and many integral appliances whilst there is also a useful utility room, a shower room, sitting / play room and two bedrooms. On the first floor, the landing leads to the master bedroom which has a wonderful south facing balcony, a bathroom and a cosy attic bedroom.

The house has an extremely warm and welcoming feel and the relatively recent comprehensive renovation has retained the charm and character of a traditional Highland cottage and yet offers the convenience and benefits of a modern build. The cottage has a great many interesting and attractive features including exposed timber beams, full height ceilings in the snug and dining room which also has cathedral windows that flood the interior with natural light and open up the fine views, a wood burning stove, high quality Oak finishes as well as good quality kitchen and bathroom fittings. The house has CAT 5 wiring and is heated using an air source heat pump with under floor heating on the ground floor and the master bedroom and family bathroom on the first floor. The property is double glazed and connected to a private water supply (filtered), mains electricity and a private foul drains system.

ACCOMMODATION

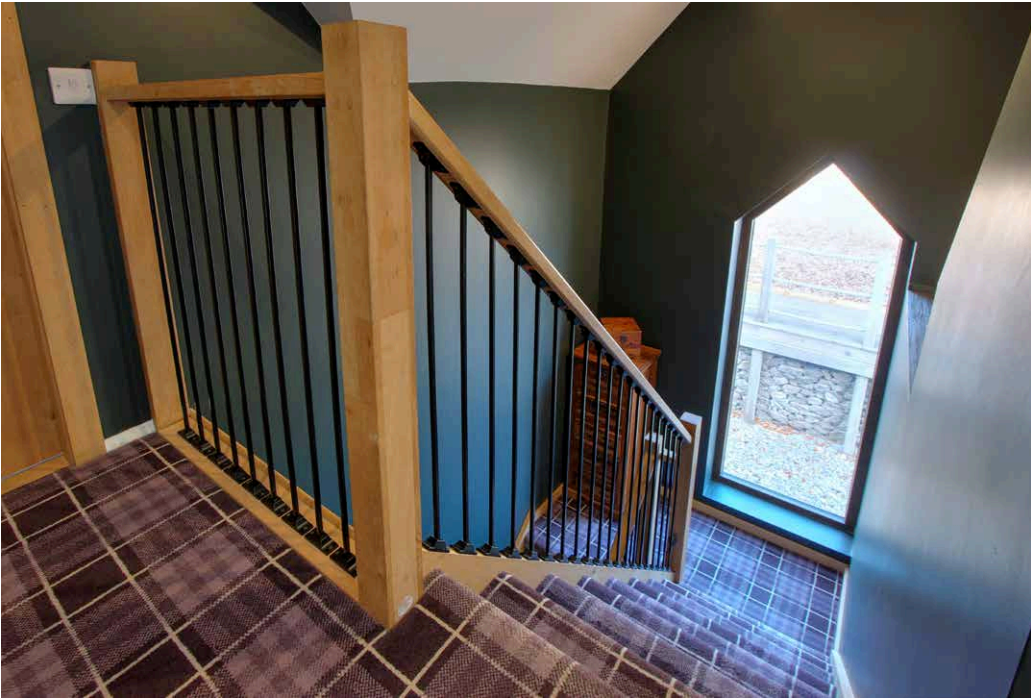
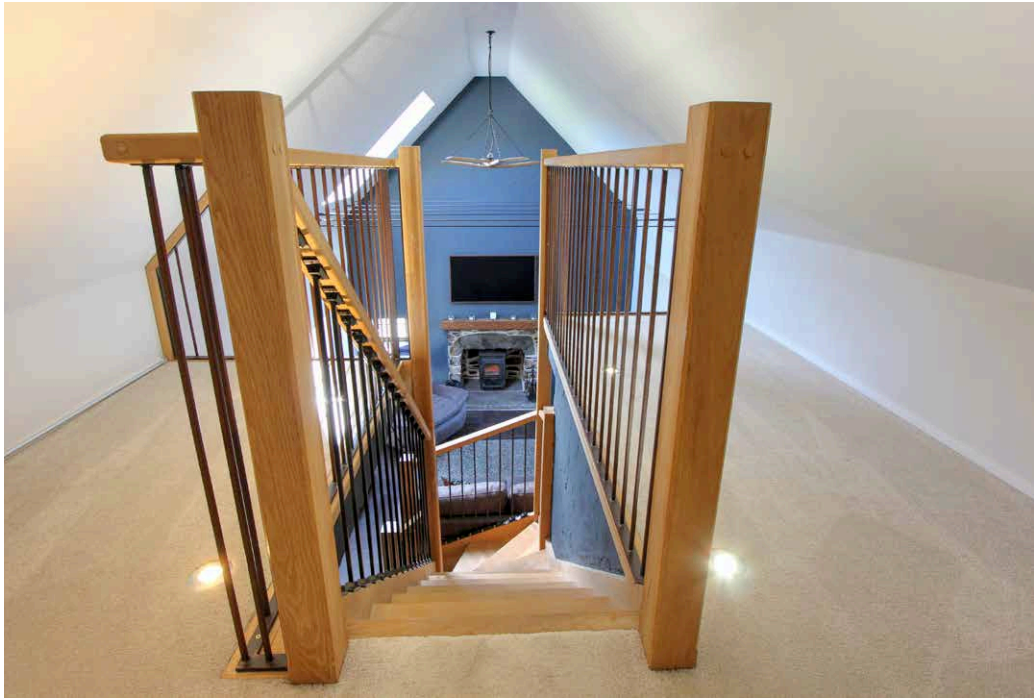
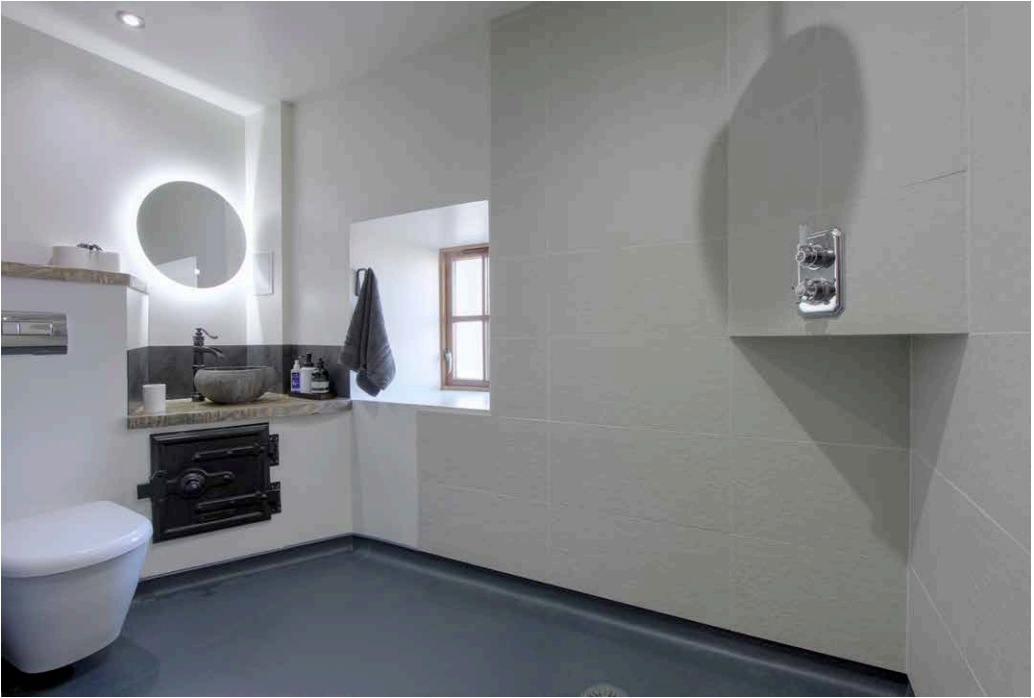
Ground Floor:

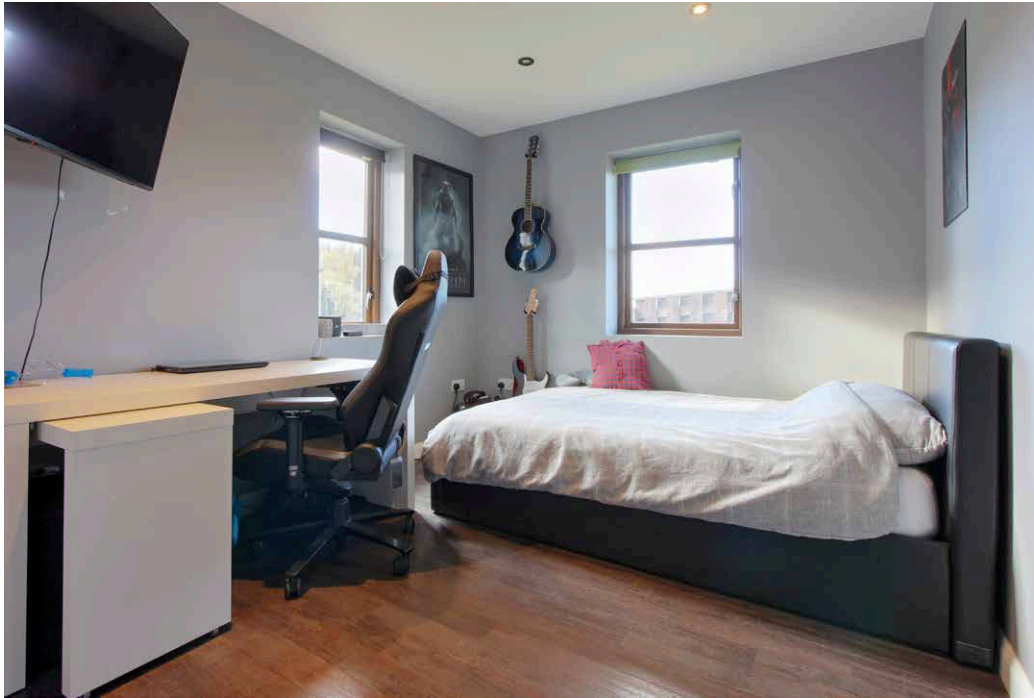
Vestibule. Hall. Snug. Dining Room. Kitchen. Play Room / Sitting room. Shower Room. Utility Room. 2 Bedrooms.

First Floor:

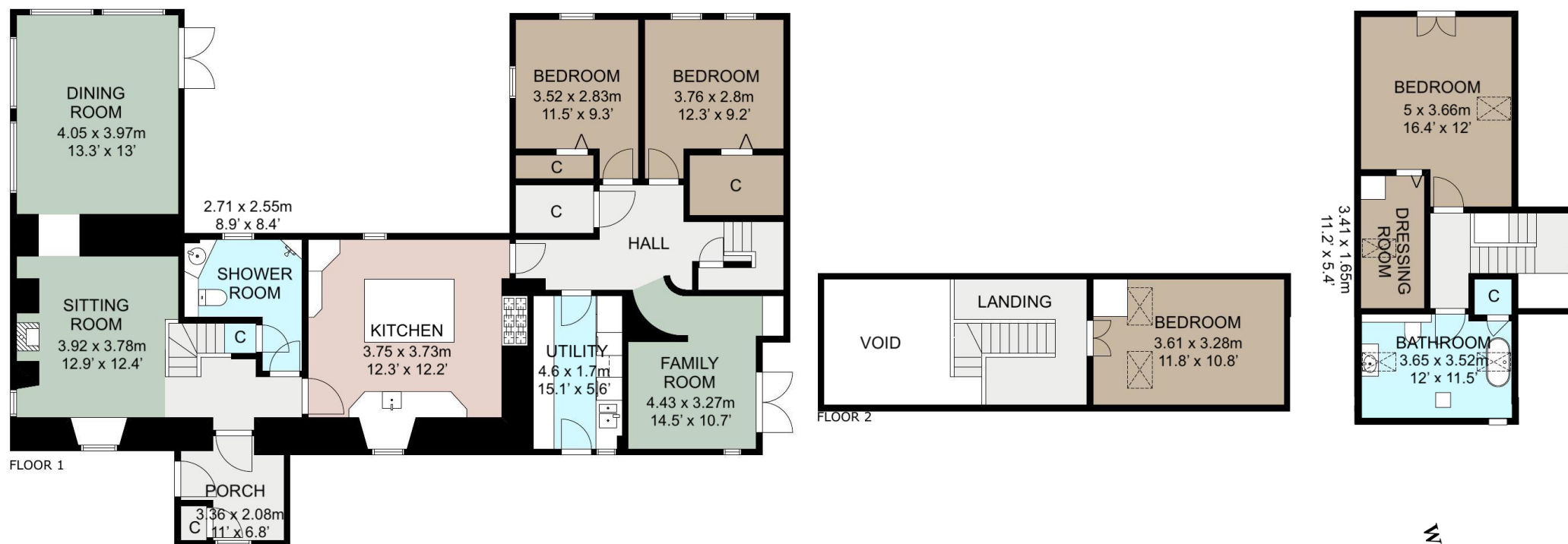
Landing. Master Bedroom with Balcony. Family Bathroom. Attic Bedroom.











Parkhead Cottage, Marypark, Ballindalloch, AB37 9BJ

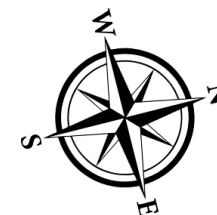


Illustration for identification purposes, actual dimension may differ. Not to scale.

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 October 2025

GARDEN

Outside, the grounds extend to about 0.5 acres or thereby and are enclosed by a wooden fence on the roadside and a post and wire (net) fence where surrounded by a field. The grounds includes areas of lawn, a children's play area with a tree house as well as ample parking space and storage area on a gravelled driveway. A substantial timber outbuilding is divided into various useful stores providing excellent storage space whilst services are in place to create a fully serviced garage. The house is accessed from the public road through a pair of electric automatic gates (button operated).

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Air Source Heat Pump	Band E	B83	EE	YES

FLOOD RISK

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

ACCESS

The property is accessed directly from the public road.

DIRECTIONS

From Aberlour, head south on A95 towards Grantown on Spey. After 4.8 miles and passing the entrance to Glenfarclas distillery on the left hand side, Parkhead Cottage is located on the right hand side after about 300m. See site and location plans for details.

POST CODE

AB37 9BJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: gliding.chairning.aquatics

SOLICITORS

Lauren Wright Solicitors, 30 Springfield Gardens, Elgin, IV30 6XX

LOCAL AUTHORITY

Moray Council, High Street, Elgin, Moray

FIXTURES AND FITTINGS

The integrated fridge, the range cooker and all lights, blinds and curtains are included. No other items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

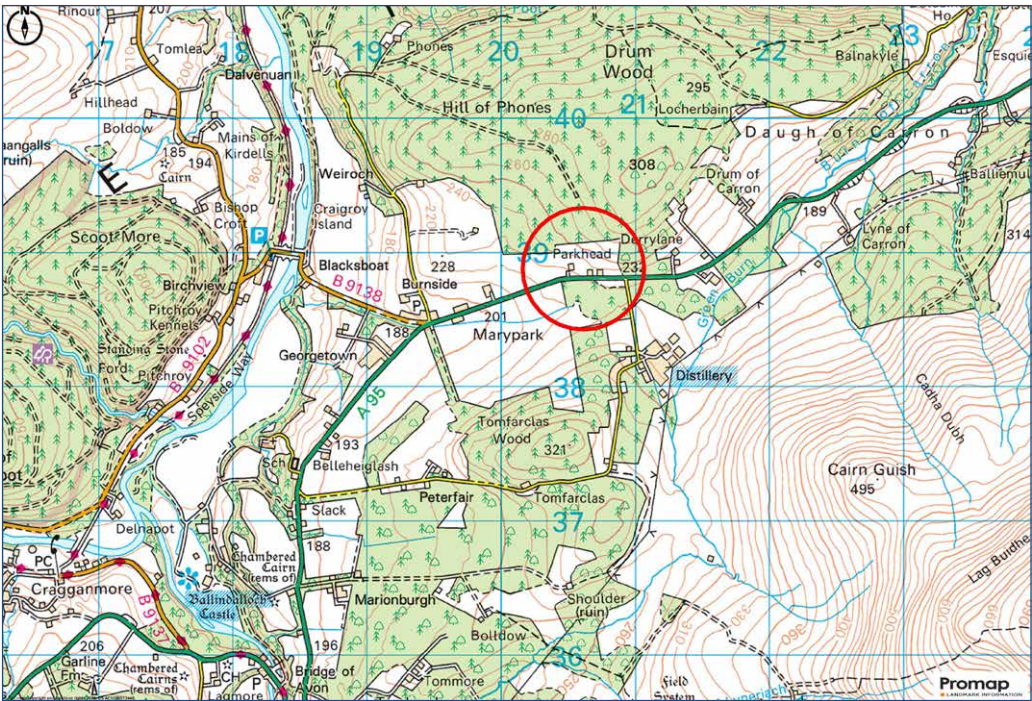
ANTI MONEY LAUNDERING (AML) REGULATIONS

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 or nearby the property.





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