



ASSAYE

ROTHES, ABERLOUR, MORAY



ASSAYE, ROTHES, ABERLOUR, MORAY

A delightful family home with views across the Spey Valley

Roths 2 miles ■ Elgin 9 miles ■ Inverness 46 miles

- 2 reception rooms, 4 bedrooms
- Spacious and flexible accommodation
- Double garage
- Spectacular views
- Wonderful garden
- Air Source Heat Pump
- Close to a wide range of amenities

Guide Price £435,000

Galbraith

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SITUATION

Assaye sits in a peaceful yet accessible location at the heart of the Glen of Rothes, a few miles south of Elgin and near the world famous area of Speyside in the county of Moray. Day to day amenities are available in Rothes which has an excellent range of local amenities including a primary school, a good range of shops and hotels. The village has a thriving local community with excellent tennis, bowling and football clubs. Craigellachie also has good day to day amenities such as the highly regarded Craigellachie Hotel and a range of independent shops. Aberlour, about 6 miles to the south, has a small supermarket, a health centre, a dental practice and pharmacy, a highly regarded delicatessen and various hotels, pubs and coffee shops. Well regarded secondary schooling at Speyside High is available in the village whilst world famous Gordonstoun School is located at Duffus to the north. Elgin is a 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.

DESCRIPTION

Assaye is a delightful family home located in a superb semi-rural position to the north of Rothes in the county of Moray. Constructed of harled block under a pitched tile roof, the house provides spacious and flexible accommodation over two storeys. On the ground floor, the front door opens into a large vestibule and then into the hall. To the left you will find the generous triple aspect living room with large picture windows that flood the room with light, and a wood burning stove. There are steps down to the dining room which in turn gives access to the dining kitchen. From the hall, is a shower room, utility room, master bedroom (en suite) and home office which complete the accommodation on the ground floor.

On the first floor there is a wonderful, spacious landing that doubles up as a second sitting room and a further 2 en-suite shower rooms.

Large windows throughout the house open up the views and mean it is flooded with natural light, giving it a bright and airy atmosphere. Assaye is heated using an air source heat pump and is double glazed, with mains water and private drainage.

ACCOMMODATION

Ground Floor: Vestibule. Hall. Dining Kitchen. Living Room. Dining Room. Shower Room. Bedroom (En-suite) Home Office/Bedroom 4. Utility Room

First Floor:

Landing/sitting area. 2 Bedrooms (En-suite)

GARDEN

Assaye sits in a generous plot and the beautifully maintained, private garden is enclosed by hedges and includes a lawned area a sheltered deck area, and well stocked beds, fruit trees, raised beds and borders. Ample parking space is provided on the tarred driveway. There are various sheds, log stores and a superb integral double garage with studio above, and an adjoining carport.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	ASHP	Band F	C:71	Available	YES

FLOOD RISK

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

POST CODE

AB38 7AQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: students.patrolled.footpath

SOLICITORS

Cockburns, Elgin

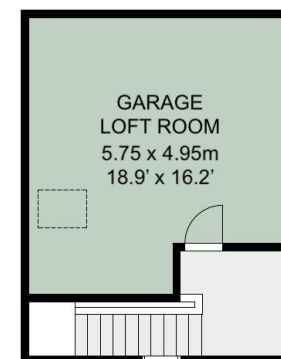
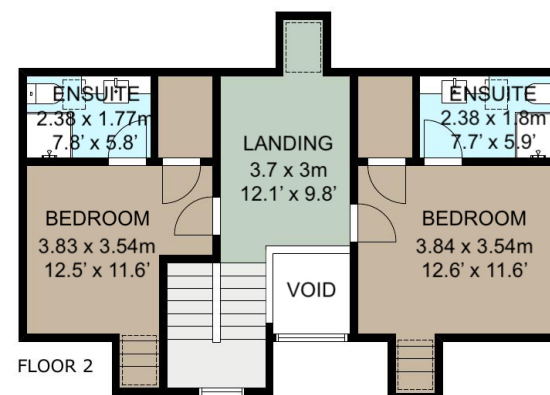
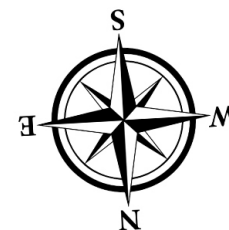
LOCAL AUTHORITY

Moray

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.





Assaye, Rothés AB38 7AQ

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

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

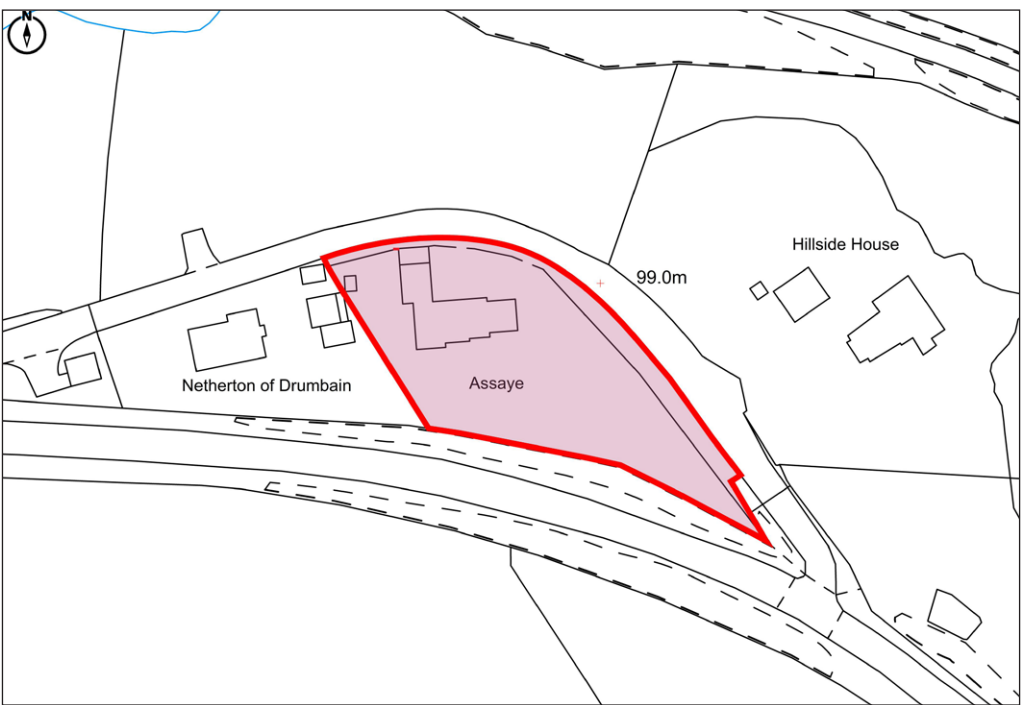
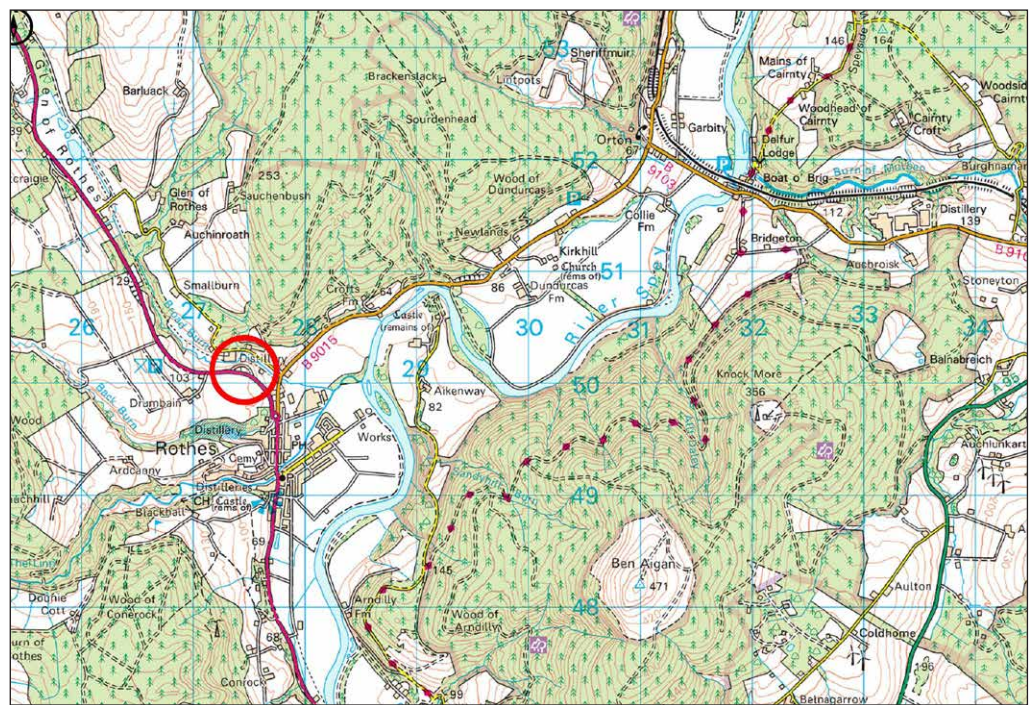
Failure to provide required identification may result in an offer not being considered.

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.

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 May 2025





Galbraith



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