

DUNFERMLINE HOUSE
KINGSTON, MORAY





DUNFERMLINE HOUSE, KINGSTON, MORAY

A magnificent family home with spectacular views over the River Spey

Elgin 9.5 miles ■ Inverness 47 miles ■ Aberdeen 61 miles

About 1.0 acres (0.41ha)

Guide Price £725,000

- 3 reception rooms. 5 bedrooms
- Wonderful edge of village location
- Grade B listed
- Many fine period features
- Flexible, extensive and well-appointed accommodation
- Uninterrupted views over the Spey Estuary to the Moray Firth
- Spacious garden with useful outbuildings
- Off street parking for several vehicles

Galbraith

Inverness
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 OnTheMarket





SITUATION

Dunfermline House is an exceptional family home located in a stunning position overlooking the mouth of the River Spey on the edge of the quaint village of Kingston on Spey on the Moray coast. Moray, famous for its mild climate, has a beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches. Nearby, the historic city of Elgin provides a comprehensive range of shops and amenities. There are a number of good schools in the local area including Lhanbryde Primary (about 6 miles) and Mosstodloch Primary (about 4 miles) with schooling up to secondary level available in Elgin or Fochabers (Milne's High School). World famous Gordonstoun Independent School is located in Duffus, about 15 miles away. Inverness (about 47 miles) has all the facilities of a modern city including its Airport (about 41 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is some 61 miles to the east. A mainline railway station in Elgin provides easy access to Inverness, Aberdeen and the south.

DESCRIPTION

Likely to date from the early 18th century, Dunfermline House has a varied and interesting history having been involved in the fishing, shipbuilding and forestry industries, whilst most recently it has been used a family home. Having undergone significant renovations in the 2010s by the previous

owners, the current owners have made further improvements to create what is undoubtedly one of the most desirable houses in the region. The accommodation, which extends in total to about 369 sq.m is provided over two and a half storeys and includes a wonderful sitting / dining room with a wood burning stove, a snug, family room with exposed timber beams, a characterful dining kitchen with an Aga and 5 bedrooms (master 'en suite'). In addition, there is extensive ancillary accommodation including a gym / loft store.

Dunfermline House is a magnificent family home of considerable character and with many wonderful features including reclaimed timber beams and flooring, flag stone floors, high quality kitchen and bathroom fittings, timber shutters, an Aga in the kitchen and under floor heating (ground floor) to name just a few. The kitchen, sitting room and master bedroom are particularly impressive whilst the views to the north and east over the Spey and Moray Firth are quite spectacular. A very appealing aspect of the house is that the south eastern 'wing' can be accessed either directly from the kitchen or through its own separate external doors giving it the option of providing superb additional accommodation to the main house or being used separately, e.g., as an Air BnB or for multi-generational living. The house is heated using oil central heating and has mains water and electricity.





ACCOMMODATION

Ground Floor:

Hall. Kitchen. Living / Dining Room. Snug. Cloak Room. Rear Hall. Utility Room. Workshop / Store. Gardener's WC.

First Floor:

Landing. Master Bedroom ('en suite'). Family Bathroom. 2 Bedrooms. Family Room.

Second Floor:

Landing. Bathroom. 2 Bedrooms. Loft / Store Room.

GARDEN

Outside, there is a generous sized garden which to the front has been landscaped to include areas of lawn with various beds and borders. To the rear is a more expansive area of lawn leading down to the high water mark. At the side of the house is a superb double garage with automatic up and over doors. A listed Barn (also grade B) is located to the rear and which previously benefitted from planning consent and building warrant for conversion into a three bedroom dwelling. This consent has now lapsed; however, the barn may well offer scope for development (subject to obtaining all necessary consents).

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE RATING

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax Band	EPC
Dunfermline House	Mains	Mains	Private	Freehold	Oil	F	D67

DIRECTIONS

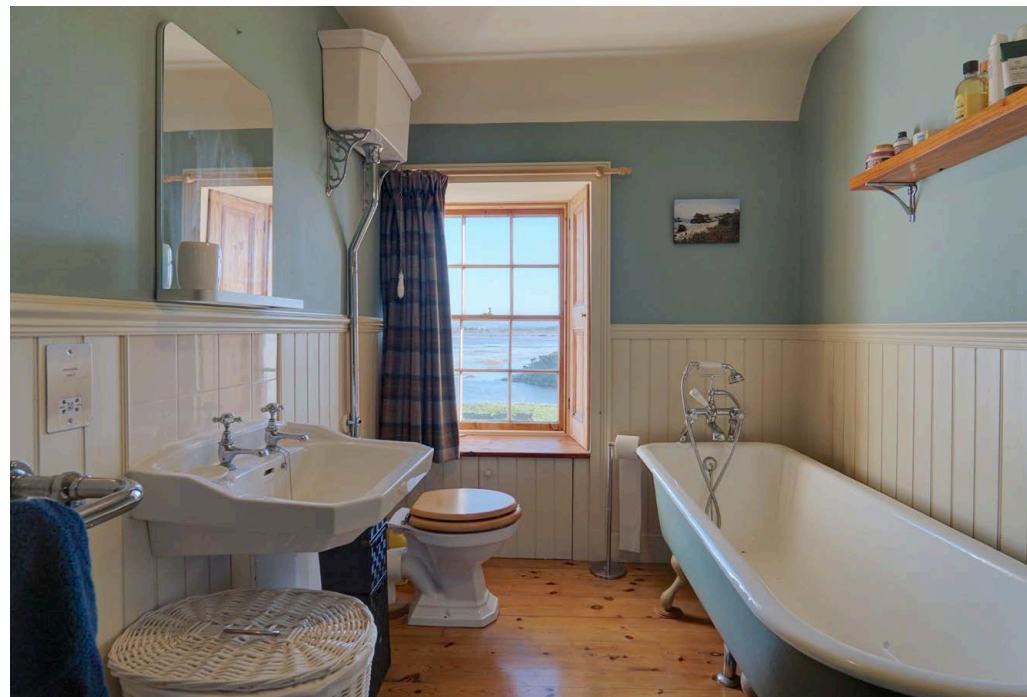
From Elgin head east on the A96. After about 4 miles, turn left off the roundabout into the village of Lhanbryde and continue along St Andrew's Road before turning left onto Garmouth Road signposted to Garmouth and Urquhart. Continue for about 5 miles and into the village of Garmouth. Continue through the village, along Station Road, right onto the High Street and left onto Spey Street. Heading north towards Kingston on Spey, out of Garmouth, continue on to Kingston Dunfermline House is the first property on the right hand side. (See site and location plans for further details).

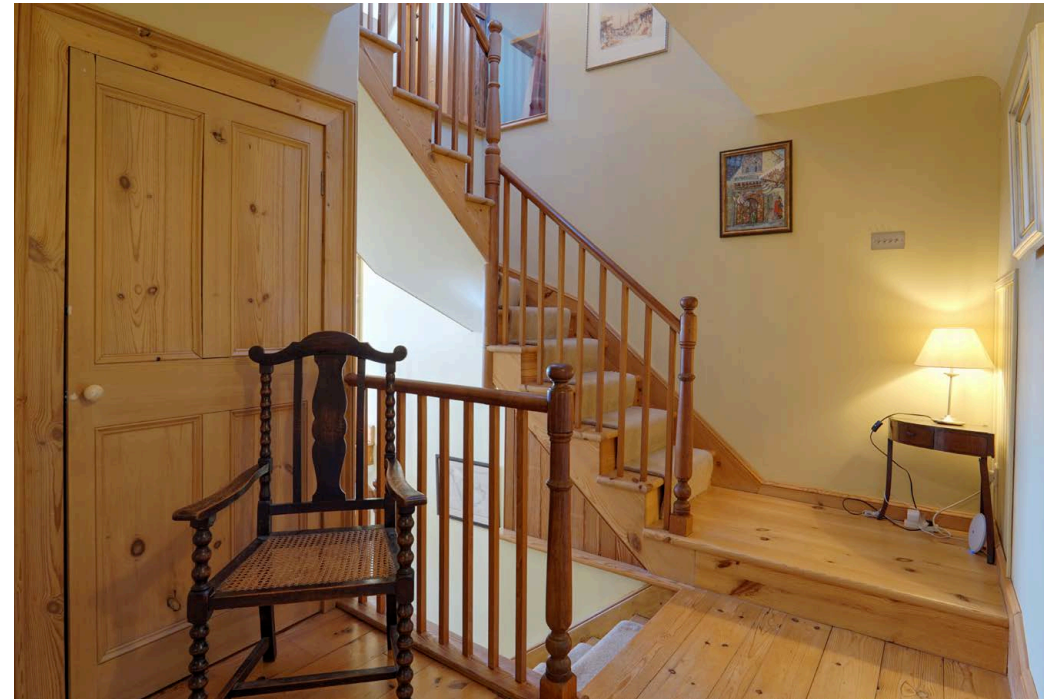
POST CODE

IV32 7NS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: bride.sweetly.crouching





SOLICITORS

R & R Urquhart (Forres)

LOCAL AUTHORITY

Moray Council

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

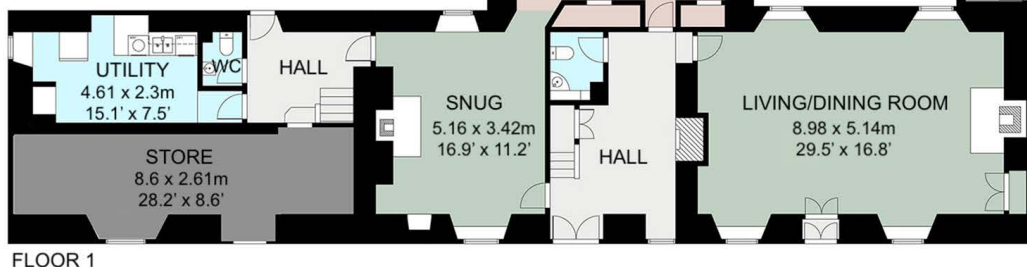
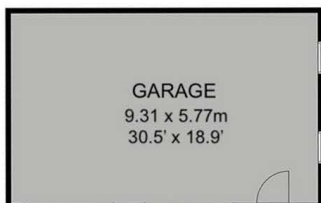
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.







Dunfermline House
Kingston
Fochabers
IV32 7NS



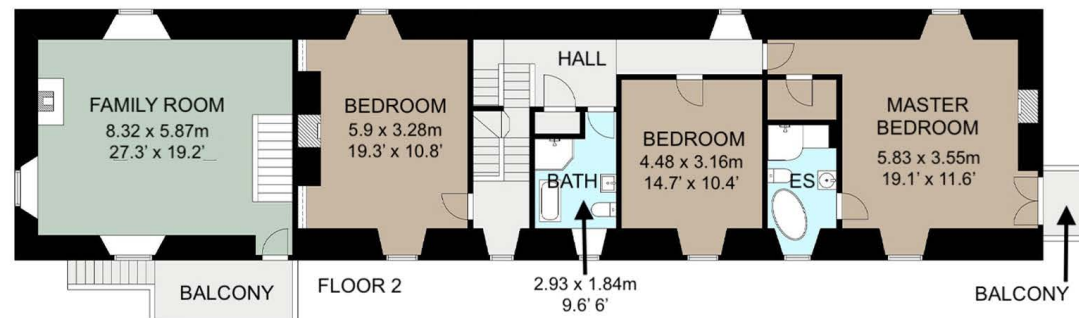
FLOOR 1

FLOOR 1



FLOOR 3

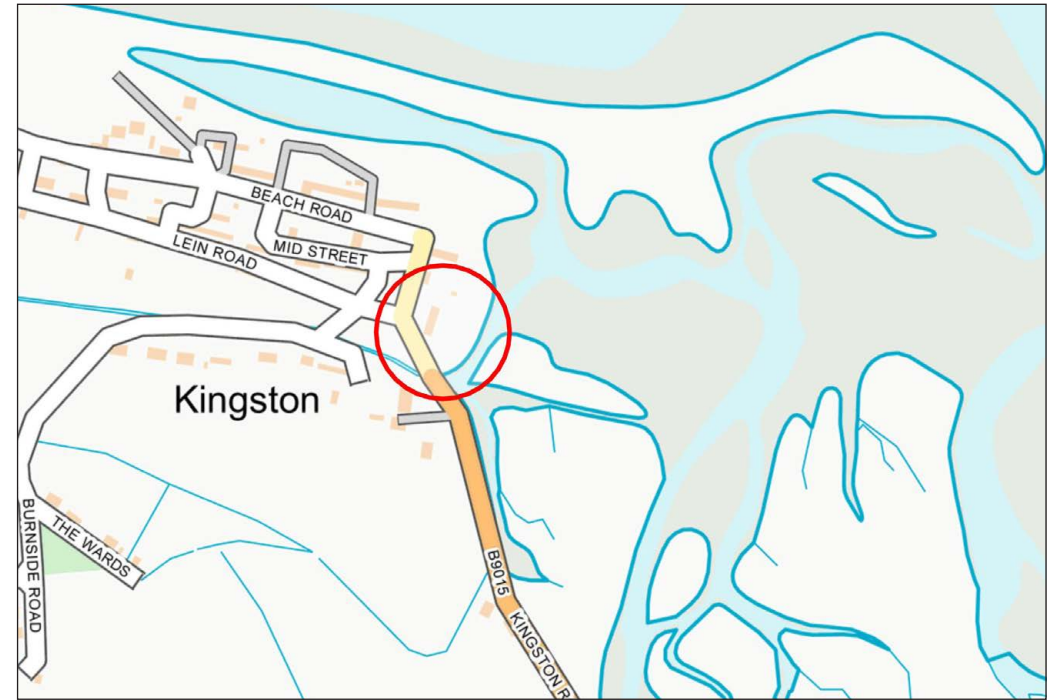
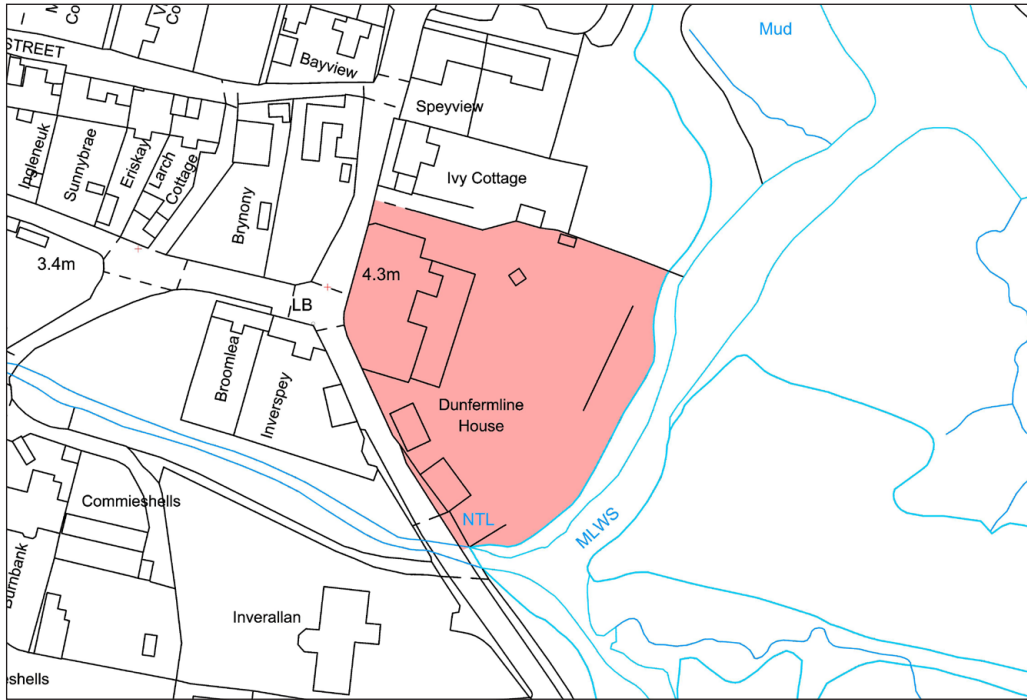
3.06 x 1.85m
10' x 6.1'



FLOOR 2

2.93 x 1.84m
9.6' 6"

Illustration for identification purposes, dimensions may vary. 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 January 2024





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