



A simply stunning and unique three-bedroom detached home, on a gated 1-acre plot in Aberlour Gardens



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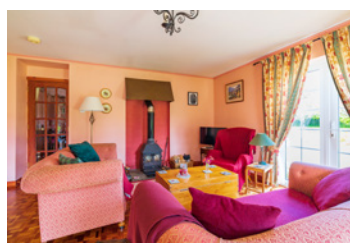
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McEwan Fraser Legal is delighted to present this simply stunning detached home in Aberlour Gardens. From the moment you arrive at the white gated entrance, you know you are in for something very special. From the beautiful grounds of around 1 acre which is large enough to potentially build a second dwelling with separate access from another driveway at the far end of the garden, multiple fabulous former pottery shed outbuildings and garage that can be utilised in the future as accommodation either as an annexe or part of the main house as an extension (subject to planning) and then the main house itself, and wow what a house.

Gorgeous to look at externally and something you will admire every time you return home.

THE LOUNGE



Inside, the ground-floor comprises:

- Entrance porch
- Lounge with patio doors and wood burner fireplace
- Spacious dining room with beautiful fireplace
- Modern white kitchen with wood surfaces and breakfast bar area

THE DINING ROOM



THE KITCHEN





the first-floor comprises:

- Three bedrooms
- Family bathroom with three-piece suite and handheld shower head

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



In addition, as mentioned the house sits on a sizeable plot of circa 1 acre that could be used for development in the future subject to the relevant planning, and also outbuildings and garage area that could be converted in the future if the need arises. There is also parking space for multiple cars.

This is a truly unique opportunity as a brilliant family home or excellent revenue stream due to the huge potential going forward that the outbuildings and grounds can offer.

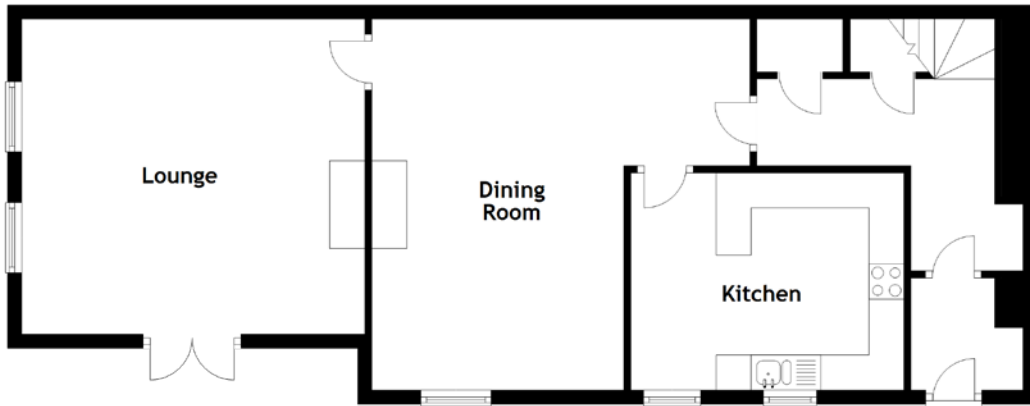
It really is a must-see to really see how gorgeous this house is and what it can offer going forward.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

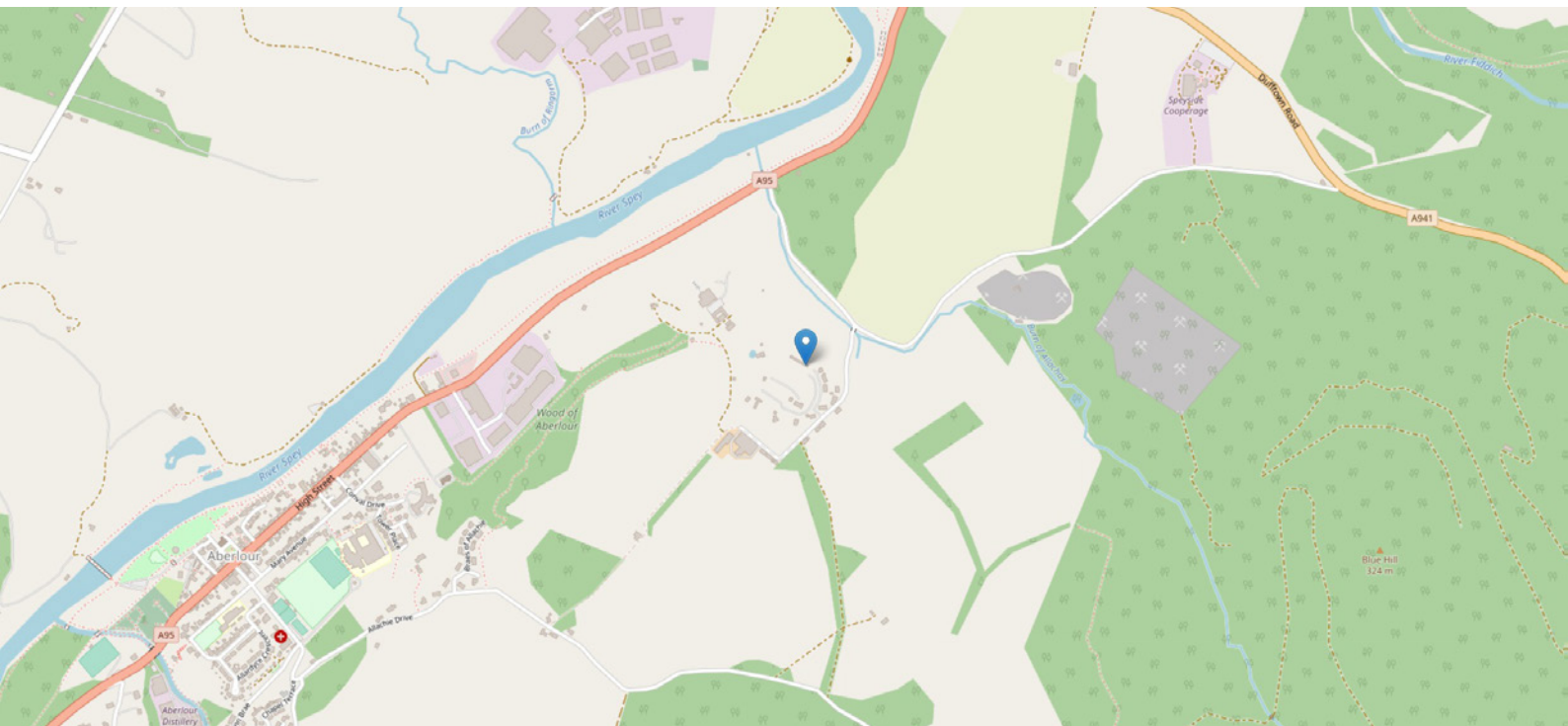


Approximate Dimensions (Taken from the widest point)

Lounge 4.90m (16'1") x 4.50m (14'9")
 Dining Room 5.40m (17'9") x 5.30m (17'5")
 Kitchen 3.90m (12'10") x 3.10m (10'2")
 Bedroom 1 5.30m (17'5") x 3.20m (10'6")

Bedroom 2 4.30m (14'1") x 2.50m (8'2")
 Bedroom 3 3.00m (9'10") x 2.00m (6'7")
 Bathroom 3.10m (10'2") x 1.80m (5'11")

Gross internal floor area (m²): 123m²
 EPC Rating: E



THE LOCATION

Aberlour is a picturesque area of Moray right in the heart of whisky country and is ideally placed for guests to experience the variety of scenery and activities that Scotland has to offer, from the beaches of the Moray Coast to the mighty River Spey and on to the peaks of the Cairngorm mountains.





The Moray Firth's beautiful sandy beaches and the picturesque fishing villages are only a short car journey away, offering opportunities to sail, windsurf, dolphin spot and take walks along sandy dunes or wander in pretty Harbour towns. Moving inland the mountains and moorlands of the Cairngorm National Park has over thirty Munros to challenge the hill walker. The ski slopes of Aviemore (45 mins) and the Lecht (30 mins) offer 50km of exciting skiing in breath-taking surroundings. In addition to the extensive forest walks and mountain bike trails the Speyside Way offers 65 miles of diverse scenery to walk through. Golfers will love the many excellent courses in the area including Ballindalloch, Lossiemouth (Moray), Elgin, Grantown on Spey.



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