



## **7 Braes of Allachie**

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### **Aberlour**

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Three bedroom luxury bungalow in elevated position with stunning views over countryside and mountains beyond. Finished to a high standard with new carpets, fitted kitchen including integral appliances, security system, covings and hardwood finishings throughout, including internal panelled doors.

- Vestibule • Hall • Living Room • Dining Room • Breakfast Kitchen
- Family Room • 3 Double Bedrooms (1 en-suite) • Utility Room
- Family Bathroom • Cloakroom • Integral Double Garage

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<b>PRICE</b>	Offers over £225,000
<b>ACCOMMODATION</b>	Vestibule, Hall, Living Room, Dining Room, Breakfast Kitchen, Family Room, Utility Room, 3 Double Bedrooms, Family Bathroom, Cloakroom, Integral Double Garage
<b>EXTRAS INCLUDED</b>	New carpets throughout; new vinyl flooring in bathroom and en-suite; ceramic tiled floor in kitchen; blinds; cooker - electric hob and double oven; integral fridge/freezer; security system; light fittings; extendable ladder to loft
<b>HEATING</b>	Full gas radiator central heating
<b>DOUBLE GLAZED</b>	Yes
<b>COUNCIL TAX</b>	Band - TBC

### VESTIBULE

2.06m x 1.48m (6'7 x 4'8)

Entered through hardwood front door with decor glazed panel and glass panels to both sides.

Through glazed panelled door with glass panels to both sides leading to hall.

### HALL

Large open hall. Two smoke alarms. Radiator. Hatch to loft. Double airing cupboard with shelves and storage. Doors leading to:

### LIVING ROOM

4.30m x 5.97m (14'1 x 19'7)

Entrance through glazed panelled door with glass panels to both sides. Triple patio doors to front, leading to balcony with timber decking. Feature marble fireplace, housing Living Flame fire. Downlights. Wall lights. Two radiators. TV socket. Tel point. Double 15 panel glazed doors leading to dining room.

### DINING ROOM

3.98m x 4.30m (13'1 x 14'1)

Double patio doors to front, leading to balcony with timber decking. Window to side. Glazed panelled door leading to kitchen.



**KITCHEN****3.62m x 4.32m (11'9 x 14'2)**

Large selection of base and wall units in light oak with complementary tiling, including ceramic tiling to floor, worktops and stainless steel 1 1/2 drainer sink. Integral fridge/freezer, integral dishwasher and hob & double oven. TV point. Tel point. Radiator. Double window to rear garden. Glazed door to utility room.

**UTILITY ROOM****1.54m x 3.00m (5'0 x 9'9)**

Selection of units with complementary tiling, including ceramic tiling to floor, worktop and stainless steel sink. Radiator. Window to side. Doors leading to cloakroom and rear garden.

**CLOAKROOM****1.73m x 1.29m (5'7 x 4'2)**

WC and WHB. Opaque window to side. Radiator. Shaver socket. Cloakrail. Downlight. Extractor.

Back to kitchen. Door leading to:

**FAMILY ROOM****4.33m x 4.66m (14'2 x 15'3)**

Double patio doors and window to rear garden. Three radiators. TV point. Door to hall through glazed panelled doors.

**BEDROOM 1****3.98m x 3.64m (13'1 x 12'0)**

Two windows to front. Two double fitted wardrobes with mirror doors. TV point. Door to en-suite shower room.

**EN-SUTE SHOWER ROOM****3.47m x 1.66m (11'4 x 5'4)**

White suite with gold fittings - WC, fitted WHB with mirror surround, downlight and storage cupboard below. Double shower cubicle with mains shower. Radiator. Opaque window to front.

**BEDROOM 2****3.54m x 3.26m (11'6 x 10'7)**

Two windows to rear. Downlights. Double fitted wardrobes with mirror doors. Radiator. TV point.

**BEDROOM 3****3.67m x 3.25m (12'1 x 10'7)**

Two windows to rear. Downlights. Single fitted wardrobe with mirror doors. Radiator. TV point.

**BATHROOM****2.22m x 1.97m (7'3 x 6'5)**

White suite with WHB, WC and shower over bath. Opaque window to side. Radiator. Shaver socket.

**INTEGRAL GARAGE**

Large double garage with up and over door.

**EXTERNAL**

Landscaped garden grounds, mainly laid to lawn with a variety of trees and shrubs.

**SERVICES**

Electricity	Mains
Gas	Mains
Water	Mains
Drains	Mains
Telephone	Wired



**VIEWING** By arrangement with Selling Agents.

**ENTRY** By negotiation.

**PRICE** Offers over **£225,000** are invited.

The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

**OFFERS** Formal offers in an acceptable legal Scottish form should be submitted in writing.

**CLOSING DATE** A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

Ref • 04205

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