



Broadwinds, Aberlour, Moray, AB38 9LD

www.cclproperty.com

Broadwinds, Aberlour, Moray, AB38 9LD

Offers in region £490,000

CCL are delighted to offer for sale this stunning bespoke spacious and extremely well presented detached house on the outskirts of the popular residential town of Aberlour. The property offers bright, airy accommodation on two floors, with good sized living Room, bright Kitchen/Dining Room, Conservatory, Utility Room, Main bedroom with En-Suite, four further bedrooms, Dressing Room/Study, family bathroom and WC. Well maintained grounds surround the property with large area of lawn to the front, gravel driveway sweeps round to provide several parking spaces and leads to the double integral garage. Ideal purchase for a growing family, also those who would love the country life, but within easy reach of all local amenities.

Situation

The property is located in the popular town of Aberlour in the heart of Speyside. There are many local shops, supermarket, pubs, cafes and restaurants available and lots of various activities to do such as having a tour around the Glenfiddich Distillery, visiting the Whisky Line Railway, sightseeing around the historic castles of Auchindoun and Balvenie, a walk up Ben Rinnes, there's always something to do. The nearest train stations are in Keith and Elgin. There are regular bus services available. The city of Aberdeen (Granite City) is just over an hour

away where large branded shops can be found.

Property

Beautiful, well-appointed detached family home, has spacious accommodation spanning two floors with large garden grounds surrounding and integral double garage, also private parking for several cars on the driveway. The property enjoys the benefits of oil central heating and double glazing. All carpets and floor coverings, curtains, blinds and light fittings are to be included in the sale.

Accommodation:

Entrance Vestibule:

Exterior door with glazed panel provides access to the vestibule, which in turn gives access to the hallway and W.C.

W.C:

Fitted with white W.C and corner wash hand basin with vanity storage. Aqua panel splash back and pine display shelf.

Hallway:

Open plan access from the vestibule into the welcoming hallway, which has a storage cupboard and hanging for coats. Continues to a further hallway which has the staircase to the upper floor and access to the main bedroom.

Kitchen/Dining Room: (6.56m x 5.00m)

The well equipped kitchen is fitted with a range of wall and base units in high gloss white, contrasting light wood worktops with white brick tile splashback and incorporating a sink and drainer. Integral double oven, induction

hob and ceiling extractor, also dish washer, fridge and freezer. Breakfast bar separates kitchen and the dining area. Door to the rear boot room. The spacious, bright dining area can accommodate a large dining table and chairs as well as further dining room furniture, also has doors from the hallway and also gives access to the Conservatory.

Conservatory: (6.69m x 3.65m)

Beautiful, sunny conservatory, glazed on the three sides providing fantastic views over the surrounding countryside, has a comfortable seating area and further dining table and chairs. Double doors give access to the garden patio and further Georgian style doors lead to the Living Room.

Living Room: (9.05m x 3.80m)

An elegant, bright and spacious, comfortable room, with two large picture windows to the front, providing excellent natural light and spectacular views. At one side is a comfortable seating with fire place housing a wood burning stove and the other end is a quiet reading area.

Rear hallway/Boot Room:

A good multi-functional space, with hanging for coats and storage for boots and shoes, Provides access to both front and rear of the property, as well as to the double garage and Utility Room.

Utility Room: (2.65m x 2.04m)

Fitted with base unit incorporating and sink and drainer, has plumbing for washing machine and tumble dryer. Also houses the central heating boiler.

Garage: (5.65m x 5.49m)

Double garage with electric roller door, wall mounted storage shelving a further large storage area to the rear.

Main Bedroom: (7.28m x 2.87m)

An extremely spacious bedroom with three picture windows providing excellent natural light, fitted wardrobe giving hanging and shelf space, a comfortable seating area and door to the En-suite

En-Suite:

Well appointed shower room with white WC and wash hand basin, shower cabinet fitted with neutral tiling and glazed screen door. Heated towel rail and wall mounted medicine cabinet .

Upper Landing:

Carpeted staircase leads to the L shaped upper landing, which in turn gives access to all accommodation this floor. There is ample storage with three cupboards.

Bedroom 2: (3.35m x 3.16m)

A double bedroom with window to the front, currently used as office/Study. Built-in storage cupboard.

Shower Room: (2.83m x 1.98m)

Bright, spacious shower room with white WC and wash hand basin in a vanity storage unit, walk-in double shower with dark marble effect aqua panels and mains shower.

Dressing Room/Bedroom: (2.83m x 2.79m)

Dressing room has free standing shelving and hanging rails as well as built-in shelved cupboard. Could be a further bedroom or

utilized for a number of uses.

Bedroom 3: (4.38m x 3.58m)

A good sized double bedroom, with window to rear with lovely views of the countryside towards Ben Rinnes. Fitted double wardrobe proving excellent storage space.

Shower Room (2.58m x 2.43m)

Fitted with a white WC and wash hand basin situated in a vanity shelf with an array of vanity storage. Corner shower with glazed screen door and fitted with tiling and electric shower.

Bedroom 4: (3.90m x 3.75m)

A good sized double bedroom with window to the front, has ample space to accommodate free standing bedroom furniture.

Bedroom 5: (3.90m x 3.75m)

A further good sized double bedroom, this time to the rear, which again has ample space to accommodate free standing bedroom furniture.

Loft:

Large loft space providing good storage and two access hatches.







Floor 0



Floor 1



Approximate total area¹⁾
267.38 m²
Reduced headroom
4.32 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

External

Garden grounds surround the property with fantastic views over the countryside, a gravel driveway to the front which leads to the double garage and sweeps round to the side of the house, providing private parking for several cars. A beautiful south facing lawn with mature hedging and shrubbery. From the gravel drive there are steps up to a secluded patio area with double doors from the conservatory and has seating to enjoy the views, rotary clothes drier. To the side of the large lawn are sheds, log store and greenhouse.

Council Tax

Band E

Tenure

Scottish equivalent of Freehold

Viewing

By appointment only

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

www.cclproperty.com



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.