



IMPRESSIVE THREE BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE AND CHALET, LOCATED WITHIN THE ROLLING FIELDS OF SPEYSIDE AND WITH VIEWS TOWARDS NEIGHBOURING BEN RINNES.

TIGHNALINN, GLENALLACHIE, ABERLOUR, BANFFSHIRE, AB38 9LR

savills

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Tighnalinn: Entrance hall ♦ WC cloakroom 1 ♦ dining kitchen
utility room ♦ WC cloakroom 2 ♦ sitting room ♦ family room
sun room ♦ dining room ♦ study ♦ principal bedroom with
dressing room and en suite shower room ♦ bedroom two
♦ bedroom three ♦ bathroom

Chalet: Studio area with shower room off ♦ External staircase
to sitting room

Services: Oil heating ♦ Private water and drainage ♦ Mains
electricity ♦ Double glazing.

EPC Band F

Aberlour 1.6 miles, Huntly 20.9 miles, Elgin 16.5 miles, Inverness
53.4 miles (All distances are approximate)

Nestled in the rolling fields of Speyside, with superb views across to
Ben Rinnes, Tighnalinn offers spacious living accommodation which
has been immaculately maintained by the current and only owners.
Inclusive of three bedrooms, Tighnalinn has five versatile reception
rooms and a striking dining kitchen. Set within beautifully maintained
grounds of about an acre, there is ample opportunity for outside dining,
while the timber clad chalet provides an excellent opportunity for a
home studio or annexe living accommodation.

The entrance door with glazed surround leads into the welcoming
entrance hall, which features a pitched roof with exposed ceiling
beams. From the entrance hall there is access to a WC cloakroom and
fitted storage.

Twin 15 pane Georgian style doors lead into the generously
proportioned reception hall. Fitted with cream carpeting and of neutral
décor, the hall features decorative ceiling arches, lit display alcoves,
and generous fitted storage facilities.





From the reception hall, twin 15 pane Georgian style doors lead into the spacious sitting room via a dark wood split level platform. Fully carpeted, the sitting room overlooks the property frontage, while partially glazed doors lead out to a canopied veranda beyond. Central to the room is the striking gas fireplace with tiled inset.

Overlooking the rear garden, the attractive dining kitchen lies at the heart of the home. Fitted with a range of white storage cabinets, extensive granite worktops complement the gleaming Italian marble floor tiles. Featuring a range of integrated appliances, the central island is fitted with undercounter storage, in addition to a wash hand basin. With ample seated dining space available, from the kitchen there is access to the utility room which has a door out to the rear garden and a secondary WC cloakroom.

From the dining kitchen a door leads into the carpeted family room, from where there is also dual access to the reception hall. Cosy and comfortable, a stone fireplace houses an electric fire. A set of glazed doors leads into the delightful sun room which overlooks the rear garden. The dining room could also be suitable as a further bedroom, with a large recessed window overlooking the garden, while the charming study could also perhaps be suitable as a single bedroom and includes twin windows which overlook the property frontage.

The large principal bedroom is of elegant décor and exudes a peaceful ambience. Enjoying dual aspect views, there are twin double fitted wardrobes, while an open hallway leads into the bright dressing room. Fitted with full length fitted wardrobes with sliding mirror panel doors, there are lovely views across the driveway to the neighbouring hillside. The dressing room leads into the en suite shower room, which includes a modern two piece suite with vanity unit and walk in shower enclosure with curved surround.



Bedroom two is a further generously proportioned room overlooking the rear garden. Fully carpeted and fitted with twin double fitted wardrobes, there is shared access to the principal bedroom en suite. Bedroom three is fully carpeted and of neutral decoration. A window overlooks the front garden and there is good fitted storage.

Completing the accommodation is the luxurious bathroom. Fitted with a large vanity unit housing twin wash hand basins, there is also a bidet, WC and shower enclosure. A raised split level stair allows for access to the eye catching sunken bath.

Tighnalinn lies within fully enclosed grounds of about 1 acre. Mostly laid to lawn, the property is well sheltered by mature trees and hedging,

while an extensive tarmac driveway allows for parking and access to the double garage. Large paved terraces and a canopied veranda are perfect for al fresco dining, while within the rear garden an immaculate seating area laid with decorative stone chips provides an ideal setting for summer barbeques and garden parties.

The timber clad chalet is a delightful and versatile structure. A large studio space on the ground floor is currently fitted out with a range of storage units, while there is also access to a modern shower room. An external staircase with decked seating platform leads up to the bright sitting room, which provides fantastic triple aspect views over the surrounding countryside.





Situation

The Spey Valley is an area best known for its stunning countryside, salmon fishing, malt whisky production and as a popular destination for those seeking activity and sporting holidays, including the Speyside Way long distance walking route, shooting and stalking on nearby estates, salmon fishing on the world famous River Spey, as well as mountain biking, hillwalking and kayaking opportunities. There are also a number of golf courses within the surrounding environs, most notably at Dufftown, Elgin, Rothes and Ballindalloch Castle. Those who enjoy winter sports have access to the stunning Cairngorm mountain range, while the beautiful Moray coastline is dotted with lovely sandy beaches.

Tighnalinn is situated on the outskirts of Aberlour, an attractive village located in Moray on the south shore of the River Spey. Officially founded in 1812 and originally named 'Charlestown of Aberlour' the village has a thriving high street, with a good selection of restaurants, independent stores and a health centre. With a regular bus service in operation to Elgin and Aviemore, there are a range of local primary schools, with secondary schooling available at Speyside High School. The Speyside Sports and Community Centre and Speyside Swimming Pool provide local leisure facilities. Aberlour has also retained its historical connections with the whisky trade, being located in the heart of 'whisky country' with many world renowned distilleries in the area,

including the Aberlour and Glenallachie distilleries, the latter being situated close to Tighnalinn. Walkers shortbread is also produced within the village, while the Aberlour Strathspey Highland Games are held every August.

Approximately 21 miles away, Huntly is an historic town which prospered during the 18th century through the expanding linen industry. Today, the amenities include a railway station, providing a direct link to Aberdeen and Inverness, primary and secondary schools, two major supermarkets, local shops and recreational facilities.





Elgin is steeped in history with a renowned cathedral dating from the 13th century. It has an impressive range of shops, together with a railway station, business and leisure facilities, including a swimming pool and leisure centre. The famous public school, Gordonstoun, which includes Aberlour House as a junior school, is only a short drive from Elgin and takes both day pupils and boarders, from 8 to 18.

Inverness is a modern and vibrant city with excellent and varied facilities, including the new marina and airport with regular flights to the south and summer and winter flights to Europe. Just a short distance from the city centre is the beautiful, peaceful and unspoilt countryside for which the Highlands are so famous.

Directions

If coming from the south take the A9 north from Perth, and then take the A95 through Grantown-on-Spey and Ballindalloch. Before reaching the Aberlour distillery, turn right off the main road and continue up the hill. On sight of the Glenallachie distillery turn left, where the property entrance is located on the left hand side.

If travelling from Aberdeen, follow the A96 to Huntly, and then the A920 to Dufftown. Leaving Dufftown, follow the A943 towards Aberlour, turning left onto the A95 which takes you through the village. On

leaving Aberlour, after the entrance to the Aberlour distillery turn sharp left and continue up the hill.

General Remarks

Viewings

Strictly by appointment with Savills – 01224 971 110

Local Authority & tax band

Moray Council Tax Band G

Miscellaneous

Security alarm installed

Fixtures & Fittings

All floor coverings, curtains, blinds, cooking appliances and the fridge freezer are to be included within the sale. Items of furniture may be available by separate negotiation. The light fittings in the dining room, family room and sun room will be removed prior to sale.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage,

water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Photographs: April 2019

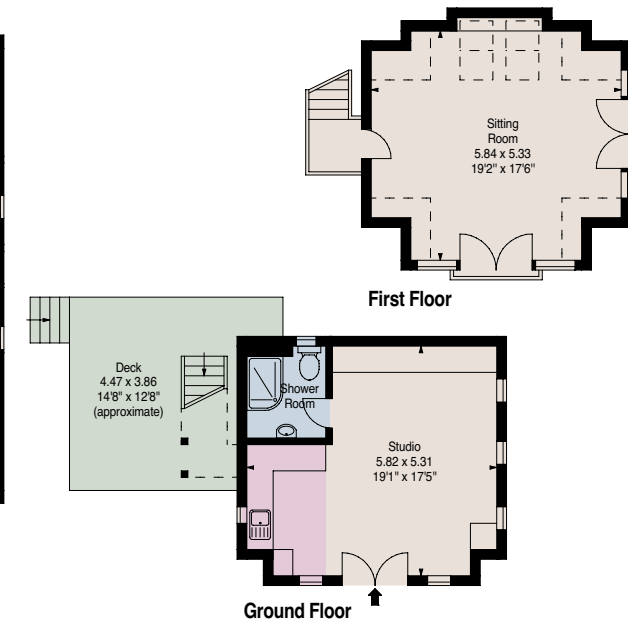
Brochure Code: 190503

FLOORPLANS

Gross internal area (approx)
House: 271.27 sq.m (2920 sq.ft)
Outbuilding: 59.08 sq.m (636 sq.ft)
Double Garage: 43.29 sq.m (466 sq.ft)



Ground Floor



Ground Floor

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