





SHIELDHU SHEILDHU QUARRYWOOD

ABERLOUR, AB38 9LT

£575,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional detached home, set in the picturesque countryside on the outskirts of Aberlour. Enjoying breathtaking, uninterrupted views towards Ben Rinnes and Ben Aigan, this impressive property combines contemporary luxury, generous family accommodation and an enviable rural lifestyle.

At the heart of the home is a superb open-plan kitchen, dining and family space, complemented by two further reception areas. The stylish riverside kitchen features quality Neff appliances, granite worktops and a breakfast bar, flowing into a bright family area with a cosy log-burning stove. Two sets of bifold doors with integrated blinds open onto the garden and patio, creating a wonderful space for everyday living and entertaining.

The flexible accommodation includes a generous ground floor bedroom, ideal for guests or multi-generational living, a contemporary shower room and a well-appointed utility room with garden access. Upstairs are three further spacious bedrooms, including a principal suite with Juliet balcony and en-suite shower room, together with a luxurious family bathroom featuring a spa bath.

Quality finishes include underfloor heating throughout the ground floor, a striking oak staircase with glass balustrade, oak internal doors and excellent storage. Further benefits include an integral double garage with electric doors and a spacious driveway.

Outside, the garden extends to approximately 0.6 acres, with plenty of space to relax and enjoy the countryside. A patio with pergola is ideal for outdoor entertaining, while a powered garden room, currently used as a gym, offers

ARANCI & FIRTH PROPERTY

SHIELDHU SHEILDHU

• Exceptional detached home in a picturesque countryside setting • Breathtaking uninterrupted views towards Ben Rinnes and Ben Aigan • Impressive open-plan kitchen, dining and family living space • Stylish riverside kitchen with quality Neff appliances • Four spacious bedrooms, including a ground floor bedroom • Luxurious principal suite with Juliet balcony and en-suite • Underfloor heating throughout the ground floor • Beautifully proportioned garden extending to approximately 0.6 acres • Fantastic powered garden room offering versatile space for a variety of uses • Integral double garage and generous driveway



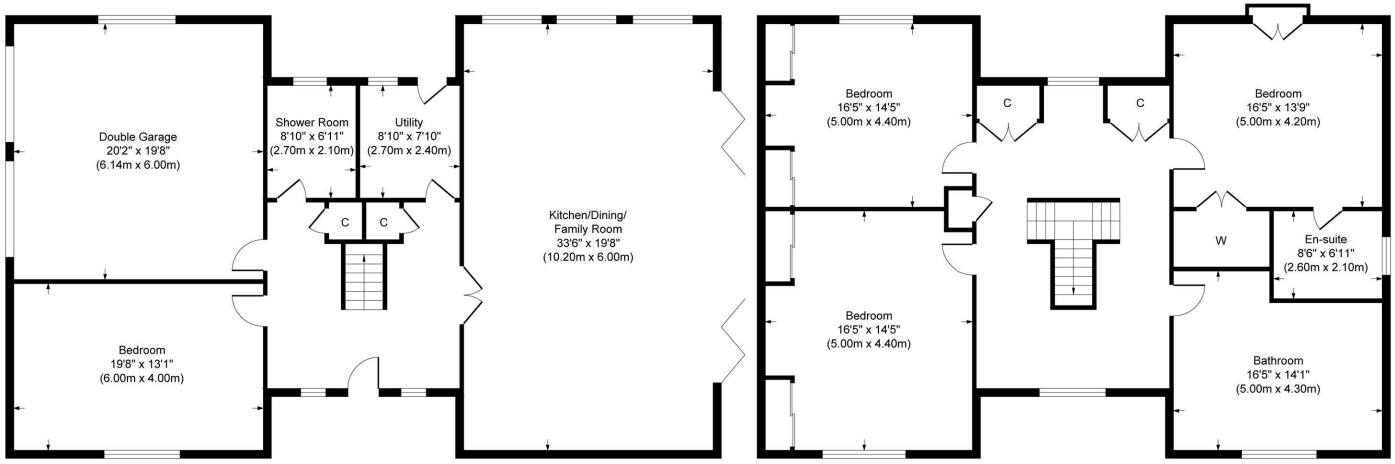








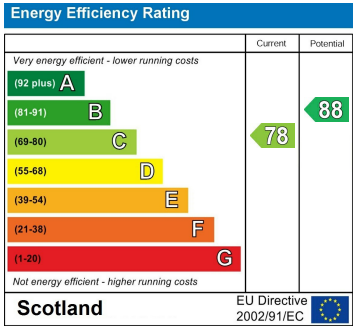
Approximate Gross Internal Area
3181 sq ft - 296 sq m



Ground Floor First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.





EPC Rating: C Council Tax Band: F

Disclaimer: These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by us. We recommend that purchasers arrange for a qualified person to check all appliances/services before making a legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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