

Galbraith

THE HEATHERS

SPEY VALLEY DRIVE, ABERLOUR, MORAY



THE HEATHERS, SPEY VALLEY DRIVE, ABERLOUR, MORAY

An impressive new build home with spectacular views
over Ben Rinnes

Aberlour 2.5 miles ■ Elgin 17 miles ■ Inverness 48 miles ■ Aberdeen 60 miles

Acreage 0.6 acres (0.24 hectares)

Guide Price £550,000

- 2 reception rooms. 4 bedrooms (1 Ensuite)
- Built to an exceptional standard.
- Flexible room layout
- High quality fixtures and fittings
- Energy Efficient
- Air source heat pump

Galbraith

Inverness
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inverness@galbraithgroup.com

 OnTheMarket





SITUATION

The Heathers sits at the heart of Speyside, near the popular village of Aberlour. The village, which is located 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, 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 and Inverness. 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

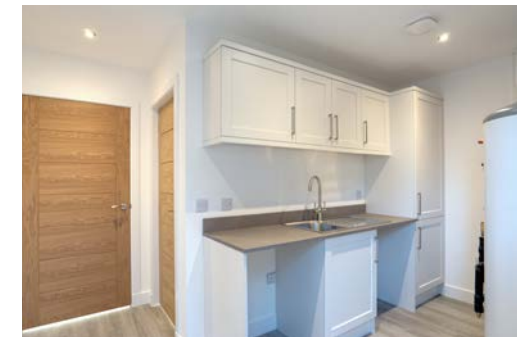
The Heathers is a superb new build house located in an accessible and highly desirable location on Speyside and enjoying spectacular views over Ben Rinnes and the surrounding countryside. It is constructed of harled block under a pitched tile roof and provides spacious, flexible and well-appointed accommodation over 2 storeys. The house opens into a brightly lit hallway with a vaulted ceiling. To the left is the impressive double aspect sitting room with doors to the front garden and woodburning stove. To the right is the open plan kitchen / dining / living room. This is a wonderful room with high quality kitchen fittings, various integral appliances and glazed doors to the garden and patio. There is also a WC and utility room. Also accessed from the central hallway are the master bedroom with its en suite bathroom and walk in wardrobe, a further bedroom and the shower room. On the first floor, the landing provides a wonderful seating area taking in the stunning views that would make an ideal 'snug'. 2 bedrooms and the family bathroom complete the upstairs. The property has a wonderfully bright and airy feel with large windows flooding the interior with natural light as well as opening up the far-reaching views. The Heathers has been built to a high standard utilising modern building techniques. With, double glazing, an Air Source Heat Pump and underfloor heating on the ground floor. The Heathers is a highly desirable and energy efficient family home.



ACCOMMODATION

Ground Floor: Hall. Sitting Room. Open Plan Kitchen / Dining / Living Room. Utility Room. WC. Family Shower Room. 2 Bedrooms

First Floor: 2 Bedrooms. Family Bathroom



GARDEN

Outside, the site provides a generous garden which is lined by various attractive mature birch trees. There is a monoblock parking area in front of the double garage, in addition to a gravelled driveway which provides extensive parking for several vehicles.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband	EPC
Mains	Mains	Private	Freehold	ASHP	To be assessed	Yet to be installed	B

DIRECTIONS

From Aberlour, head south on the A95. After about (3.4km) 1.6 miles out of the village, turn left (after the Veterinary practice) onto a single track road, turn left onto Spey Valley Drive an unmetalled private road. Bear first right and continue. The Heathers is the last house on the right hand side. See site and location plans for details.

POST CODE

AB38 9NU

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: firm.songbirds.full

SOLICITORS

Grant, Smith Law, Buckie

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.





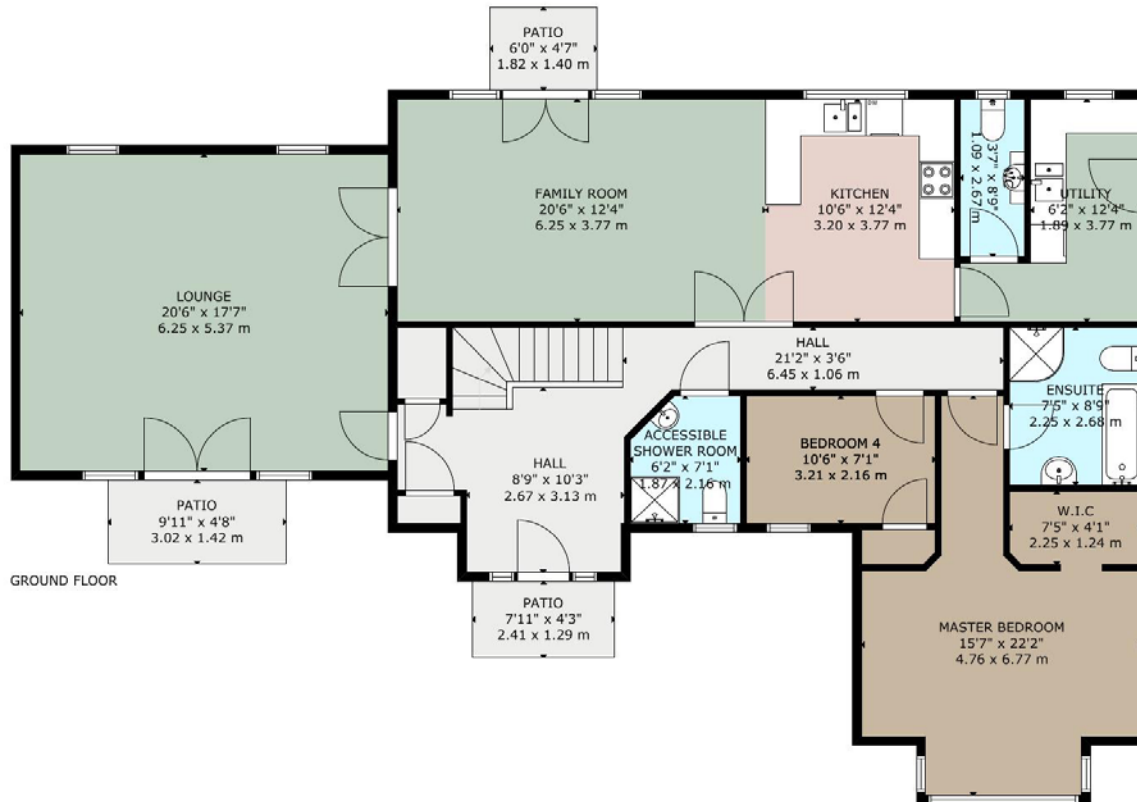
IMPORTANT NOTES

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 January 2024

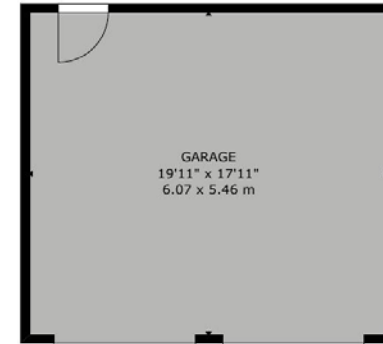
The Heathers
Tomnabent
Aberlour



FIRST FLOOR

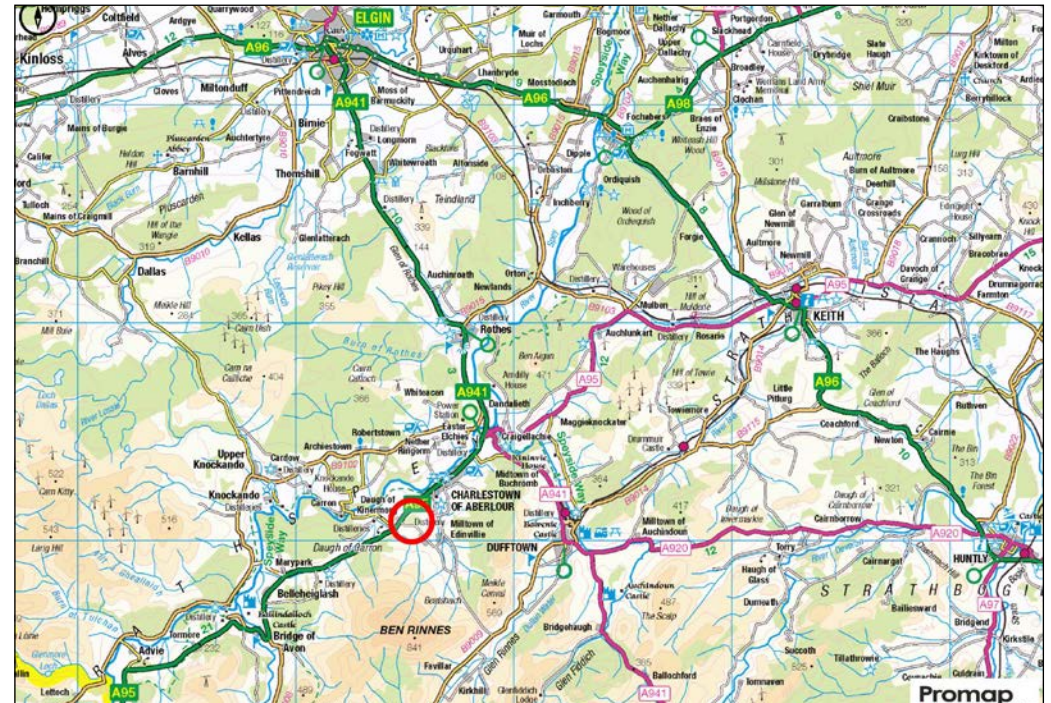
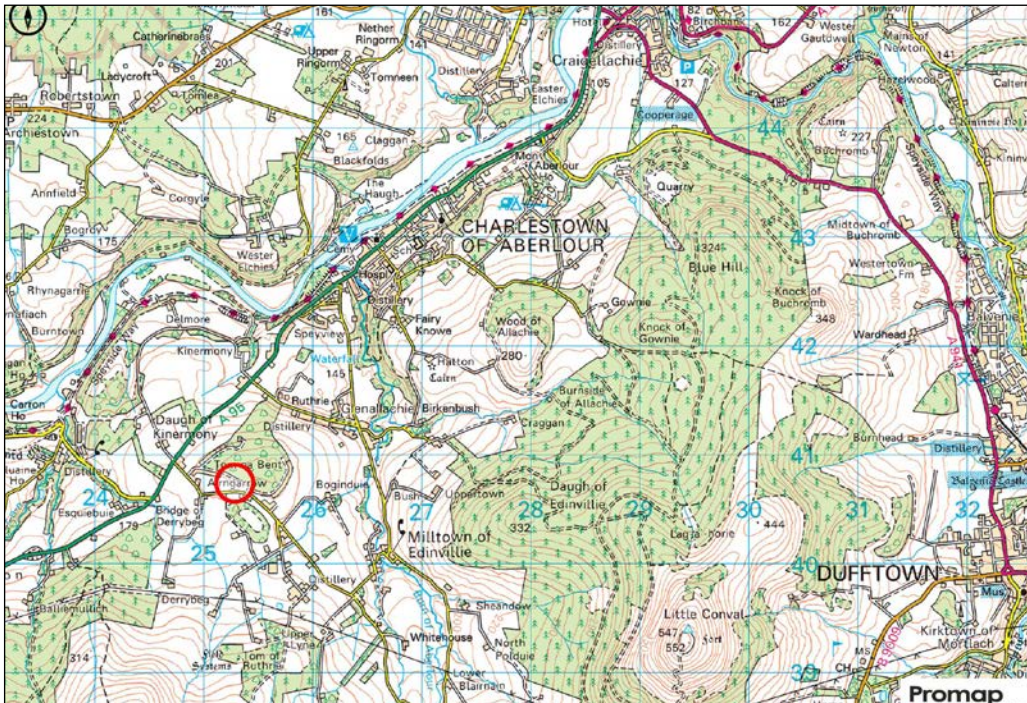
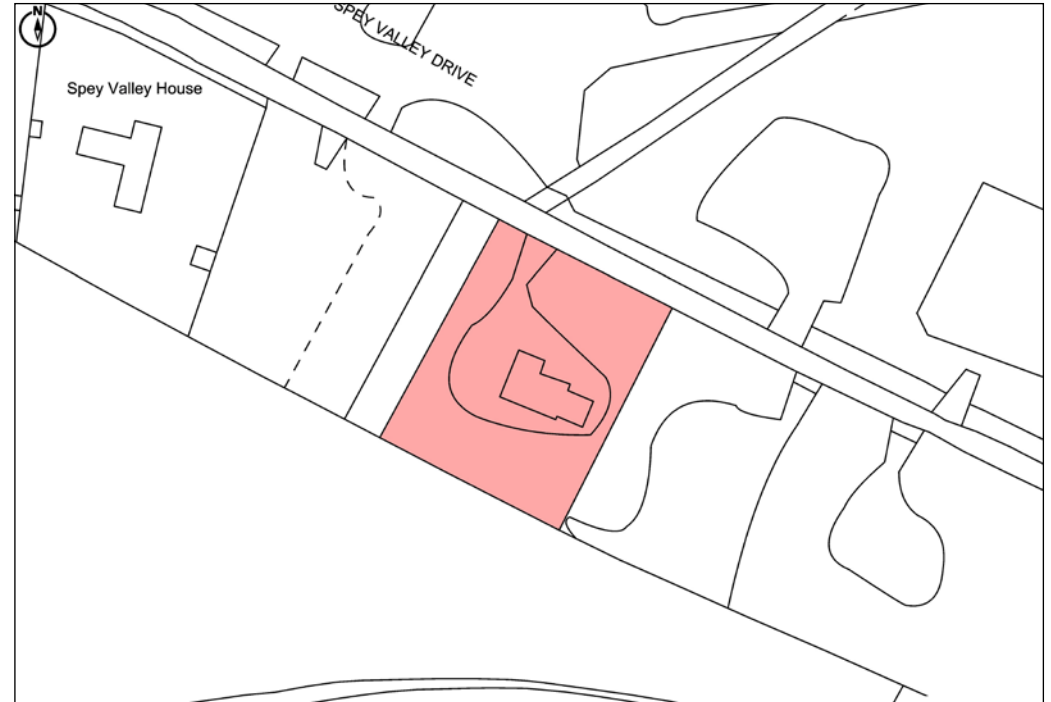


GROUND FLOOR



GROSS INTERNAL AREA
TOTAL: 212 m²/2,285 sq.ft
GROUND FLOOR: 147 m²/1,585 sq.ft, FIRST FLOOR: 65 m²/700 sq.ft
EXCLUDED AREA: PATIO: 10 m²/107 sq.ft, GARAGE: 33 m²/357 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







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