



Galbraith

KATHANNON CROFT

MILLTOWN OF EDINVILLIE, ABERLOUR, MORAY



KATHANNON CROFT, MILLTOWN OF EDINVILLIE, ABERLOUR, MORAY

A very impressive house at the heart of Speyside

Aberlour 3 miles ■ Elgin 18 miles ■ Inverness 52 miles

- 2 reception rooms. 4 bedrooms
- Flexible room layout
- Bright and airy with exceptional views
- Air source heat pump
- 2 Paddocks
- Double garage
- Timber barn with stables

Acreeage 4.6 acres (1.87 hectares)

Offers Over £600,000

Galbraith

Inverness
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 OnTheMarket





SITUATION

Kathannon Croft sits in a stunning semi-rural setting on the edge of the village of Edinville at the heart of Speyside and near the popular Speyside village of Aberlour. The village, about 3 miles away, has a supermarket, health centre, dental practice and pharmacy, a highly regarded delicatessen and various hotels, pubs and coffee shops. With easy access to the Spey, Cairngorms and Moray coastline, the area has a rich and diverse range of services and amenities and is becoming a haven for arts, cultural and social events with many new independent shops in the area.

Elgin (about 18 miles) is the principal town in the country and has a wide range of amenities including various major supermarkets, a library, a good selection of independent shops, various sporting and recreational facilities and a train station providing direct links to Aberdeen (60 miles) and Inverness (52 miles). Aberdeen and Inverness provide all of the facilities expected from modern and prosperous cities, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

DESCRIPTION

Kathannon Croft is a very impressive house with wonderful views over Ben Rinnes. It appears to be in excellent condition and is tastefully decorated throughout. Constructed of harled block under a pitched tiled roof, it provides spacious, flexible and well-appointed accommodation over two storeys. Kathannon Croft has a lovely bright and airy atmosphere with large double glazed windows flooding the interior with natural light. The open plan kitchen/dining/living area with French doors to the patio and the triple aspect sitting room with vaulted ceiling and log burner are particularly appealing rooms. The house has many fine features including high quality kitchen and bathroom fittings, extensive storage space and a very flexible room layout. Kathannon Croft is heated from an air source heat pump, is connected to mains water and has private foul drainage.





ACCOMMODATION

Ground floor: Hall. Open plan kitchen/dining/family room. Utility room. Sitting room. Family shower room. 2 bedrooms (master en suite).

First floor: 2 bedrooms. Family bathroom. Home office

GARDEN AND GROUNDS

Outside, the grounds extend to about four and half acres, with three and a half acres fenced for grazing, with the house and outbuildings sitting in an acre. The grounds include areas of lawn, a large patio off the kitchen and a sheltered deck both making the most of the stunning views. A superb detached double garage and workshop (with power supply) provides further storage as well as the large timber shed with 2 stables and plenty of storage, making Kathannon Croft an ideal equestrian property. Parking for a number of cars is provided on the driveway.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	ASHP	Band F	Wifi Scotland	Yes	C

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

DIRECTIONS

From Aberlour, head south on the A95. After about (3.4km) 1.6 miles out of the village, turn left (after the Veterinary practice) onto a single track road and continue until you reach the village of Edinville. Bear left and Kathannon Croft can be found about 250 meters on the left. See site and location plans for details.

POST CODE

AB38 9NB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: emerald.smart.freshest

SOLICITORS

Harper Macleod LLP, Elgin Office

LOCAL AUTHORITY

Moray

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





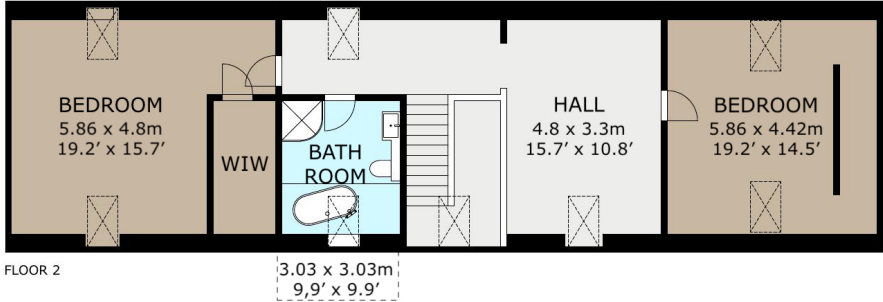
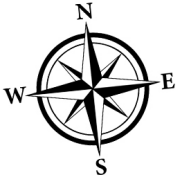
AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Claire Acheson in our Galbraith Inverness Office on 01463 224 343 Email: claire.acheson@galbraithgroup.com

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2024





Kathannon, Edinville, Aberlour, AB38 9NB

Illustration for identification purposes, actual dimensions may differ. Not to scale.





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