

Old Road House

BUCHROMB, DUFFTOWN, KEITH, MORAY, AB55 4BN



A four bedroomed property nestled in the heart of beautiful Speyside, offering spacious and versatile living. Perfect for those who dream of living in the countryside, without sacrificing easy access to local amenities and schools.



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McEwan Fraser Legal is delighted to offer to the market this 4 bedroom 5 bathroom detached dwelling. Old Road House was architecturally designed and built to the highest specifications circa 1990 by professional trade persons. Offering spacious and versatile living accommodation over two floors, it is presented to the market in an immaculate walk-in condition. It further benefits from stylish fittings and finishings' fresh immaculate decor, full double glazing, and oil-fired central heating with recent boiler upgrades.

This substantial property with many potential opportunities with its stunning location and gardens will make a superb family home with room to grow or a fantastic bed and breakfast or would suit the professional or recently retired. Early viewing is a must and is highly recommended you will not be disappointed.

THE LOUNGE



The accommodation comprises: from the front door to the hallway which in turn leads to all accommodation, a spacious lounge with French doors leading to the rear garden, an open plan dining kitchen which is fitted with multiple wall and base mounted units, and superior integrated and standalone appliances. The dining area allows access to the garden through a second set of French doors, with further access to the garden from the utility room.

THE DINING ROOM



THE KITCHEN

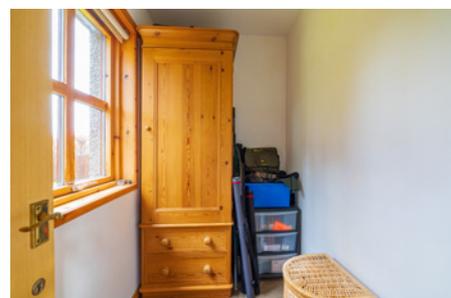


To the front of the property is the large sun room and there is a ground-floor bedroom with an en-suite shower room and dressing room and the office could potentially be the 5th bedroom if required. A stylish family bathroom completes the ground floor accommodation.

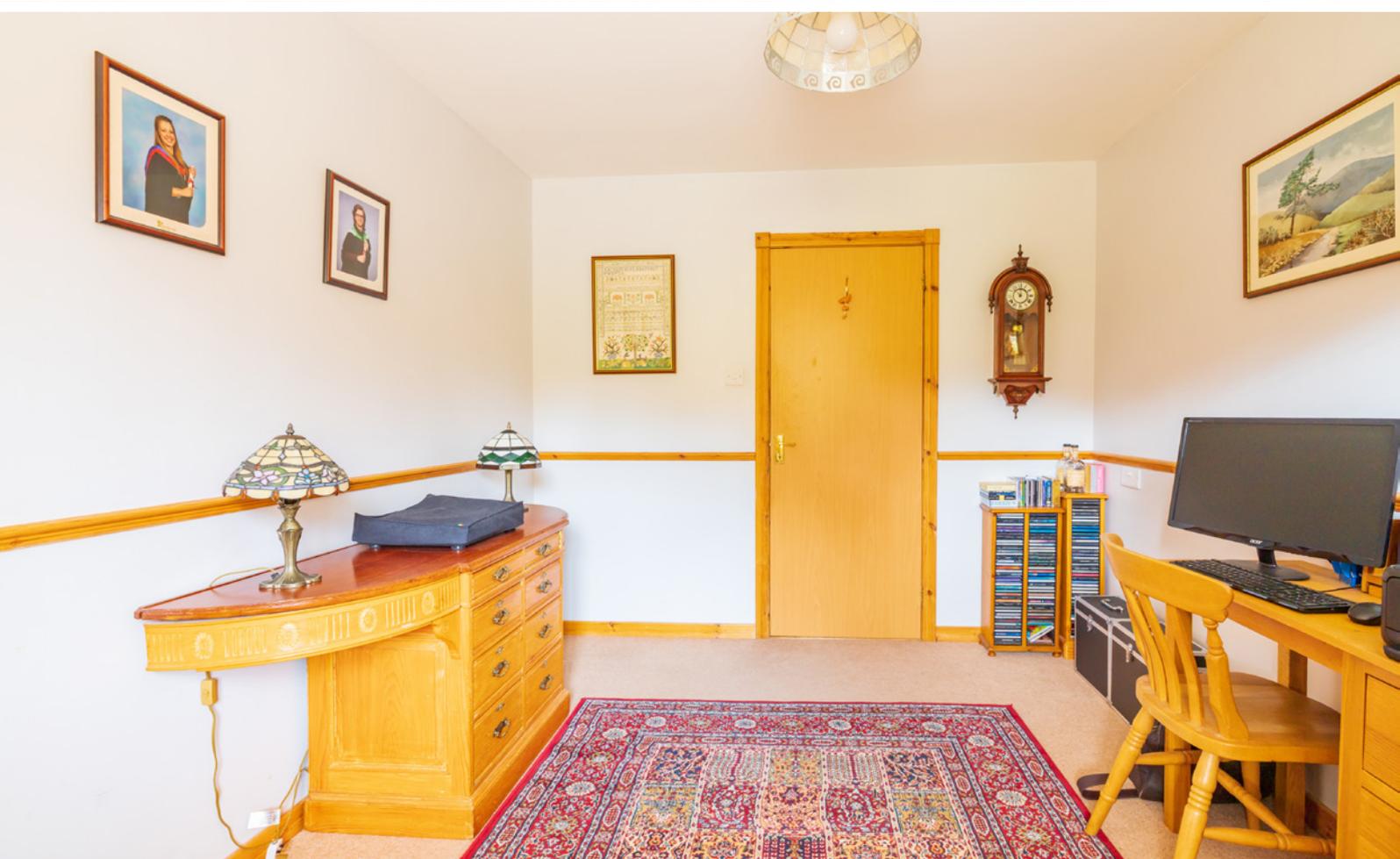
THE SUN ROOM



BEDROOM 4



OFFICE/BEDROOM 5





A bespoke pine staircase leads to the spacious landing and onto three double bedrooms all of which have en-suite shower facilities. In addition; there is an abundance of storage facilities and storage cupboards throughout the property.

BEDROOM 1

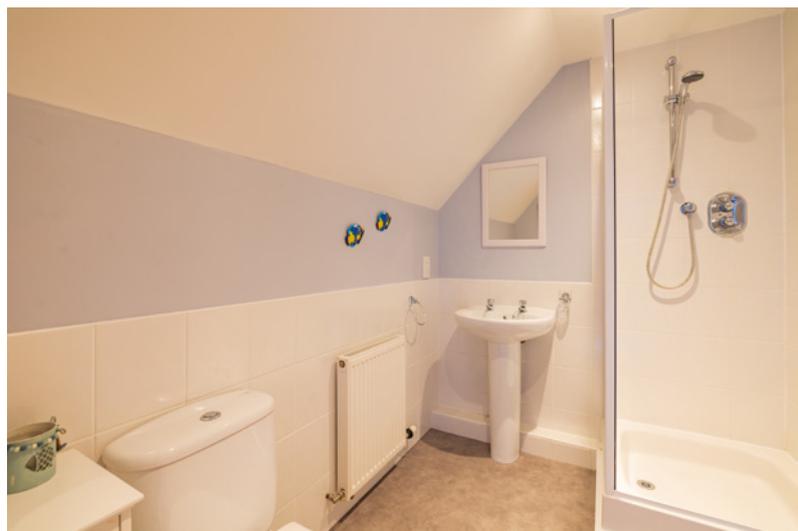




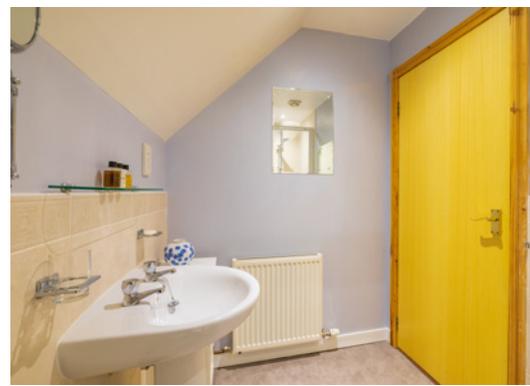
BEDROOM 2



three double bedrooms all of which have en-suite shower facilities



BEDROOM 3



The house is located on part of the old Dufftown to Craigellachie Road, used only by this property and one other. There is plentiful private parking on the decorative stone chip driveway immediately to the front of the house and in front of the wooden garage. A serpentine path leads around the lawned areas with borders that are awash with colour from the multitude of mature shrubs and plants along with mature trees. A patio area is accessed from the lounge or the dining area off the kitchen and has one of many seating areas and is a fantastic spot for entertaining and enjoying the sun and some alfresco dining.

The property has mains electricity, and mains water drains consist of a septic tank to soak away, with oil-fired central heating throughout.

EXTERNALS







FLOOR PLAN, DIMENSIONS & MAP



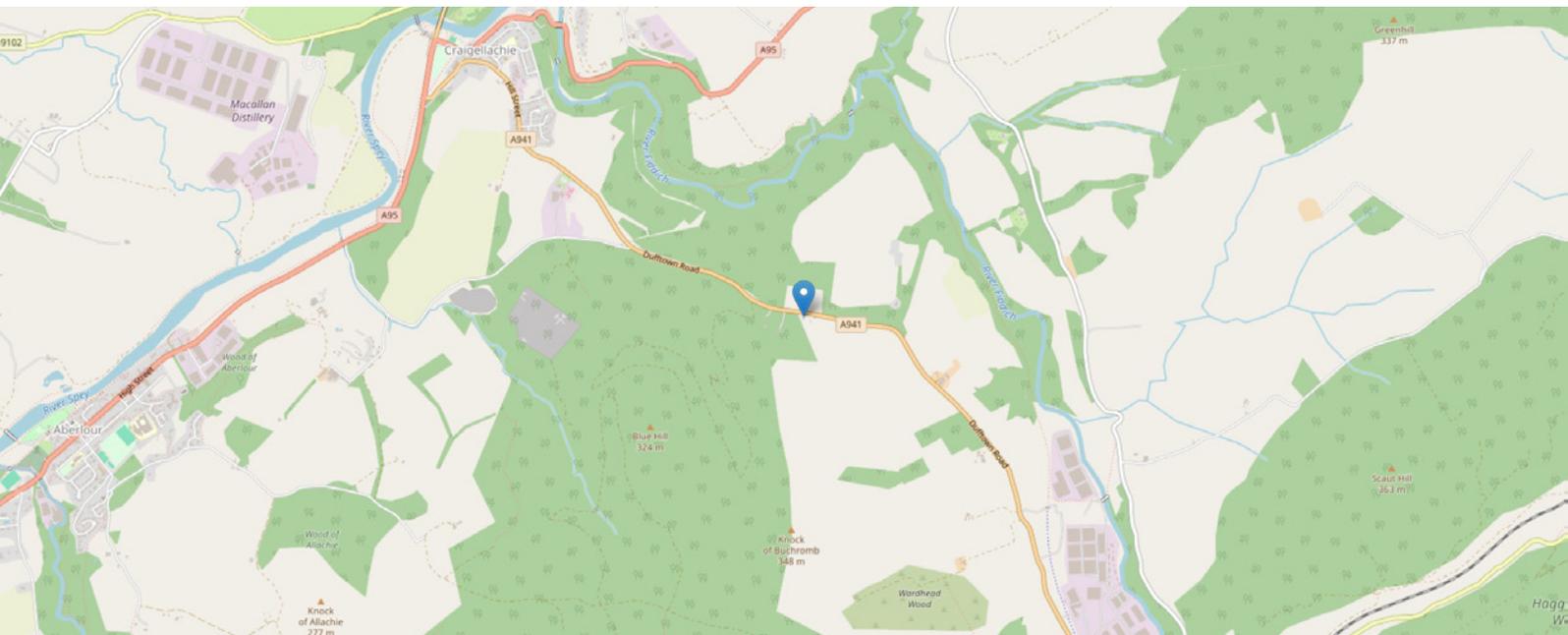
Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.40m (14'5")
Dining Room	6.00m (19'8") x 4.50m (14'9")
Kitchen	4.20m (13'9") x 2.90m (9'6")
Utility	2.90m (9'6") x 1.70m (5'7")
Bedroom 4	4.40m (14'5") x 4.30m (14'1")
En-suite	2.20m (7'3") x 1.70m (5'7")
Office/Bedroom 5	3.80m (12'6") x 2.80m (9'2")
Sun Room	3.90m (12'10") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Bedroom 1	6.50m (21'4") x 3.20m (10'6")
En-suite	1.50m (4'11") x 1.50m (4'11")
Bedroom 2	3.70m (12'2") x 2.94m (9'8")
En-suite	2.30m (7'6") x 1.80m (5'11")
Bedroom 3	6.50m (21'4") x 3.20m (10'6")
En-suite	2.50m (8'2") x 1.60m (5'3")

Gross internal floor area (m²): 230m²
EPC Rating: D

Extras: All fitted floor coverings, blinds, and light fittings are included in the sale.



THE LOCATION

Old Rod House is set back from the A941 Dufftown to Craigellachie Road in the small rural hamlet of Buchrumb Dufftown, located in a secluded elevated position approximately 2 miles south of the historic village of Craigellachie which dates back to at least 1750 and is located in Moray Scotland, at the confluence of the River Spey and the River Fiddich. The Moray area is world-known as one of the most stunning areas of East Scotland known as Malt Whisky Country and is a superb base from which to enjoy the host of activities and attractions that are renowned in this area.





The world's largest Malt Whisky Trail of which the village of 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 away where you can find yourself completely alone with only the wildlife that frequents these shores to keep you company, from seals to dolphins and numerous species of birds.

A wide range of sporting facilities includes shooting, salmon, and trout fishing on the world-famous River Spey, and other Rivers including the Fiddich, Deveron, and Findhorn, with the nearby mountains providing opportunities for hill walking, mountain bike trails, and skiing. There are numerous links to golf courses in Buckie, Banff, Dufftown, and Keith. Located in the popular Spey village of Craigellachie, there is a primary school, village shop petrol station, and the renowned Craigellachie Hotel. A wider selection of amenities is available in the town of Aberlour approximately 3 miles to the northwest including secondary education.

The cathedral city of Elgin is approximately 15 miles to the North and provides a lifestyle and facilities one would expect with modern-day city living. Extensive educational establishments are available including schools and higher education. It boasts numerous leisure facilities including, health clubs, swimming pools, golf courses, banks, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores, and all can be found in and around the city.



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