



CRAIGOWRIE HOUSE

CADGERS ROAD, KINGSTON ON SPEY, FOCHABERS, IV32 7RA


McEwan Fraser Legal
Solicitors & Estate Agents

LOCATION



This exceptionally spacious detached property set on a generous plot is located in the quaint hamlet in Kingston on Spey near Garmouth. Located approximately a mile inland from the stunning Moray Firth and only a few hundred yards west of the River Spey. This historic area and village dates from the 1500s and is steeped in history. Today's Garmouth and the surrounding area is a jumble of attractive cottages and houses, creating a charming village.

Primary schooling is available at Mosstodloch approximately three miles with further secondary education available at the highly regarded Milne's Secondary school in Fochabers, approximately six miles, the school bus route is nearby. The village has a vibrant community with many diverse activities from pre-school to over 50's with numerous sports and social groups.

The surrounding area has a multitude of leisure activities including several golf courses, Garmouth and Kingston, Spey Bay and the prestigious Moray Golf Club at Lossiemouth. The nearby Spey Bay Nature Reserve managed by the Scottish Wildlife Trust is a beautiful coastal reserve located on Scotland's largest shingle beach and is a wonderful place to walk and observe the local flora and fauna of the area. Spey Bay also hosts the Whale and Dolphin Centre where pods of dolphins and the occasional Whale are often sighted feeding on migratory salmon in the mouth of the River Spey.

The nearby village of Fochabers provides everyday shopping and has a diverse range of local amenities. A recently built NHS health centre, Post Office and banking facilities, restaurants, cafés, hotels, pubs, local shops, a small supermarket and also the world-famous Baxter's of Speyside. A comprehensive East coast Bus network operates through Mosstodlach and Fochabers. A wider selection of shopping and other services available in the nearby city of Elgin, including supermarkets, restaurants, further education college and university, leisure facilities and the train station.



C

H

McEwan Fraser Legal is delighted to present to the market this individually built six-bedroom house which has been upgraded and finished to an exact standard by the current owners. Craigowrie House is an impressive modern detached family villa, the property is in walk-in condition and offers flexible living options, ideal for an extended family. The layout of the accommodation also presents the new owners with the potential to operate as a quality B&B with additional self-catering options.

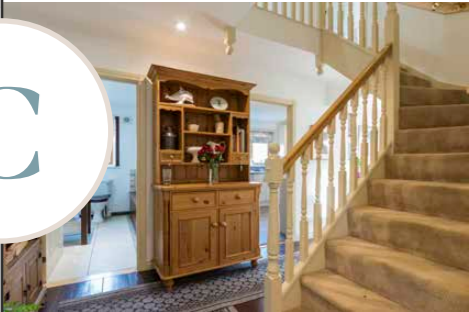
The key features of this generous property are:

- Fully equipped kitchen including a gas range cooker, (LPG).
- Spacious living areas with excellent lighting including a sunroom.
- Three bedrooms in the main house all with en-suite facilities.
- Family bathroom.
- Two modern self-contained annexes with secure separate entrances.
- Annexe one (The Port Hole) is currently

- set up for assisted living with easy wheelchair access.
- Annexe two consisting of two bedrooms which sleeps 5, suitable for self-catering lets
- Benefits from double glazing and central heating.
- Excellent storage throughout.
- Cabin with conservatory which is currently used as an office.
- Garden storage shed.
- Large garden plot with parking for numerous vehicles.

In addition to this, the property includes a large garden with a good mixture of trees, shrubs and flowers, there is a decked area which is ideal for outside entertainment and large areas of lawn which is ideal for children and pets. This is a rare opportunity to acquire a large house in this beautiful semi-rural location that offers flexible living options with the potential to generate an additional income.

Early viewings are highly recommended and by appointment only.

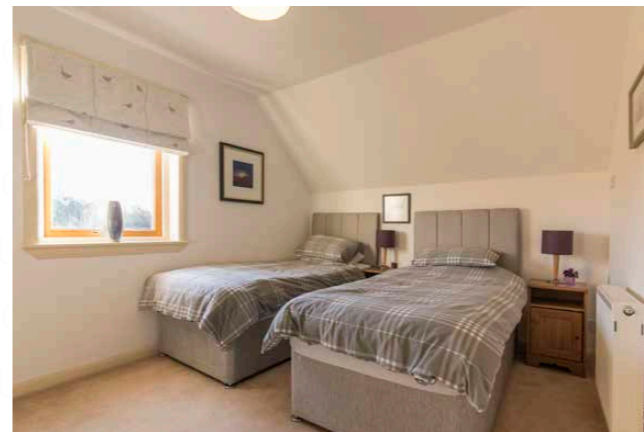
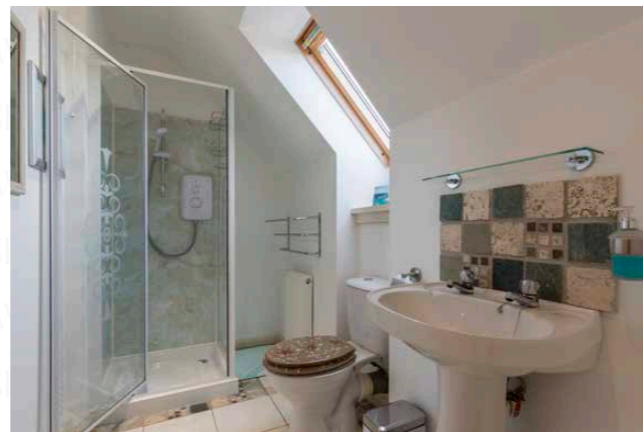
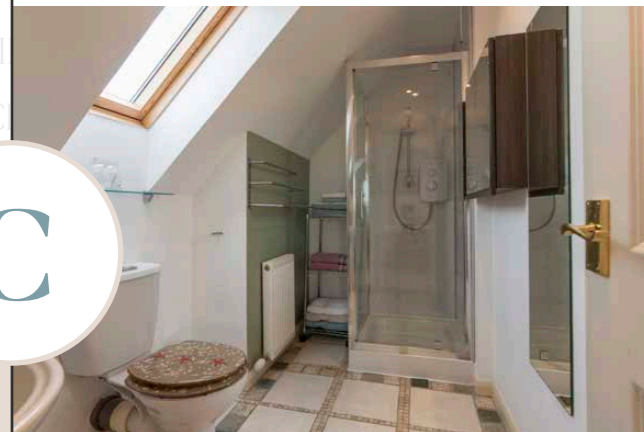




C



H



INDIVIDUAL ARCHITECT BUILT AND
SUPERIOR THREE-BEDROOM

HOUSE WHICH HAS BEEN BUILT
TO AN EXACT STANDARD

C

H

C

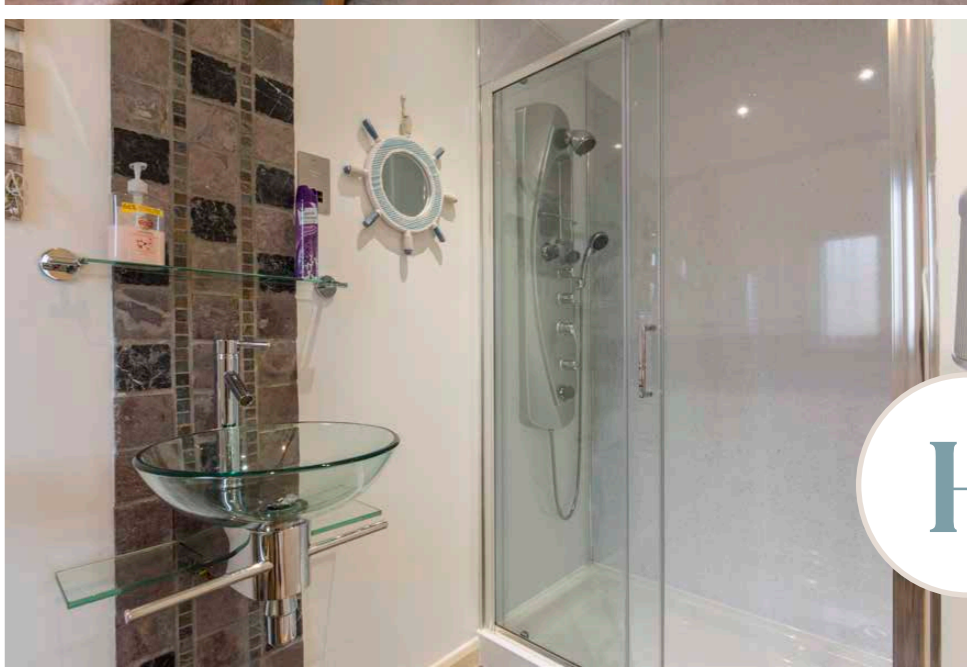
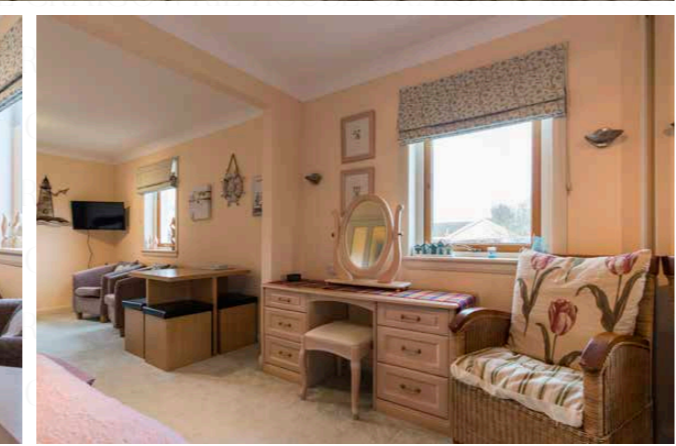
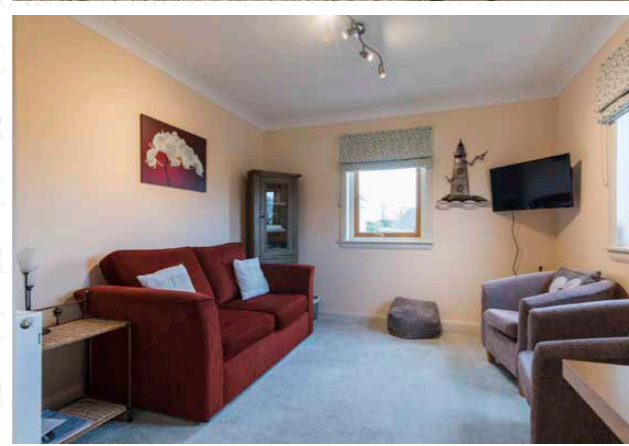


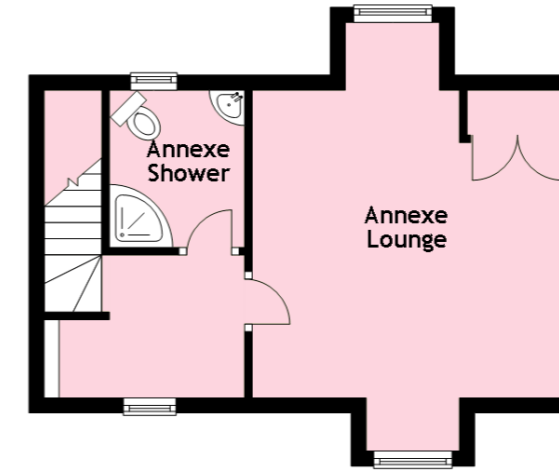
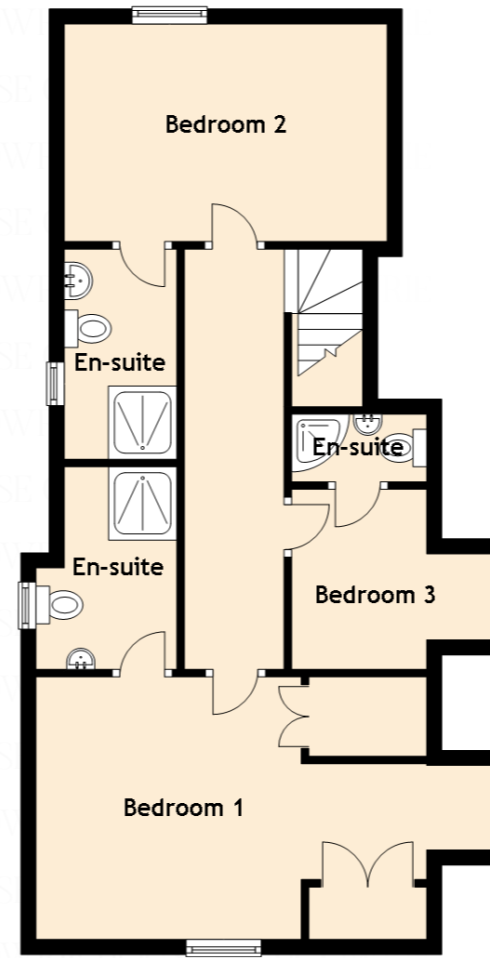
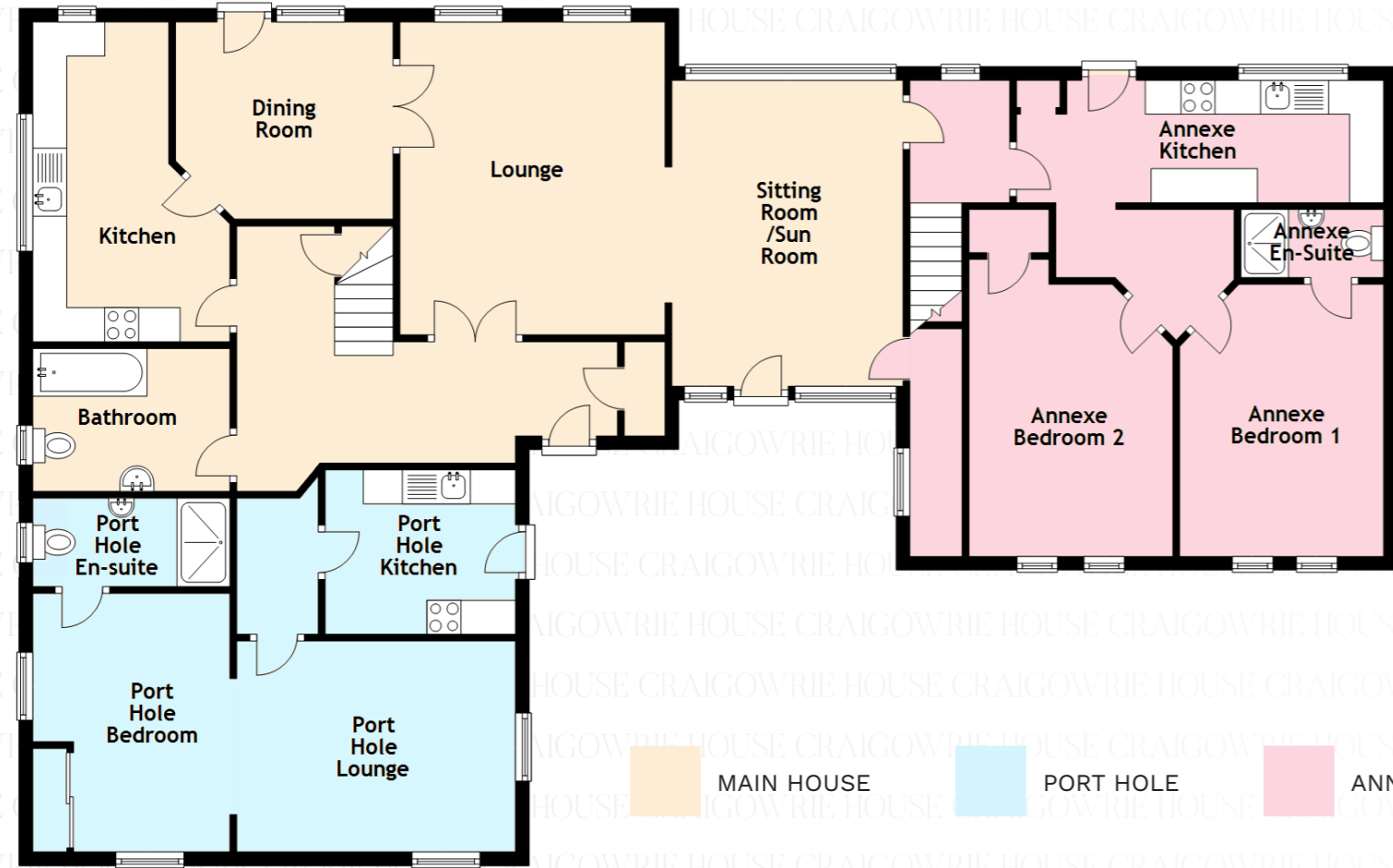
A LARGE HOUSE IN THIS BEAUTIFUL SEMI-RURAL LOCATION
 THAT OFFERS FLEXIBLE LIVING OPTIONS WITH THE POTENTIAL
 TO GENERATE AN ADDITIONAL INCOME

H



PORTHOLE C H





Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'10")
Sitting Room/Sun Room	4.50m (14'9") x 3.40m (11'2")
Dining Room	3.20m (10'6") x 2.90m (9'6")
Kitchen	4.70m (15'5") x 2.00m (6'7")
Bathroom	2.90m (9'6") x 2.10m (6'11")
Bedroom 1	5.20m (17'1") x 3.40m (11'2")
En-suite	2.70m (8'10") x 1.88m (6'2")
Bedroom 2	4.30m (14'1") x 2.90m (9'6")
En-suite	2.80m (9'2") x 1.50m (4'11")
Bedroom 3	2.70m (8'10") x 2.40m (7'10")
En-suite	1.80m (5'11") x 0.90m (2'11")
Port Hole Lounge	4.10m (13'5") x 3.10m (10'2")
Port Hole Kitchen	2.80m (9'2") x 2.30m (7'7")
Port Hole Bedroom	3.80m (12'6") x 3.00m (9'10")
Port Hole En-suite	2.90m (9'6") x 1.30m (4'3")
Annexe Lounge	5.70m (18'8") x 4.20m (13'9")
Annexe Kitchen	5.40m (17'9") x 1.80m (5'11")
Annexe Bedroom 1	4.00m (13'1") x 3.00m (9'10")
Annexe En-Suite	2.10m (6'11") x 1.00m (3'3")
Annexe Bedroom 2	4.50m (14'9") x 3.00m (9'10")
Annexe Shower	2.30m (7'7") x 1.90m (6'3")

Gross internal floor area (m²): 240m² | EPC Rating: C

Extras (Included in the sale): Garden storage shed, Cabin/conservatory and where applicable all fixed floor coverings and blinds. Additional items of furniture are available by separate negotiation. No warranties are given or implied for the garage conversion.



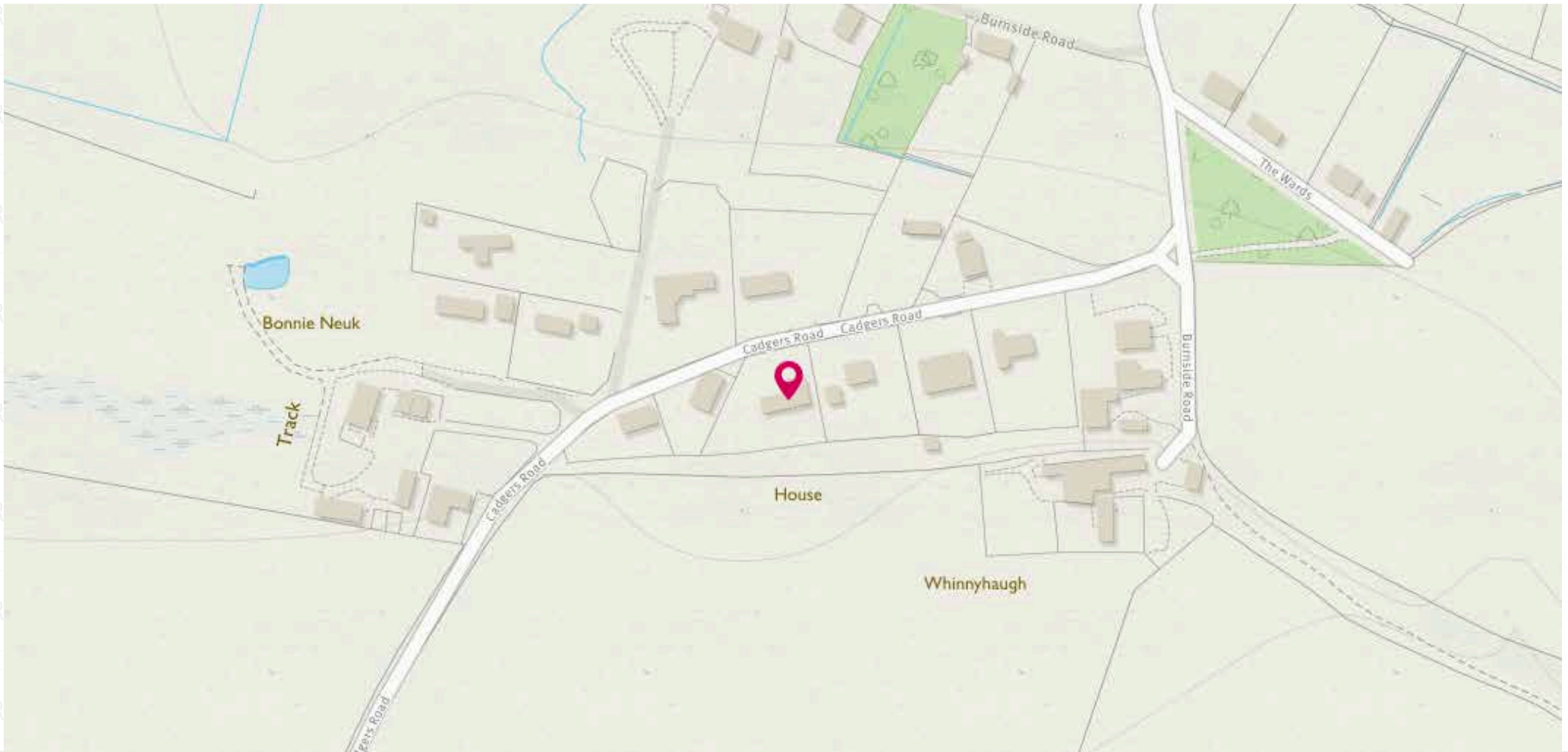


Image credit: <https://www.outlineinvestor.co.uk/omaps/>

McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01343 610 444
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer