



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**Shenval , Edinville, Aberlour, AB38 9NL**

**Offers over £400,000**

Set in the heart of whisky country and just five miles from the Speyside town of Aberlour, Shenval is a traditional detached three bedroom property in immaculate order throughout and set in around one and a half acres of ground surrounded by beautiful open countryside. There are substantial outbuildings in the grounds including a purpose built cattery, comprising an L shaped cattery building with a separate reception building. There is also a double garage; a large stone steading containing workshops; a timber studio and storage building - all of which offer tremendous potential for various business opportunities. The accommodation comprises entrance hallway, lounge, dining room, kitchen, conservatory; three bedrooms, bathroom and shower room. The property further benefits from double glazing, oil central heating; private water supply with own bore hole and filtration system, drainage to septic tank with separate septic tank for the Cattery.

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**ENTRANCE HALLWAY**

14'9" x 8'7" (4.52m x 2.63m)

Wooden and glazed entrance door; window to rear; original slate floor; ceiling light fitting

**DINING ROOM**

13'10" x 9'11" (4.23m x 3.03m)



Double aspect to front and rear; solid Oak flooring; ceiling light fitting.

**KITCHEN**

13'9" x 11'6" (4.21m x 3.51m)



Double aspect to front and side; fitted kitchen in painted wood effect; central island; built-in electric oven, microwave and grill, induction hob and hood; plumbing and space for washing machine; recessed space for fridge freezer; solid Oak flooring; two ceiling light fittings.

**LOUNGE**

22'2" x 13'3" (6.76m x 4.05m)



Two windows to side; recessed multi-fuel stove with Sandstone surround and solid Oak mantle; fitted carpet; wall light fittings.

**CONSERVATORY**



Glazed on three sides; porcelain tile flooring; ceiling light fitting.

**STAIRCASE AND LANDING**

Spiral staircase; Velux window to side; spacious built-in storage cupboard; second shelved storage cupboard; solid Oak flooring; two ceiling light fittings. (study area - 3m x 1.90m)

**BEDROOM 2**

13'11" x 9'11" (4.25m x 3.03m)



Window to front; roof Velux to rear; range of built-in wardrobes and shelved storage; solid Oak flooring; two ceiling light fittings.

**BEDROOM 3**

11'1" x 8'6" (3.39m x 2.61m)



Window to front; built-in cupboard; fitted carpet; ceiling light fitting.

**SHOWER ROOM**

7'0" x 5'0" (2.15m x 1.54m)



Window to side; sink, WC and shower enclosure with mains shower; Chrome towel radiator; solid Oak flooring;; ceiling light fitting.

**BATHROOM**

9'8" x 7'3" (2.97m x 2.21m)



Velux window to side; sink; WC and freestanding bath; Chrome towel radiator; porcelain tile flooring; ceiling light fitting.

## BEDROOM 1

13'10" x 12'7" (4.24m x 3.85m)



Window and roof Velux either side; solid Oak flooring; ceiling and two wall light fittings.

## OUTBUILDINGS

### DETACHED RECEPTION BUILDING

Detached timber building with profiled metal sheeting roof; this was previously used as the reception for the cattery and has been converted to a private facility for incidental use and has the following accommodation: lounge, kitchen, shower room and one other room currently used as a bedroom.

### CATTERY

Purpose built Cattery with thirteen individual cat pens and an administration/office room with power, light and water supply.

### TIMBER STUDIO

With power and light.

## DETACHED WORKSHOP BUILDING



Two workshops contained in the building. Workshop 1 - fixed benches; power and light. Workshop 2 - Contains the Shakesby water filtration system; power, light and water.

### DETACHED DOUBLE GARAGE

Fixed work benches; can easily take two cars.

### STORAGE BUILDING

Large storage building consisting of a former container unit, clad with timber and covered with a pitched profiled metal sheeting roof; storage room and covered area.

## OUTSIDE



Shenval sits in around one and a half acres of ground, areas of which have been landscaped to form gardens around the main property and mature shrubs and trees provide screening around the cattery. In the main, the grounds are mainly laid to lawn and planted with mature shrubs and trees; a pond; a fenced off raised vegetable planting area; large Poly Tunnel and a wooden garden shed.

## NOTES

Included in the asking price are all carpets and fitted floor coverings all light fittings, the shower and bathroom fittings; the built-in electric oven, microwave with grill and induction hob and hood in the kitchen.

Included in the reception building are all fitted floor coverings;

all light fittings; the shower room fittings.

Machinery and tools are available by separate negotiation.

COUNCIL TAX BAND: D

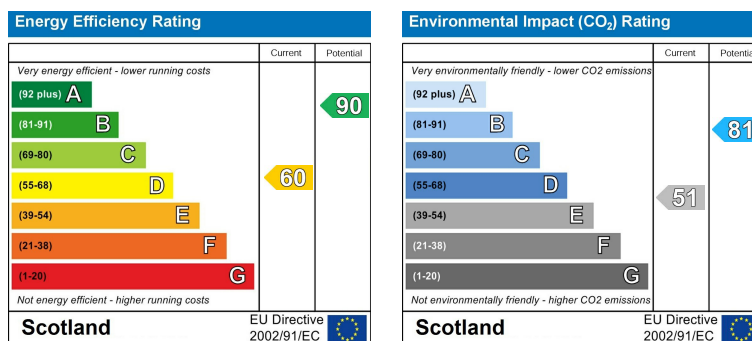
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## Area Map



## Energy Efficiency Graph



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