



Riverstone | Carron | Aberlour | Moray | AB38 7QP

www.cclproperty.com

Riverstone, Carron, Aberlour, Moray, AB38 7QP

- Beautiful Detached Family Home
- Living Room
- Kitchen/Dining Room
- Family Bathroom
- Main Bedroom with En-Suite
- 3 Further Double Bedrooms
- Large garden with outbuildings
- Spacious Driveway and Triple Garage
- Air Source Heating, Solar Panels & Double Glazing.

Summary

CCL are delighted to offer for sale this stunning bespoke spacious and extremely well presented detached house in the popular residential hamlet of Carron. The property offers bright, airy accommodation on two floors, with good sized living Room, bright Dining Room/Kitchen, Main bedroom with En-Suite, two further bedrooms, and family bathroom on the ground floor. Large open gallery with office /study, Shower room with sauna, extremely spacious bedroom/games room completes the upper floor. Well maintained grounds surround the property with large area of lawn to the front, driveway sweeps round to the rear where there is a triple garage and private parking for several cars. Situated behind the house is private woodland, where a multitude of wildlife can be seen. Ideal purchase for a growing family, those who would like the country life or as a buy to let opportunity.

The property is located in the village of Carron only a few miles from the popular town of Aberlour in the heart of Speyside. There are many local shops, supermarket, pubs, cafes and restaurants. Local school catchment is Aberlour Primary or Knockando Primary and Speyside High School. 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, alternatively the Aberlour community centre with fitness suite and swimming pool, 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.





Property

Beautiful, well-appointed detached family home, has spacious accommodation spanning two floors with a garden to the front and triple garage with attic room and private parking for several cars on the driveway. The property enjoys the benefits of Air source underfloor heating, double glazing and solar panels for hot water. All carpets and floor coverings, curtains, blinds and light fittings are to be included in the sale.

Accommodation:

Entrance Hallway:

Exterior door provides access to the welcoming hallway, which has spiral staircase to the upper floor.

Living Room: (8.10m x 4.53m)

A bright and spacious, comfortable room, with large bay window to the front and double doors to the rear, providing excellent natural light.

Kitchen/Dining Room: (8.30m x 4.58m)

The well equipped kitchen is fitted with a range of wall and base units in light wood, contrasting grey worktops with matching splashback incorporating a sink and drainer. Breakfast bar separates kitchen and the dining area which bright and airy with large bay window.

Utility Room: (6.00m x 2.80m)

Accessed from the dining room, fitted with the matching units and worktops as the kitchen, has large cupboard houses the pips and controls for the air source heating and solar panels.

Family Bathroom (3.70m x 2.21m)

Fitted with a three piece white suite and a separate corner shower, with mains shower and panelling installed.

Bedroom 1: (5.00m x 3.50m)

A further light and airy room with double mirror door wardrobes, french doors to the front garden which floods the room with natural light. Door to the en-suite

En-Suite:

Well appointed shower room with white WC and wash hand basin, corner shower fitted with neutral tiling.

Bedroom 2: (4.66m x 3.42m)

A good sized double bedroom with window to the rear. Fitted mirror door wardrobes providing hanging and shelf space.

Bedroom 3: (4.72m x 3.40m)

A further double bedroom again to the rear with triple mirror door wardrobes.

Upper Gallery Landing: (8.27m x 5.50m)

Spiral staircase leads to the impressive, open upper landing, one area currently used as an office. Also gives access to shower room and large bedroom/games room. Large walk-in shelved storage cupboard and further storage in the eaves.

Shower Room/Sauna: (5.41m x 4.26m)

Large fitted with white WC, wash hand basin and shower cabinet. Also has an infrared sauna and integrated music system.

Bedroom/Games Room: (10.85m x 5.50m)

Extremely spacious, bright, versatile room, has four velux windows. Fitted mirror door wardrobes. Would be ideal as a family room/games room, or as a guest suite.

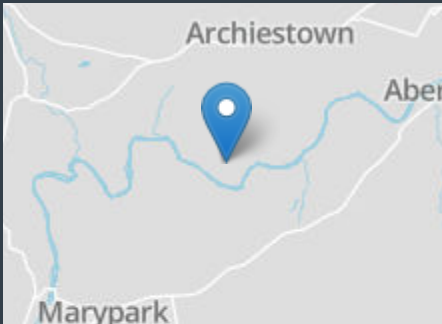
External

A large wrap around garden is laid to lawn at the front of the property and to either side, the driveway sweeps round and accesses the rear of the house where it provides ample private parking, also leads to the triple garage, which has parking for three vehicles, ample storage and a WC, also stairs to an upper floor, a very versatile area which could have a number of uses. There is also a large storage shed.













Floor 0



Floor 1

Approximate total area⁽¹⁾
303.11 m²

Reduced headroom
22.03 m²

(1) excluding balconies and terraces

(2) Reduced headroom (below 1.67m OOT)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFHE360

Energy Performance Certificate (EPC)		Scotland	
PROPERTY INFORMATION			
Address: RIVERSTONE, CANNON, ABERDEEN, AB15 7DP	Registration number: 2842-1288-0001-0100-0200	Page of assessment: 1/1	Rating: B
Date of assessment: 28 March 2022	Assessor: CCL Property Services	Assessment type: Standard	Rating: B
Date of completion: 28 March 2022	Assessor: CCL Property Services	Assessment type: Standard	Rating: B
Area: 303.11 m ²	Assessor: CCL Property Services	Assessment type: Standard	Rating: B
Primary Energy: 122 kWh/m ² /year	Assessor: CCL Property Services	Assessment type: Standard	Rating: B
CO ₂ emissions: 12.2 tCO ₂ /year	Assessor: CCL Property Services	Assessment type: Standard	Rating: B
How to use this document			
Compare energy ratings of properties to see which are more energy efficient and environmentally friendly.			
Find out how to improve the energy efficiency of your property.			
Estimated energy costs for your home for 3 years		Over 3 years you could save*	
£1,100	£1,100	£	£
<small>*Based upon the rate of energy for heating, hot water, lighting and appliances in the property.</small>			
Energy Efficiency Rating		Environmental Impact (CO₂) Rating	
This graph shows the current efficiency of your home, along with the range of possible efficiency and fuel costs. The higher the rating, the lower your fuel bills are likely to be.		This graph shows the current efficiency of your home, along with the range of possible efficiency and fuel costs. The higher the rating, the lower your fuel bills are likely to be.	
The current rating is based on the EPC. The average rating for EPCs in Scotland is based on the EPC.		The current rating is based on the EPC. The average rating for EPCs in Scotland is based on the EPC.	
The potential rating shows the effect of implementing all the recommended measures.		The potential rating shows the effect of implementing all the recommended measures.	

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: 01343 610520

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.