

**Galbraith**

## **3 ROCKVIEW**

VICTORIA STREET, CRAIGELLACHIE







## 3 ROCKVIEW, VICTORIA STREET, CRAIGELLACHIE

A charming, terraced cottage on Speyside

Aberlour 1.7 miles ■ Elgin 13 miles ■ Inverness 55 miles

- 1 reception room. 2 bedrooms
- Well laid out accommodation
- Convenient village centre location
- Close to local amenities
- Previously run as a holiday let

Offers Over £125,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





**SITUATION**

3 Rockview is located in 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 and sought after primary school, the Craigellachie Hotel with The Spey Inn, a village hall for community events and sporting clubs, a Church, convenience store, Post Office, filling station and children’s play park. Aberlour, about 1.7 miles away, has a supermarket, health centre, dental practice and pharmacy, a highly regarded delicatessen and various 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.

**DESCRIPTION**

3 Rockview is a charming, end of terrace cottage situated in a convenient location in the heart of Craigellachie has been previously used as a holiday let, and will be sold fully furnished. The short term letting license is transferable. The front door opens into a vestibule and on to a hallway which has stairs to the first floor and a storage cupboard. To the left is the bright open plan kitchen/sitting room, the kitchen has a range of timber wall and floor units. A shower room with modern fittings completes the ground floor accommodation. On the first floor there are two bedrooms, both of which are generously sized and one of which has a built in wardrobe. In one of the bedrooms there is a hatch which gives access to a generous loft space which is partially floored. Overall the cottage has a light and welcoming atmosphere.

**ACCOMMODATION**

Ground Floor: Hallway. Kitchen/sitting Room. Shower Room.

First Floor: 2 Double Bedrooms.



**OUTSIDE**

The property has no garden. However, the neighbours have previously allowed the owners of 3 Rockview use of a space to the front of the house for a table and chairs.

**ACCESS**

Pedestrian access to the property is provided over a private lane over which 3 Rockview has a right of access.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Rateable Value	Broadband	Mobile	EPC
Mains	Mains	Mains	Freehold	Gas	£2,200	15Mbps	Yes	D

**DIRECTIONS**

Coming from Elgin, take the A941 south towards Rothes. Follow the road through Rothes and continue for another two and a half miles. After crossing the River Spey, take the first left signposted for Craigellachie. In Craigellachie, to the right of the Speyside Wardrobe shop is a gravelled lane, 3 Rockview is up this lane on the right hand side (see site and location plans for details).

**POST CODE**

AB38 9SR

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: producing.loom.winners



### SOLICITORS

Harper Macleod LLP, Elgin Office,

### LOCAL AUTHORITY

Moray Council

### FIXTURES AND FITTINGS

All items are included EXCEPT the Vettriano print in the bedroom, the vacuum cleaner, and the coat rack in the hallway.

### 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.

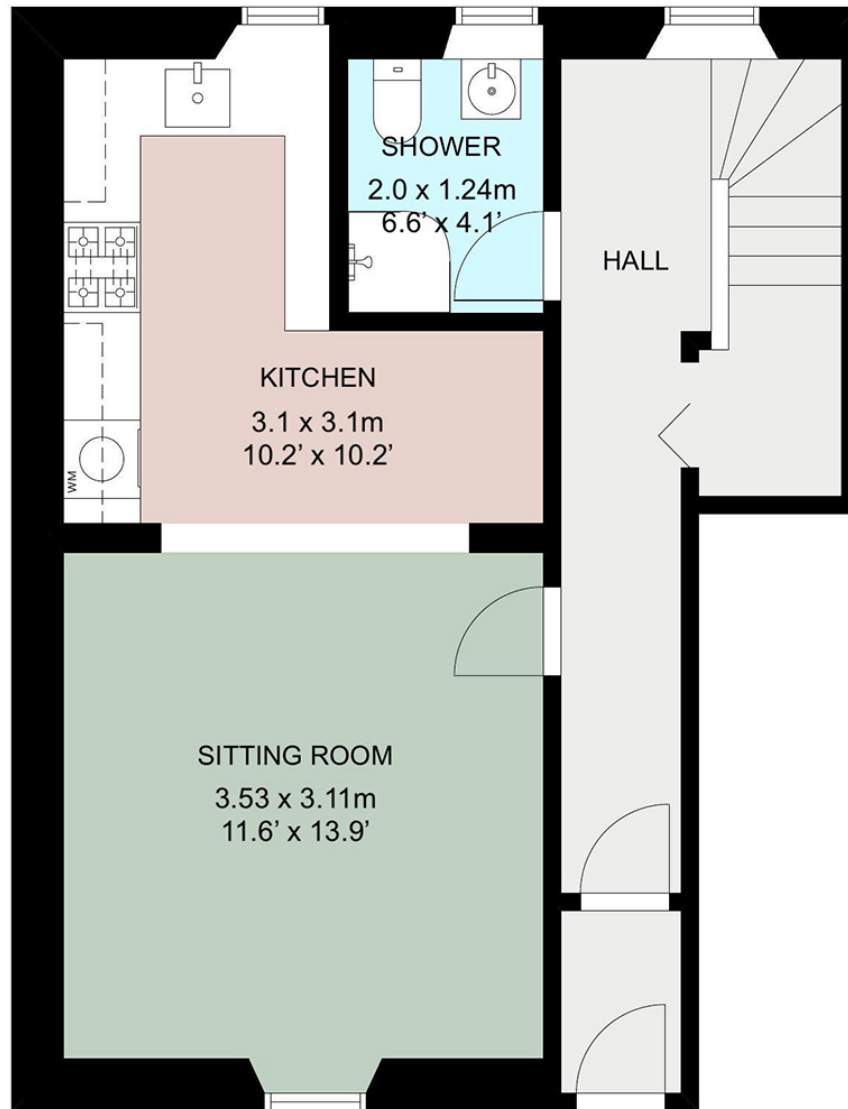
Failure to provide required identification may result in an offer not being considered.

### IMPORTANT NOTES

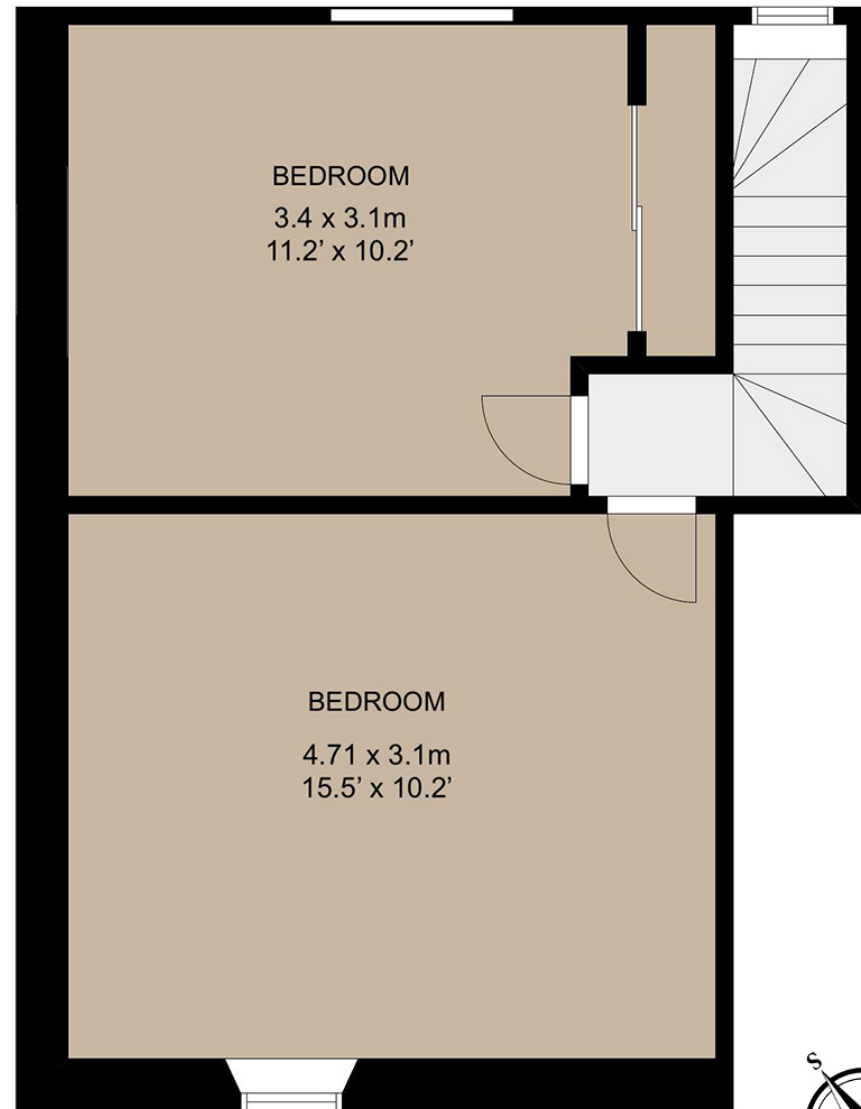
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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



3 Rockview, Victoria St, Craigellachie, AB38 9SR



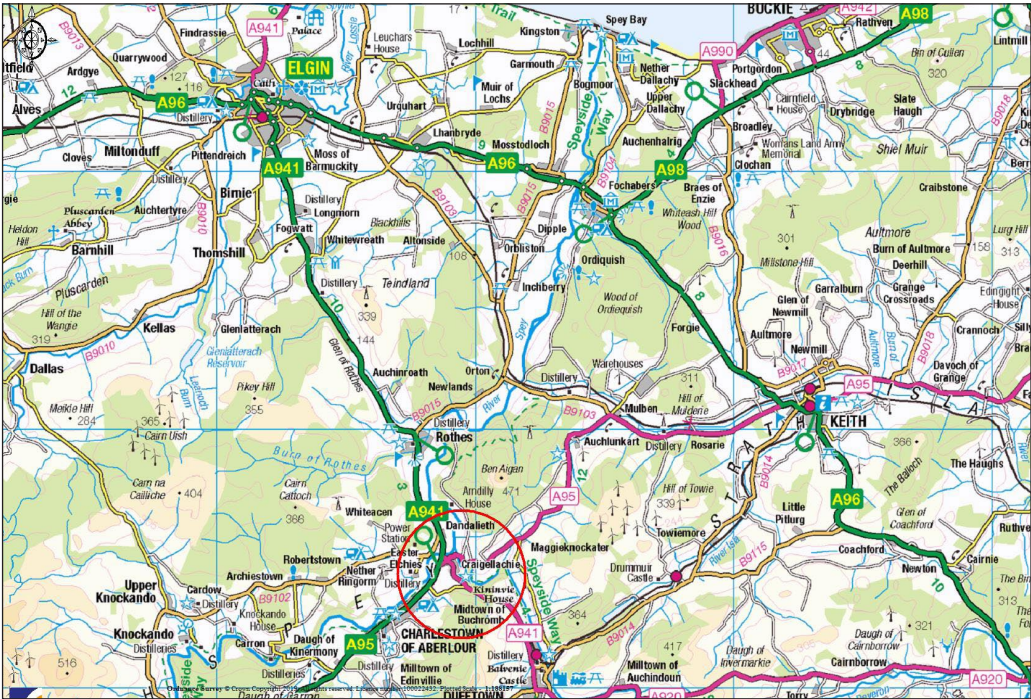
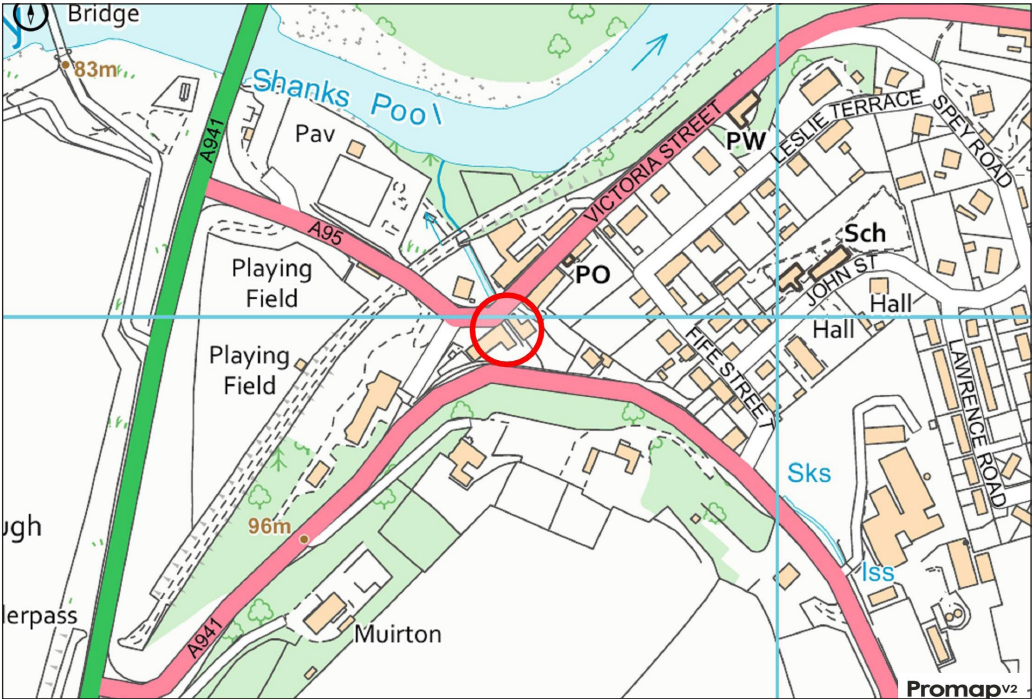
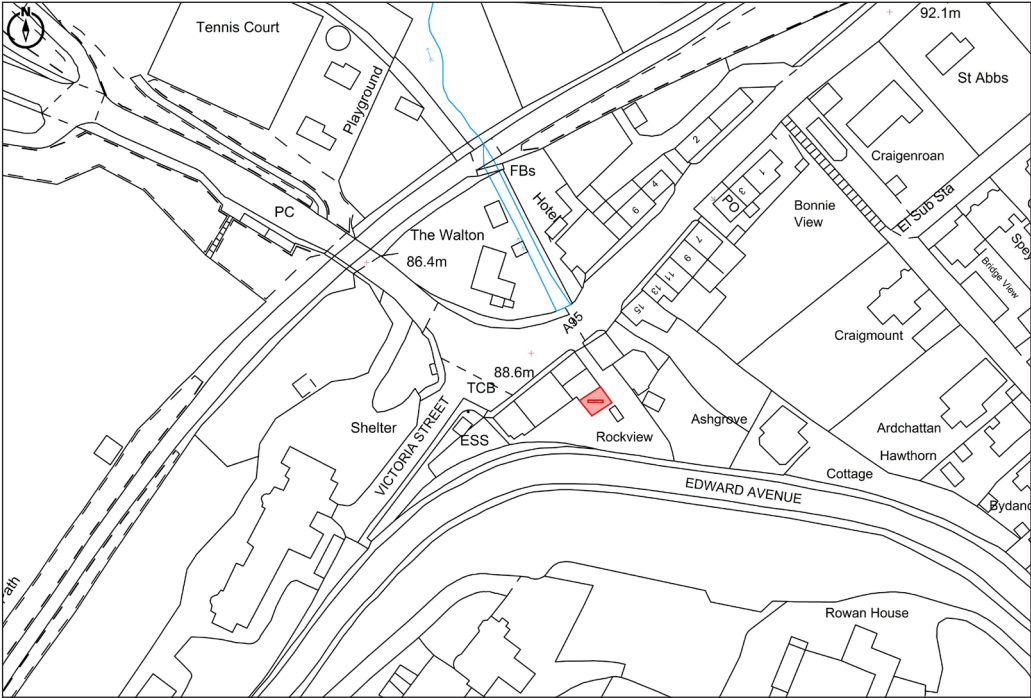
FLOOR 1



FLOOR 2











Galbraith



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