



High Street, Aberlour, Moray

High Street Aberlour Moray

2 Bedroom Flat
Living Room
Kitchen
Bathroom
Shop/Studio (No 120)
Large basement
Garden to the rear
Gas Central Heating & Double Glazing

CCL are delighted to offer for sale this ideal opportunity to acquire a traditional 2 Bedroom flat, with a further studio/shop with own separate entrance, set in heart of the beautiful and popular residential town of Aberlour. The property offers good accommodation, with a Living Room, Kitchen, Bathroom and 2 bedrooms, also a large storage attic. There is also a large Basement, studio/shop with its own entrance on the ground floor, which could be converted to further accommodation if required. Garden to the rear, with on street parking available to the front. Viewing is highly recommended to appreciate the accommodation and versatile space on offer.

The property is located in the popular town of Aberlour in the heart of Speyside. There are many local shops, supermarket, pubs, cafes and restaurants available and lots of various activities to do such as having a tour around the Glenfiddich Distillery, visiting the Whisky Line Railway, sightseeing around the historic castles of Auchindoun and Balvenie, a walk up Ben Rinnes, there's always something to do. The nearest train stations are in Keith and Elgin. There are regular bus services available. The city of Aberdeen (Granite City) is just over an hour away where large branded shops can be found.





Traditional building in the heart of the village consists of a Studio/shop area on the ground floor with its own entrance. Large basement with access from the rear, 2 bedroom flat, with large attic space. The property enjoys the benefits of gas central heating and double glazing. All carpets and floor coverings, curtains, blinds and light fittings are to be included in the sale.

Accommodation:

Entrance Hallway:

Exterior door provides entry from the street into the hallway which has stairs to the upper floor. Further exterior door provides access to the hallway for the studio/shop, there is currently an opening adjoining the hallway, but can easily be separated.

Landing:

Staircase leads from the hall to the Upper Landing which in turn provides access to all accommodation and has a large storage cupboard, wall mounted shelving and access hatch to the attic space.

Living Room:

A good sized room situated to the rear with large window providing excellent natural light. Original tiled fire place, arched recess to the side currently used as a study area. Space for dining table and chairs. Doorway to the kitchen.

Kitchen:

Galley style kitchen with white units and grey worktops, further white wall shelving. Stainless steel sink and drainer. Built-in electric hob. Window to the rear.

Bathroom:

Fitted with 3 piece white suite with shower attachment over bath, wall mounted mirror door medicine cabinet and further wall shelving.

Bedroom 1:

An extremely spacious bedroom with picture window to the front, along one wall are five door wardrobes providing a range of hanging, shelving and drawer storage. Ample space for further free standing furniture.

Bedroom 2:

A further bedroom with front facing window, has wall shelving and currently has a built-in study desk.

Attic:

Access via a pull down ladder, the large attic space is floored and split into two rooms.

Studio/Shop:

Accessed from the street, this is an ideal area for a small business if require and has been used as an art studio, alternatively can be used as further residential accommodation. A trap door on the floor provides access to the basement.

Basement:

Good sized basement which access from the rear via an external wooden door. Ligh and power installed.

External

Garden to the rear with wooden fence, slabbed path leading to the wooden garden shed and an array of flowers and shrubs. On street parking to the front.







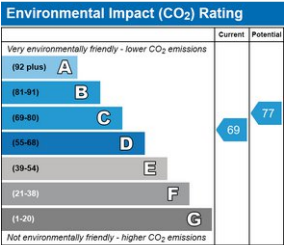
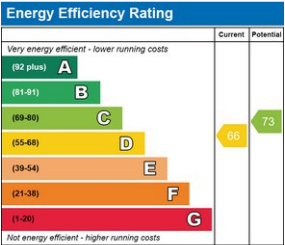


Tenure

Freehold

Services

The property has mains gas, water, drainage, and electricity



All appointments to view this or any of our other properties must be made through the vendors sole agents.

CCL Property

62 High Street, Elgin, Moray, IV30 1BU
T: 01343610520

www.cclproperty.com

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.