

2 Burghead Road

ALVES, ELGIN, MORAY, IV30 8UU



Bright three-bed home with wood burner, driveway and stylish kitchen in sought-after Alves



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Nestled in the sought-after village of Alves, Morayshire, this delightful three-bedroom semi-detached home offers a perfect blend of comfort, practicality, and charm. It is an ideal first purchase or buy-to-let investment.

THE LOUNGE



The property welcomes you with a bright and spacious lounge, enhanced by three large windows that flood the room with natural light. A cosy wood-burning stove creates a warm and inviting focal point, perfect for relaxing evenings.

THE KITCHEN



The modern kitchen is well-equipped with ample cupboard space and a convenient breakfast bar, providing both functionality and a sociable dining area.



THE BATHROOM



Also on the ground floor is a convenient bathroom, adding to the home's practical layout. Upstairs, the property offers three well-proportioned bedrooms, ideal for families, guests, or home working.



BEDROOM 1



BEDROOM 2



BEDROOM 3



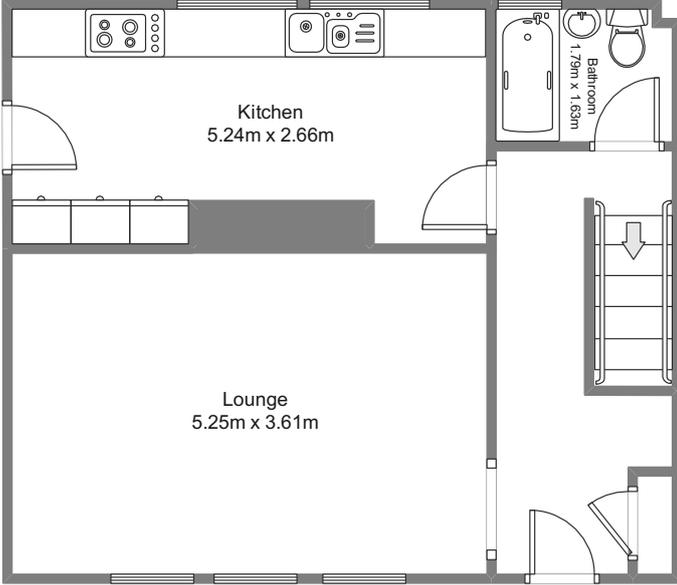
Externally, the home benefits from driveway parking to the front, while the enclosed rear garden has been thoughtfully prepared, offering a low-maintenance outdoor space ready to enjoy.

EXTERNALS

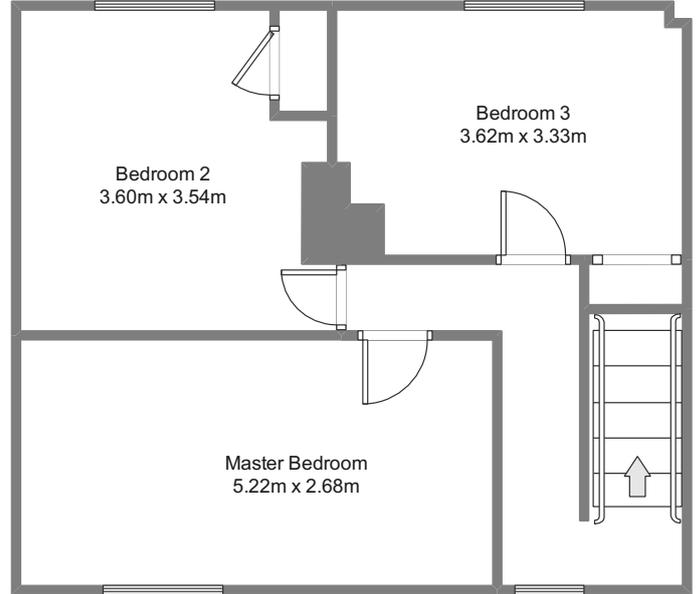


FLOOR PLAN & DIMENSIONS

Ground Floor

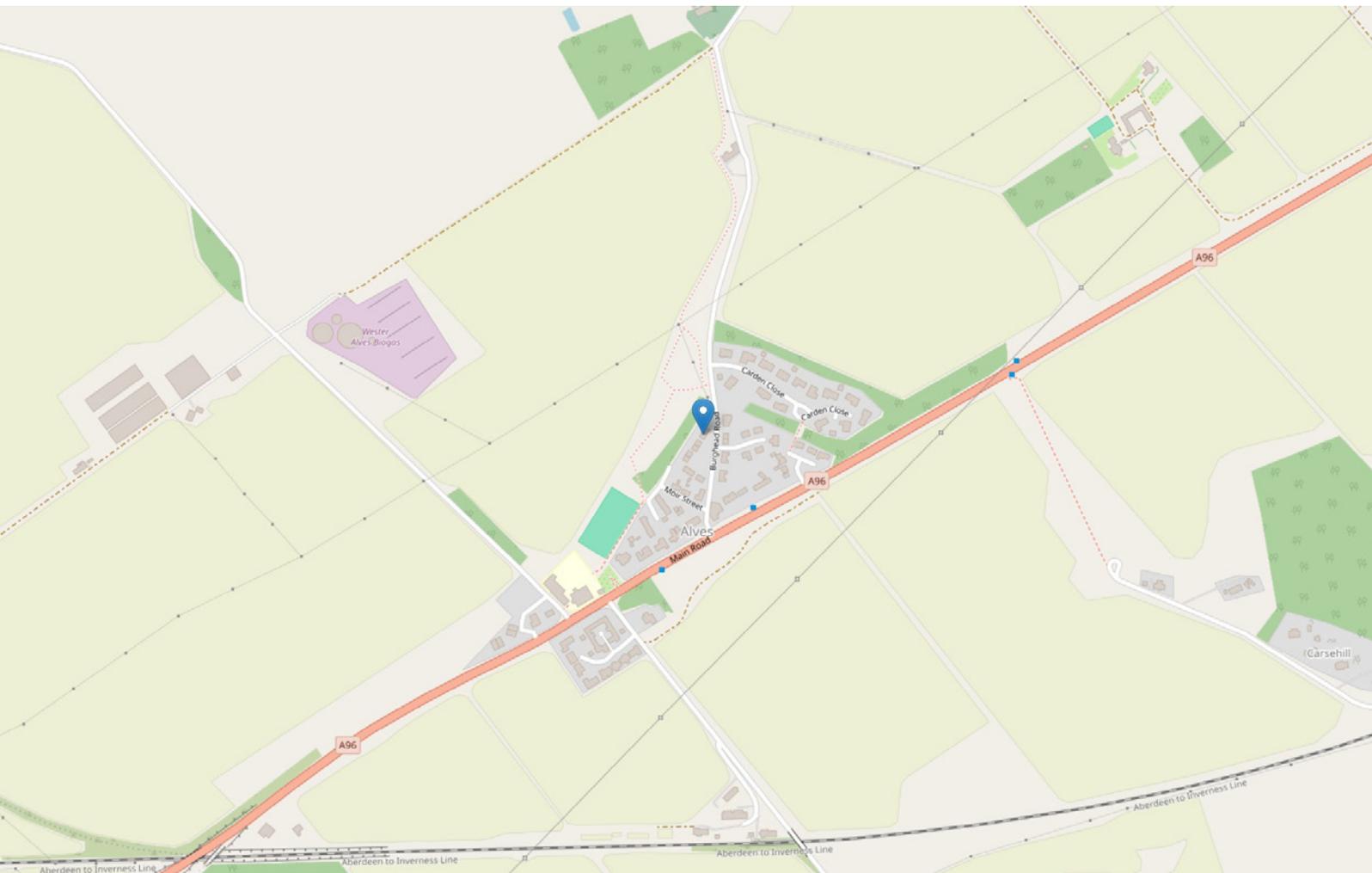


First Floor



Approximate Dimensions (Taken from the widest point)

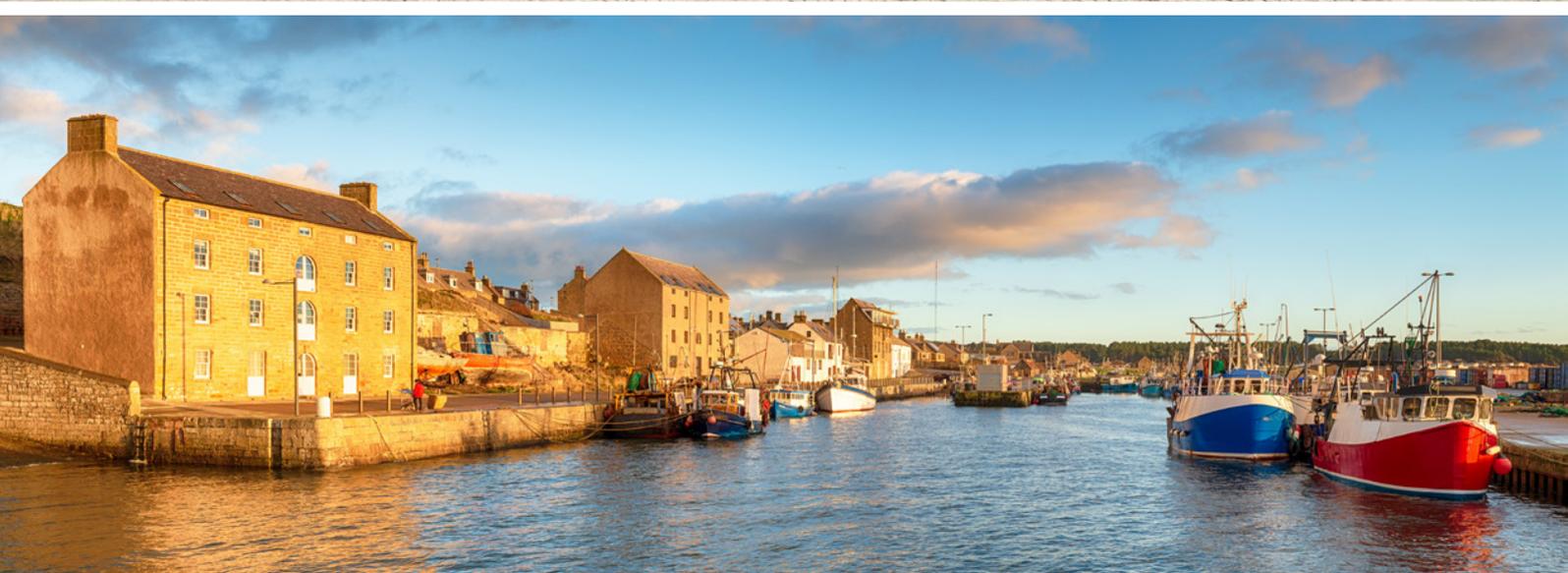
Gross internal floor area (m²): 94m² | EPC Rating: D



THE LOCATION

Alves is a charming semi-rural village offering a peaceful lifestyle while remaining well connected to nearby towns and amenities.

The village itself benefits from a well-regarded primary school and a popular local café, making it particularly appealing for families and those seeking a balance between countryside living and convenience. Situated just a short drive away, the bustling town of Elgin lies approximately five miles to the east and serves as the commercial heart of Moray. Here you will find a wide range of shops, supermarkets, cafés, and services, along with excellent transport links by road and rail to Inverness, Aberdeen and beyond. Elgin is also renowned for its rich heritage within Scotland's whisky region, home to distilleries such as Glen Moray and Gordon & MacPhail, as well as the famous Walkers Shortbread.





To the west, around six miles from Alves, the attractive town of Forres offers a vibrant high street with a variety of independent retailers, including butchers, bakers, cafés and local services, all complemented by convenient free parking. The town is well known for its beautifully maintained parks and woodland walks and has received multiple awards in the Britain in Bloom competition. Education is well catered for in the area, with secondary schooling available at Forres Academy. Alternative and private education options include The Drumduan School and the prestigious Gordonstoun School, both within easy reach.

For those who enjoy the outdoors, the surrounding area offers an exceptional lifestyle. The stunning sandy shores of Roseisle Beach are just a few miles to the north, while Findhorn Bay provides opportunities for sailing, paddleboarding and wild swimming. The nearby Culbin Forest and Newtyle Forest offer extensive walking, cycling and riding routes, and winter sports enthusiasts can take advantage of skiing at The Lecht Ski Centre and Cairngorm Mountain, both within around an hour's drive.

Combining a tranquil village setting with excellent access to amenities, education and outdoor pursuits, Alves is a highly desirable location within Moray.




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