



Land Street, Aberlour, AB38 7BA

Offers Over £120,000

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- Stone-Built Walls With Modern Rendering
- Wide Living Room With Electric Fireplace
- Contemporary Glossy White Kitchen Cabinets
- Kitchen With Integrated Appliances
- Handy Utility Space
- Two Double Bedrooms On Upper Floor
- Large Shower Room With Modern Suite
- Generous Front, Side And Rear Gardens
- Multiple Timber Outbuildings For Storage
- Close To Shops And Services

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This attractive stone built end-terrace house blends traditional character and modern updates. Built around 1930, the property has been carefully maintained over the years, featuring double glazing, a modern kitchen and private gardens to the front, side and rear. Its location within this Speyside town places it close to everyday amenities while surrounded by beautiful countryside and the region's world-renowned distilleries.

The entrance hallway sets a welcoming tone, leading through to the spacious living room. Decorated in pale green tones with a leafy patterned feature wall, this is a room designed for comfort. A wide front-facing window fills the space with natural light, while a radiator beneath ensures warmth. A recessed alcove finished in white with built-in shelving, offers the perfect display or storage space. A traditional electric fire is set within a tiled surround, creating a homely focal point. The room is completed with a light grey carpet underfoot.

The living room flows naturally into the kitchen, which has been fitted with glossy white cabinets and wood-effect worktops for a modern yet inviting feel. Matching splashbacks give a coordinated finish, while a built-in oven, electric hob and extractor hood provide everything needed for everyday cooking. A stainless steel sink is neatly positioned beneath a rear window and there is space for a washing machine alongside plentiful storage. Off the kitchen lies a small but handy utility area, currently accommodating a tumble dryer and offering valuable additional storage space.

Upstairs, the landing leads to two comfortable bedrooms. The larger of the two has real practicality with two built-in wardrobes, each with wooden doors. A large window brings light into the room, and soft patterned wallpaper alongside a light purple carpet adds character. The second bedroom is slightly smaller but still a generous double, with a built-in cupboard, blue patterned carpet and a window overlooking the rear.

The modern shower room completes the first floor and is finished with tiling on all walls. A large shower enclosure is fitted with an electric shower, while a neat vanity unit with sink above and storage below sits alongside a toilet for everyday convenience. A frosted window allows natural light to filter through while maintaining privacy.

The property enjoys garden ground to the front, side and rear. The front garden is simply designed with stone chips and a paved pathway leading to the entrance. To the rear, the garden is particularly appealing, finished with stone chips and paving for ease of maintenance, yet softened with an abundance of plants, shrubs and flowers. Timber sheds and additional outbuildings provide excellent storage, while the space also offers plenty of opportunity for outdoor seating.

A detached single garage, built of timber beneath a felt roof, sits within the grounds and is accessed via a timber vehicle door. The garage adds further practicality and storage, ideal for a car, workshop or larger household items.

With its blend of traditional character and thoughtful updates, this home at 17 Land Street offers comfortable living in a popular Speyside village. For first-time buyers, small families or anyone seeking a home with scope to make their own, this property represents a fantastic opportunity. Contact Hamish Homes today to arrange your private viewing and see the potential for yourself.

About Rothes

Nestled along the River Spey in the heart of Scotland's whisky country, you'll find the charming town of Rothes. Known for its famous distilleries, Rothes offers a peaceful lifestyle with a rich heritage and scenic surroundings. Its location, surrounded by rolling hills and woodlands, makes it perfect for outdoor enthusiasts who enjoy walking, cycling and fishing.

The town provides essential amenities such as local shops, cafes, a post office and healthcare facilities, ensuring daily needs are met. Rothes Primary School serves the town's younger children, while secondary education is available at Speyside High School in nearby Aberlour.

Rothes benefits from good transport links, with the A941 offering easy access to Elgin, just 10 miles away, where larger supermarkets and additional services can be found. Regular bus services also connect Rothes to Elgin and surrounding areas.

With its welcoming community, beautiful surroundings and convenient access to amenities in nearby towns, Rothes is an ideal location for those looking to buy property in a peaceful, scenic area of Moray.



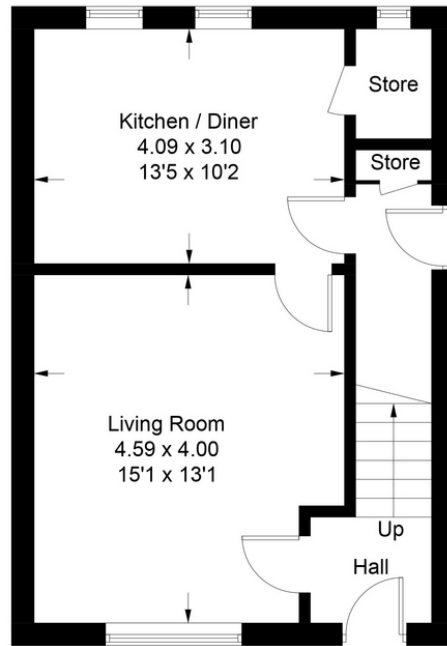


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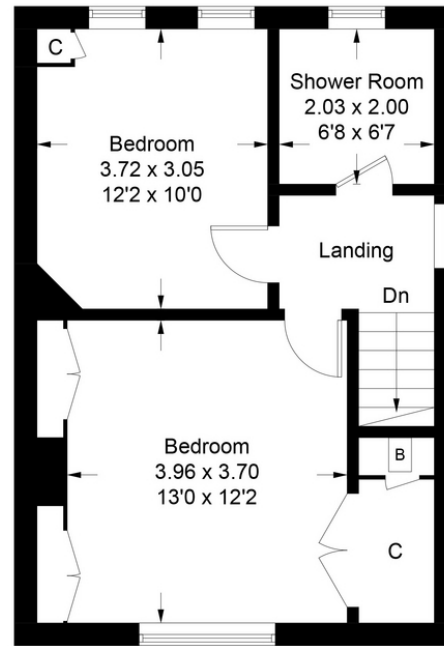
 1

 83 m²





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235801)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	73	78
(55-68) D	62	73	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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