



*Fantastic Mountain views close to the Cairngorm National Park in the Heart of Malt Whisky Country*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to offer to the market this rural detached two-bedroom bungalow situated in an elevated position with fantastic uninterrupted views of the mountains of the Cairngorm national park. Morven was architecturally built circa 1995 to the previous and only owner's specifications and offers spacious and versatile living accommodation over a single level.

The property benefits from an LPG (Liquid Petroleum Gas) heating system and double glazing throughout. A fantastic opportunity to live in a hugely desirable rural location with multiple villages and towns close by would suit a professional couple, recently retired or a superb buy-to-let. With holiday homes in high demand in this area, it could be a huge investment property. Viewings are highly recommended to appreciate the location fully.

# THE LOUNGE



The accommodation comprises a vestibule and hallway leading to a spacious bright lounge with dual aspect windows and French doors to the front garden that allows natural light to flood this room. The lounge also incorporates a formal dining area.



# THE DINING AREA





# THE KITCHEN & UTILITY



The galley-style kitchen provides a good range of base and wall units with contrasting worktops, and the rear porch includes the utility area that leads to the rear garden.





There are two double bedrooms and a family shower/wet room, in addition, there are ample storage cupboards throughout the property.

## THE WET ROOM





# BEDROOM 1





# BEDROOM 2





Access to the property is through a large farm-style iron gate to the rear of the property, the drive provides parking for multiple vehicles and access to the garage with an up-and-over door which has power and light. The extensive gardens have been landscaped and are bordered by fences or hedges laid mostly to lawn with a huge variety of mature shrubs, plants and trees. A serpentine path leads you around the garden to several seating areas where you can enjoy the garden, the views and the wildlife that is often seen throughout the day, a stone-laid patio from the French doors is perfect for some alfresco dining and entertaining.

# EXTERNALS

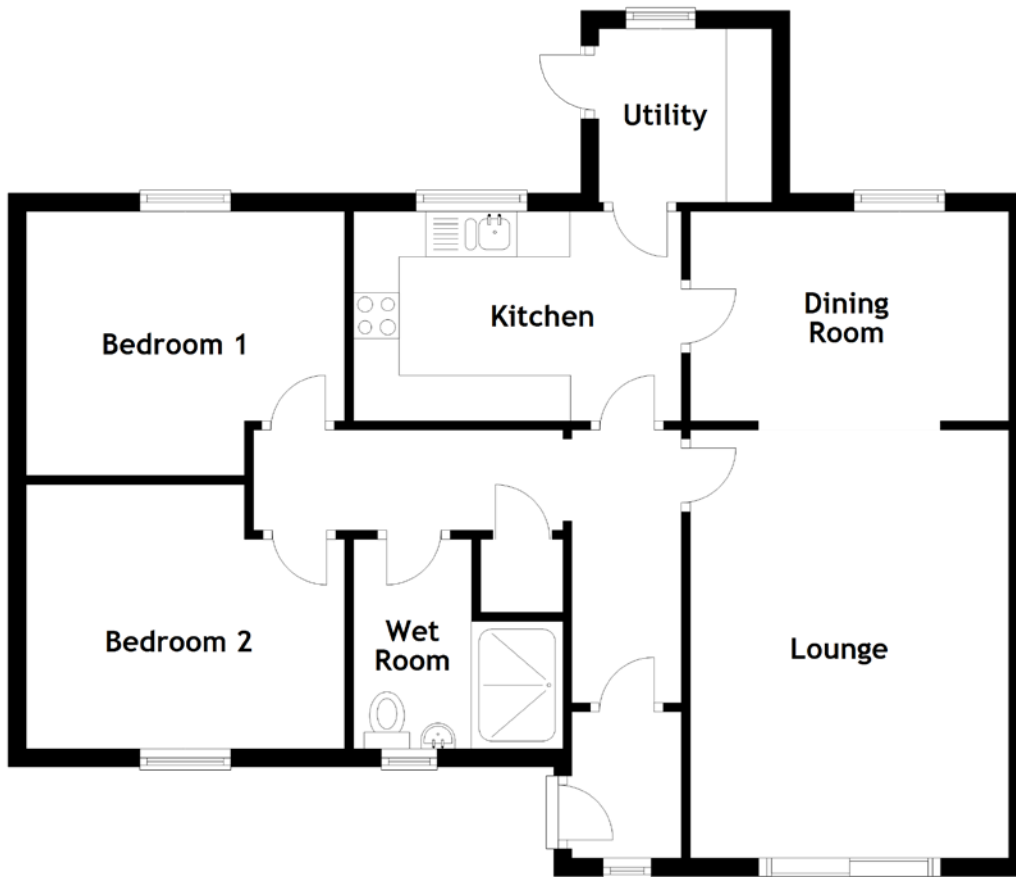








# FLOOR PLAN, DIMENSIONS & MAP



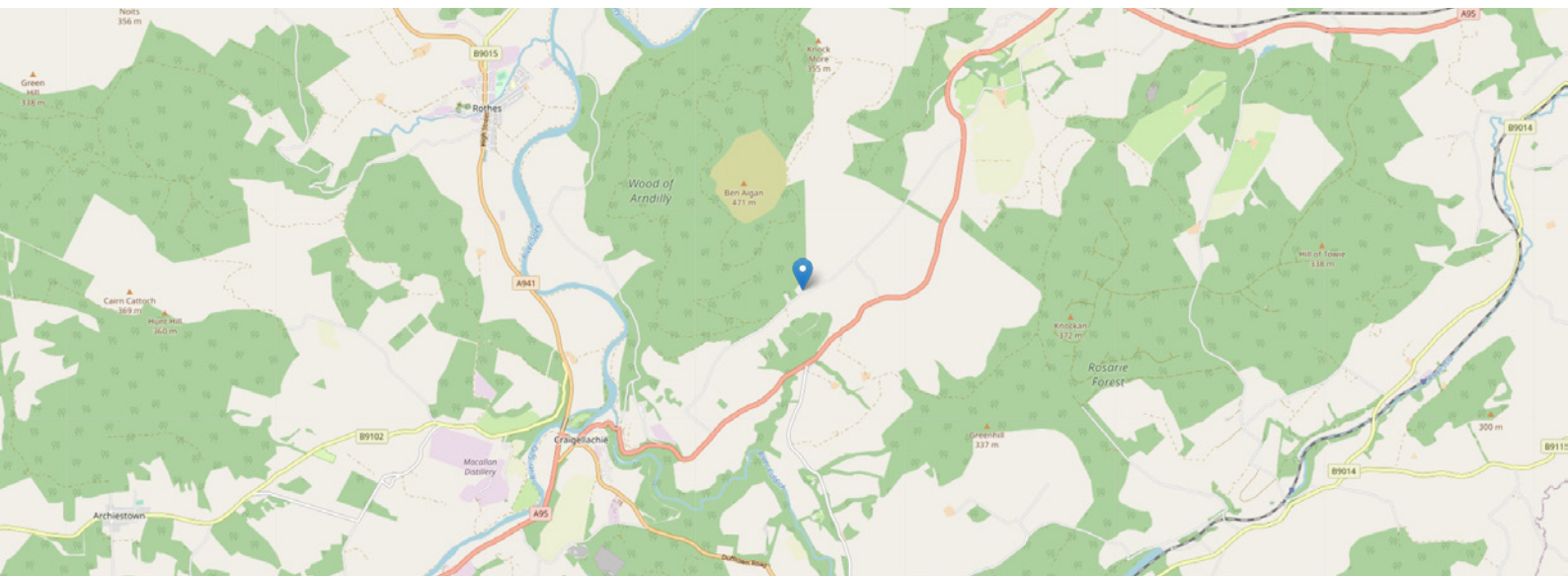
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.50m (11'6")
Dining Room	3.50m (11'6") x 2.30m (7'7")
Kitchen	3.60m (11'10") x 2.30m (7'7")
Utility	1.90m (6'3") x 1.90m (6'3")
Bedroom 1	3.50m (11'6") x 2.90m (9'6")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Wet Room	2.30m (7'7") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>  
EPC Rating: E

Services: Mains, electricity, private drains to a soak away and septic tank, private water and LPG heating system.

Extras: All fitted floor coverings, blinds, curtains, integrated kitchen appliances and light fittings are included in the sale. The garden shed and greenhouse will remain. Other soft furnishings are available by separate negotiation.





# THE LOCATION

Morven, Boharm is located off the A95 onto a B road in an elevated position approximately 5 miles northeast 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 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 links golf courses in Buckie, Banff, Dufftown and Keith to name but a few.

Located in the popular Spey village of Craigellachie, there is a primary school, village shop and petrol station and the renowned Craigellachie Hotel. A wider selection of amenities is available in the town of Aberlour approximately 8 miles to the south including secondary education. Craigellachie is ideally placed for easy access to Speyside or for commuting to Elgin.

The Cathedral city of Elgin is approximately 16 miles to the North and provides a lifestyle and facilities one would expect with modern-day city living, extensive educational establishments are available including school & higher education. It 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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Available



Text and description  
**PETER REID**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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