



1 Fife Street CRAIGELLACHIE

The Historic village of Craigellachie dating back to at least 1750 is located in Moray Scotland, at the confluence of the River Spey and the River Fiddich, and within walking distance to the larger town of Aberlour. Moray area is one of the most stunning areas of east Scotland known as Malt Whiskey Country and is a superb base from which to enjoy the host of activities and local attractions. The world's largest Malt Whiskey Trail of which Craigellachie has two malt whisky distilleries (Craigellachie and The Macallan) and is home to the Speyside Cooperage. There is also the Castle Trail and the Cairngorm National Park on your doorstep with the stunning beaches of the Moray Firth a short drive where you will find only the wildlife that frequents these shores to keep you company, from seals to dolphins and numerous species of birds. A wide range of outdoor facilities includes shooting, salmon and trout fishing on the world-famous River Spey, the Fiddich, Deveron and Findhorn, with the nearby mountains providing opportunities for hill walking and skiing with renowned golf courses in Banff, MacDuff, Dufftown and Keith to name but a few.

Located in the popular Spey village of Craigellachie, there is a primary school, a Post Office village shop and petrol station and the desirable Craigellachie Hotel. A wider selection of amenities is available in the town of Aberlour including secondary education. Craigellachie is ideally placed for easy access to Speyside or for commuting to the city of Elgin approximately twelve miles; providing a lifestyle and facilities one would expect with modern-day city living, huge NHS facility, extensive schooling with higher education and college. It also boasts numerous leisure facilities including, health clubs, swimming pools, an ice rink and many local golf courses, banks, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores, together can be found in and around the city.



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McEwan Fraser Legal is delighted to bring to the market this modern semi-detached house situated in the popular Speyside Village of Craigellachie, immaculately presented with spacious accommodation over two floors, the property is in an impeccable walk-in condition with immaculate fresh neutral décor and superior fixtures and fittings, further benefiting from double glazing and gas central heating. A fantastic first-time purchase, perfect for the young family or a superb buy to let or with holiday homes in high demand in this area could be a huge investment property. The property is available for immediate entry; viewings are highly recommended, and by appointment only.

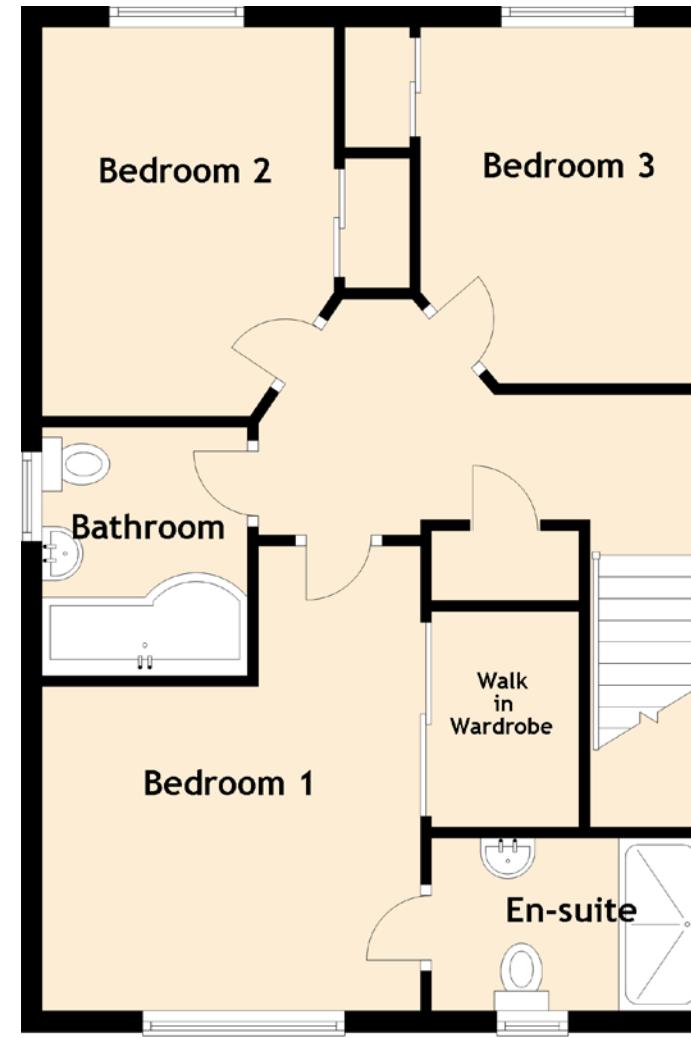
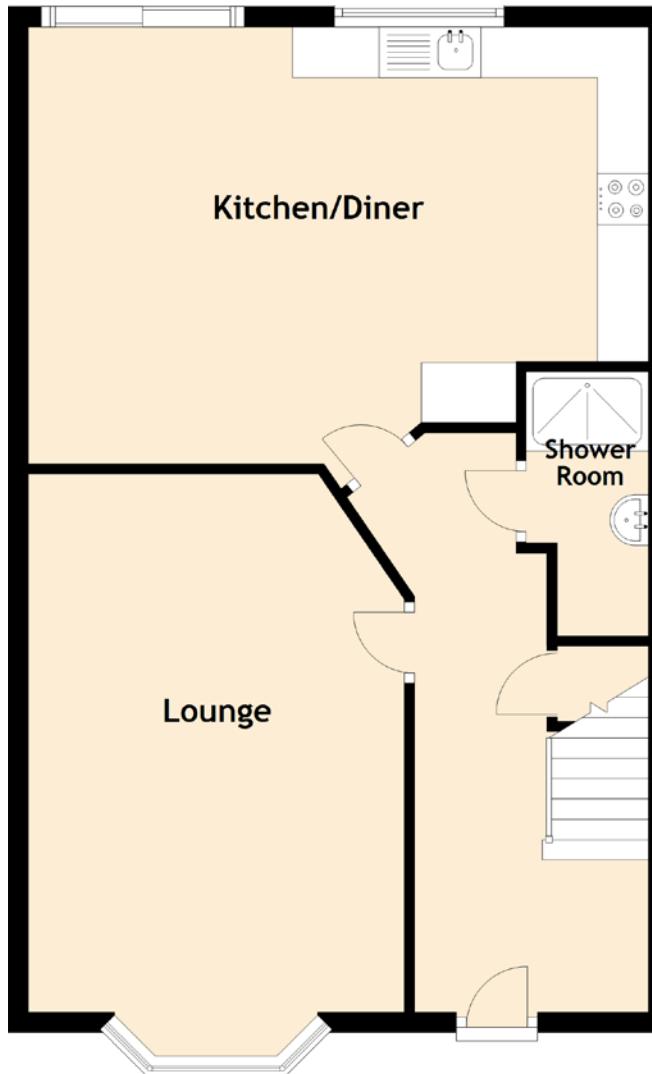
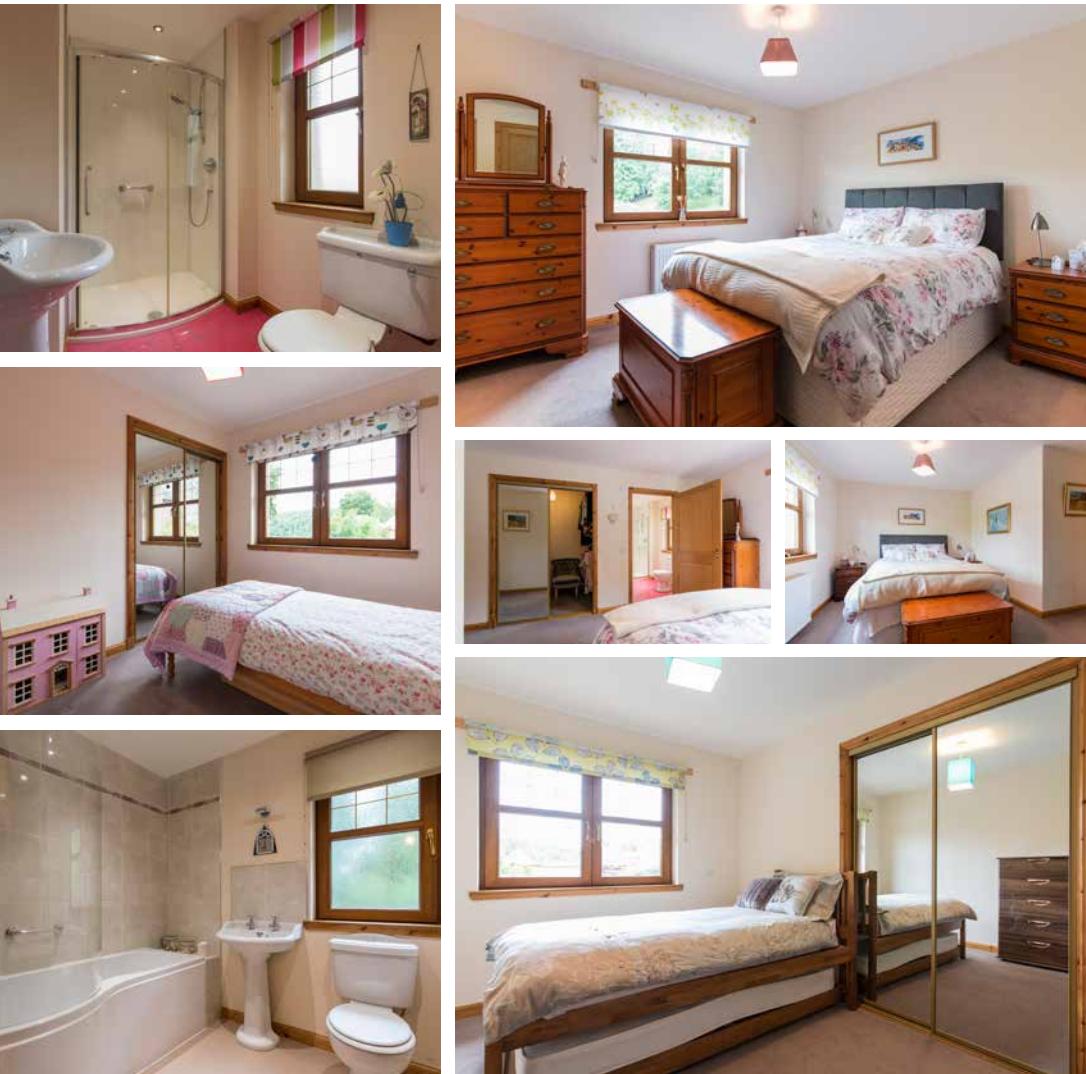
The accommodation comprises: spacious hallway which incorporates a generous guest WC with shower cubicle, a bright lounge with bay window to the front of the property and side window allows the natural light to flood this room, modern dining kitchen provides a good range of base and wall units with contrasting worktops and superior integrated appliances with patio doors allowing access to the rear garden and carport.

The accommodation on the first floor comprises of a master bedroom with en-suite shower room, and walk-in wardrobe, two further double bedrooms both have fitted wardrobes, a large centrally located family bathroom with shower over the bath completes the accommodation. Also, there are ample storage cupboards throughout the property.

The garden to the front and side is gated with a perimeter wall and iron fence which provides a safe playing area for children and pets, laid to decorative stone chip for ease of maintenance. To the rear of the property, an un-gated driveway has off-street parking under a carport, and wheelchair access to the rear patio doors again laid to decorative stone chip.



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Approximate Dimensions
(Taken from the widest point)

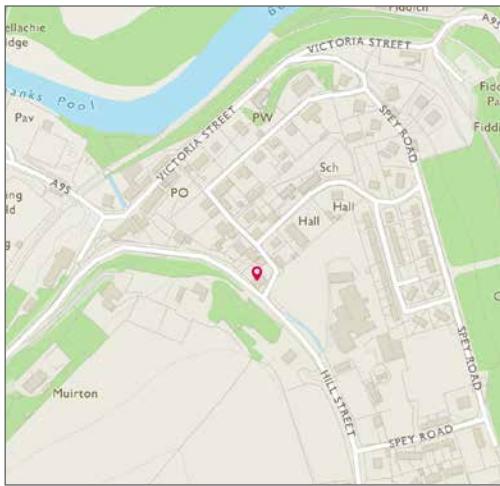
GROUND FLOOR

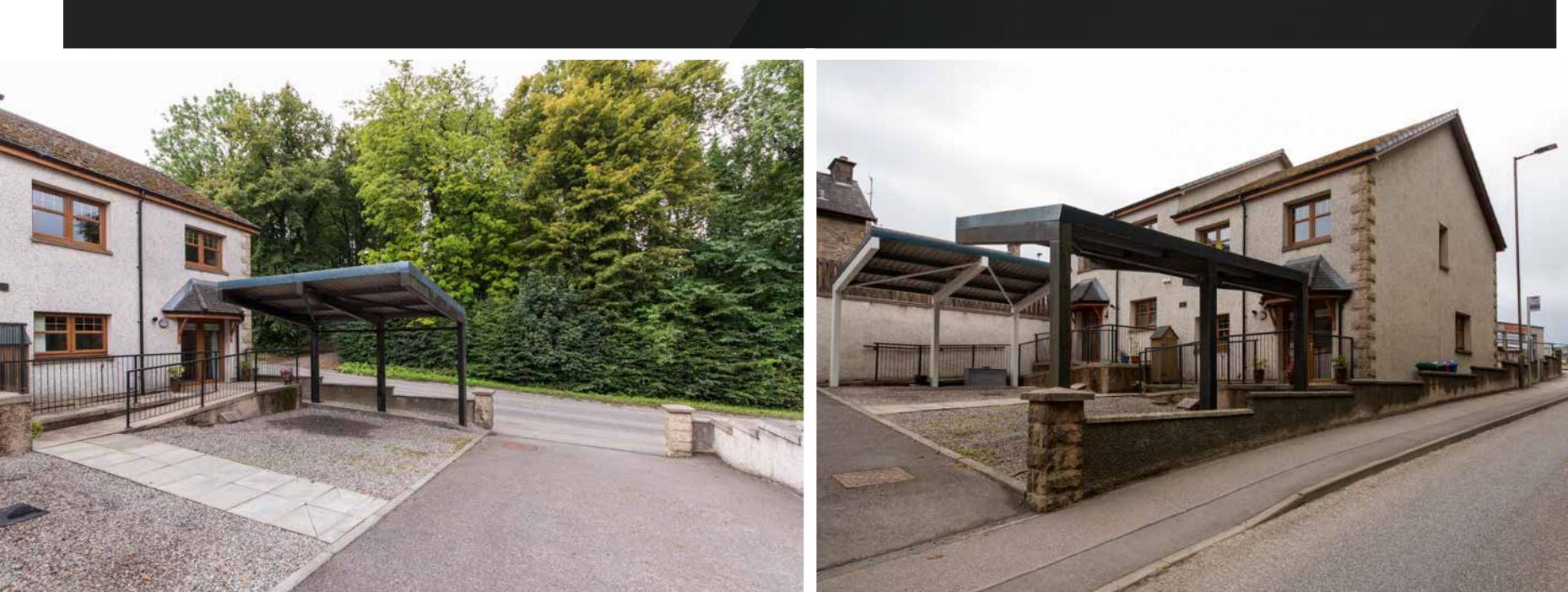
Kitchen/Diner	6.10m (20') x 4.30m (14'1")
Lounge	5.70m (18'8") x 3.70m (12'2")
Shower Room	2.60m (8'6") x 1.30m (4'3")

FIRST FLOOR

Bedroom 1	4.30m (14'1") x 3.50m (11'6")
En-suite	2.40m (7'10") x 1.60m (5'3")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bedroom 3	3.30m (10'10") x 2.60m (8'6")
Bathroom	2.30m (7'7") x 1.90m (6'3")

Gross internal floor area (m²): 116m²
EPC Rating: C





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Exchange
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