



Galbraith

RINNESVIEW

RINNACHAT, ABERLOUR, MORAY



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A wonderful 4 bedroom house with stunning views of Ben Rinnes.

Aberlour 2 miles ■ Elgin 17 miles Inverness 53 miles

Guide Price £250,000

- 1 reception room. 4 bedrooms
- Spacious and flexible accommodation
- Secluded, low maintenance garden
- Close to a wide range of amenities
- Stunning views

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Rinnesview sits in an accessible position at the heart of Speyside and near the popular Speyside village of Aberlour. The village, about 2 miles away, has a supermarket, health centre, dental practice and pharmacy, a highly regarded delicatessen and various hotels, pubs and coffee shops. Elgin (about 17 miles) is the principal town in the county and has a wide range of amenities including various major supermarkets, and independent shops, sporting and recreational facilities and a train station providing direct links to Aberdeen (60 miles) and Inverness (53 miles). 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

Rinnesview is a lovely, detached house located in a stunning rural position to the south of Aberlour. Located between Ben Rinnes and the Conval Hills, the house enjoys a wonderful outlook over Ben Rinnes and the surrounding countryside. Completed in 1990, it is constructed of rendered block under a pitched tiled roof and provides spacious and well laid out accommodation over a single storey.

The house appears to be in excellent condition and is tastefully decorated throughout. The double aspect sitting/dining room with French doors to the garden and dining kitchen are particularly impressive rooms whilst the large windows open up the wonderful views and flood the interior with natural light. The house is double glazed, with oil fired central heating, private water and drainage.

ACCOMMODATION

Living/Dining Room. Kitchen. Utility. 4 Bedrooms. Family Bathroom

GARDEN

Outside, the grounds extend to about half an acre and include raised beds, several sheltered seating areas and a gravelled parking area suitable for several vehicles. A useful garage provides excellent storage space.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Oil	Band E	D:64	ADSL	YES

FLOOD RISK

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

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, Rinnesview can be found on the left.

POST CODE

AB38 9LX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: weekend.happen.automate

SOLICITORS

Grant Smith Law, Turriff,



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.

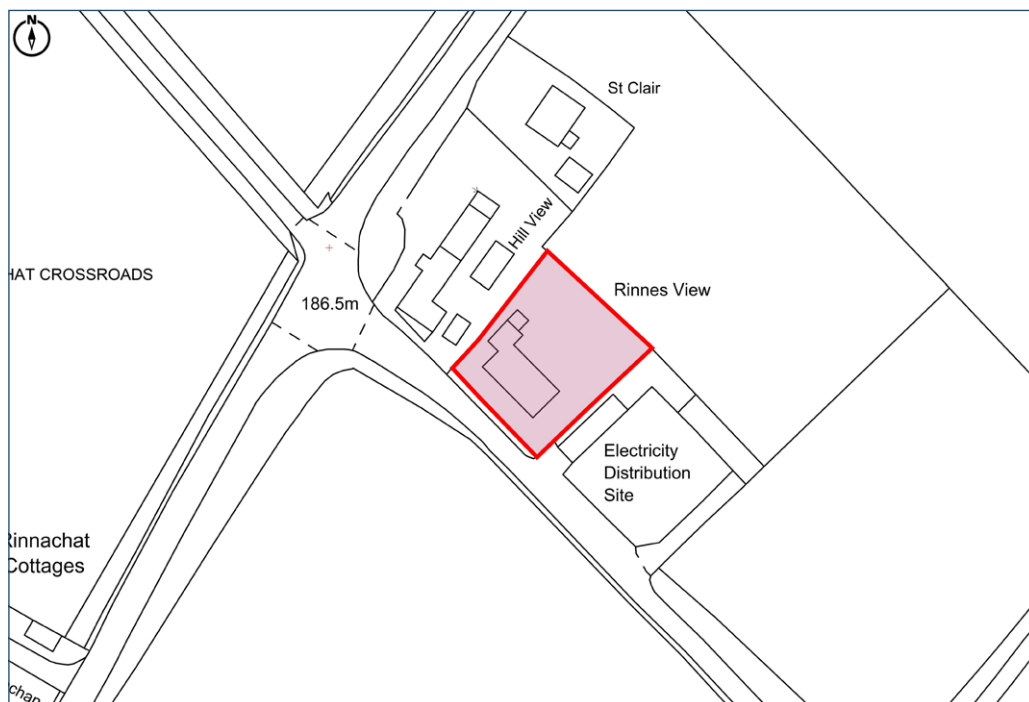
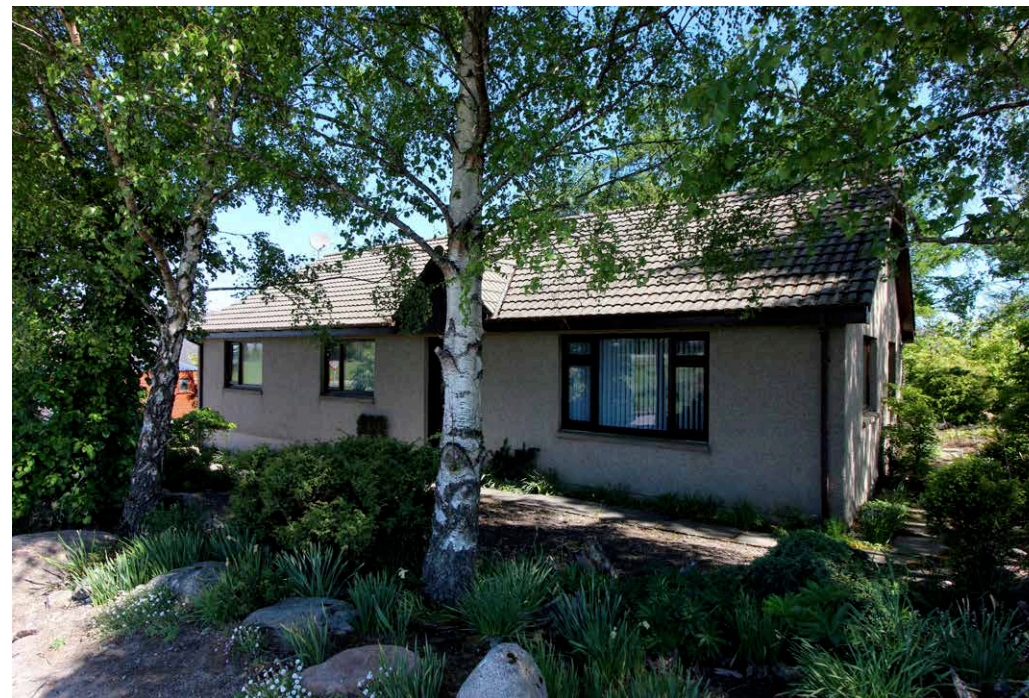
HEALTH & SAFETY

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







Rinnesview, Aberlour, AB38 9LX

FLOOR 1

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



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PLEASE RECYCLE