Harper Macleod LLP
Estate Agents & Solicitors









Station House Carron, Aberlour, AB38 7QP

Offers over £260,000

Detached cottage nestled in the picturesque hamlet of Carron, only 10 mintue drive from the village of Aberlour. The property is situated in a rural and peaceful location in the heart of the Speyside Malt Whisky Trail. The accommodation comprises entrance vestibule, hallway, lounge, kitchen, 3 bedrooms (one with en-suite) and a bathroom. The property further benefits from double glazing, gas central heating, single garage, wrap around garden, carport and a driveway providing ample off-street parking.

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ENTRANCE VESTIBULE
5'4" x 4'8" (1.65m x 1.43m)
UPVC & glazed entrance door to front; fitted carpet; ceiling light fitting; cupboard houses the fuse box and electric meter.

HALLWAY
Fitted carpet; ceiling light fitting.

LOUNGE
13'5" x 12'1" (4.10m x 3.69m)
Window to front; fitted carpet; ceiling light fitting; alcove with cupboard houses the gas boiler; stone fire place with wood burning stove.

KITCHEN
12'8" x 9'10" (3.87m x 3m)
Window to rear; fitted kitchen; integrated hob and hood; built-in oven and grill; integrated under counter fridge and freezer; plumbing for washing machine; access hatch to loft; parquet flooring; fluorescent ceiling light fitting.

CONSERVATORY
11'3" x 8'5" (3.43m x 2.58m)
Glazed on three sides; fluorescent ceiling light fitting; laminate flooring; door to rear garden.

BEDROOM 1
13'9" x 11'6" (4.20m x 3.53m)
Window to front; fitted carpet; ceiling light fitting.

EN-SUITE
9'6" x 5'8" (2.91m x 1.74m)
Frosted window to rear; wet room style shower with mains shower; WC and sink; vanity unit; ceiling light fitting; anti-slip vinyl flooring.

REAR HALL
Frosted window to conservatory; fitted carpet; ceiling light fitting; access hatch to loft.

BEDROOM 2
12'2" x 10'7" (3.71m x 3.25m)
Window to rear; built-in storage cupbaord; fitted carpet; ceiling light fitting.

BATHROOM
7'4" x 6'6" (2.26m x 2m)
Frosted window to rear; bath with mains shower over; sink and WC; vanity unit; vinyl flooring; ceiling light fitting.

BEDROOM 3
11'5" x 9'2" (3.48m x 2.81m)
Window to front; built-in double wardrobe; fitted carpet; ceiling light fitting.

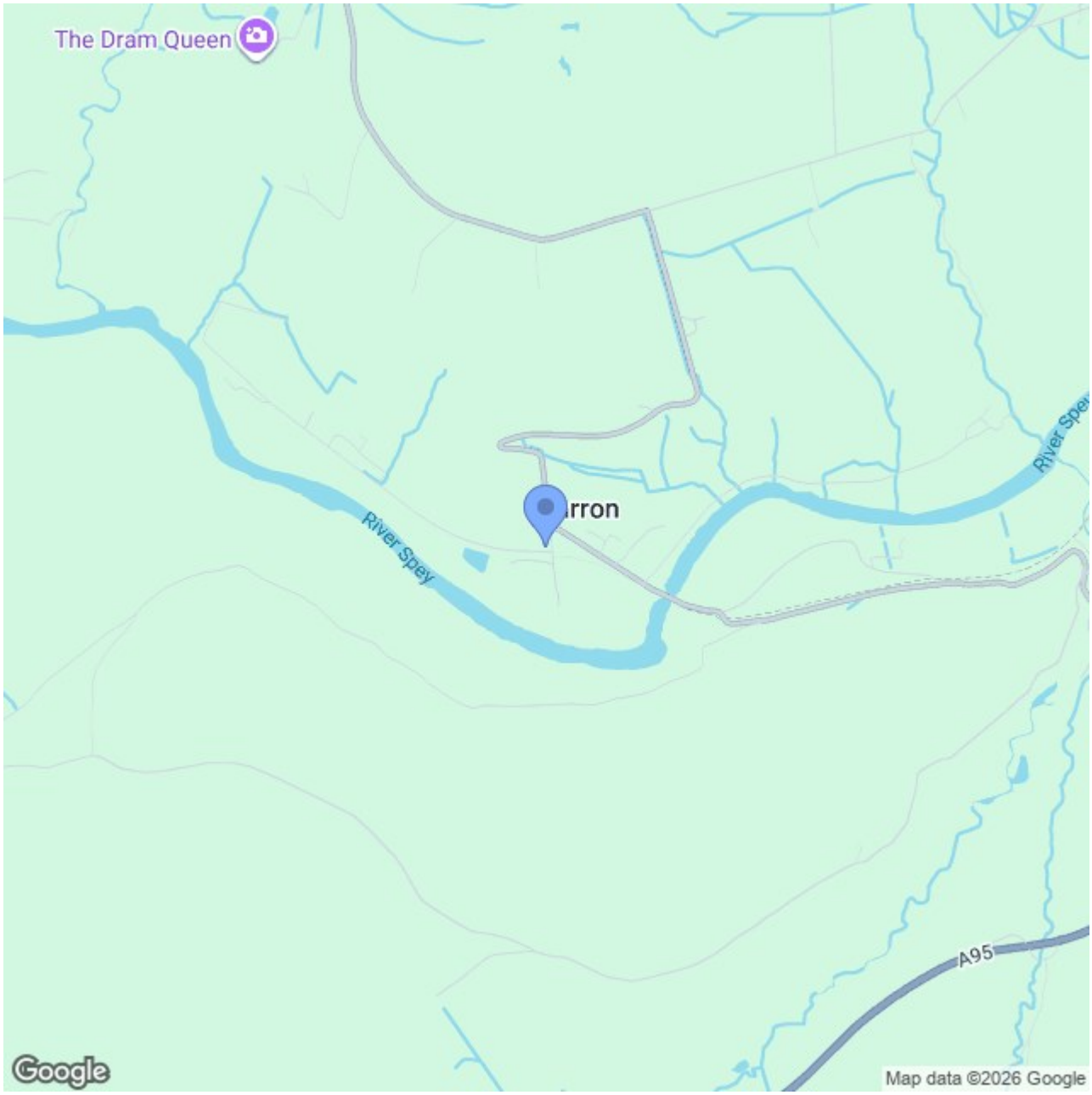
GARAGE
Single garage with power, light and side personnel door.

OUTSIDE
The property benefits from a wrap around garden which is mainly laid to lawn with a selection of mature shrubs and plants. The carport and driveway to the front provides enough off-street parking for several cars.

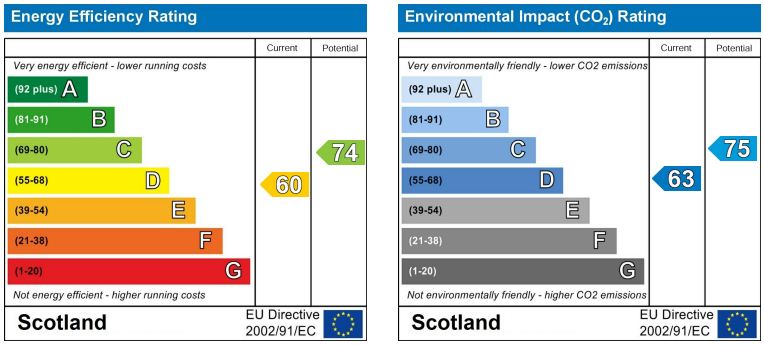
NOTES
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds, curtains and curtain poles; all bathroom and en-suite fittings; and the built-in oven and grill; washing machine, integrated hob and hood in the kitchen.

Note 2: Items of furniture are available by separate negotiation.

Area Map



Energy Efficiency Graph



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