



Naelums No 1, Tomnabent Cottages, Aberlour, AB38 9NP
Offers Over £220,000

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This attractive detached bungalow offers spacious accommodation and an enviable rural outlook, with Ben Rines forming a striking backdrop to the property. Set within a generous, mature garden and an elevated position, the home provides excellent privacy and a lovely sense of space. The accommodation is designed to appeal to a wide range of buyers, featuring a bright and welcoming lounge, a stylish separate dining room and a well-equipped dining kitchen boasting generous storage and excellent workspace. Currently arranged with two spacious double bedrooms and modern shower room, the property offers superb versatility — with the dining room providing an ideal opportunity to create a valuable third bedroom if desired. This adaptable layout makes the home perfectly suited to growing families, home-workers or those simply seeking additional space.

Externally, the property benefits from an attached garage with an electronic door, plus two outhouses.

The garden grounds are extensive and mature, providing multiple areas for seating, planting or simply enjoying the surrounding countryside views.

This is an appealing home in a peaceful setting, ideal for those seeking single-level living with plenty of outdoor space and beautiful scenery on the doorstep.

Vestibule

Five stone steps with handrails lead up to the part glazed front door. Vestibule with meter cupboard, coat hooks and carpet. Glazed door with matching side panel to the :-

Hallway

L shaped hallway with shelved cupboard. Triple ceiling light, radiator and carpet. Hatch with pull down ladder to floored and lined attic room with Velux window. Hot water tank. Ceiling beams. Light and power. Sliding doors to eaves storage.

Lounge

Nicely proportioned Lounge with picture window overlooking the front garden towards Ben Rines. Triple ceiling light fitting, radiator and carpet. Decorative fireplace with electric fire in situ. Door through to the Kitchen





Dining Room

Used as a Dining Room but equally would be suitable if a 3rd bedroom was needed. Shelved cupboard. Triple ceiling light fitting, radiator and carpet.

Dining Kitchen

Kitchen with 2 rear facing windows and part glazed back door affording good natural light. Range of fitted units with work surfaces, sink with drainer and splashback tiling. Integral electric oven, hob and extractor hood. Space for appliances which are included and small table & chairs. Triple light fitting, radiator and wood effect vinyl flooring.



Bedroom 1

Generous double bedroom with window overlooking the front garden and Ben Rinnis backdrop. Fitted wardrobe, Ceiling light, radiator and carpet.

Bedroom 2

Second double bedroom with rear facing window. Fitted wardrobe, Ceiling light, radiator and carpet.

Shower Room

Updated shower room which has been fully tiled. Range of fitted display storage units incorporating the wash hand basin and wc. Shower cubicle with electric shower. Large opaque window. Ceiling light and radiator.



Garden

Mature garden grounds with central driveway leading up to a generous parking area in front of the house. Access round both sides of the property to the rear garden. The garden is laid predominantly to grass with mature shrubs and is enclosed by fencing. There is also a stone shed, timber shed and patio area next to the back door with some decking.

Garage

Generous Garage with electronic up and over door. Window and fitted with light and power.

Fixtures and Fittings

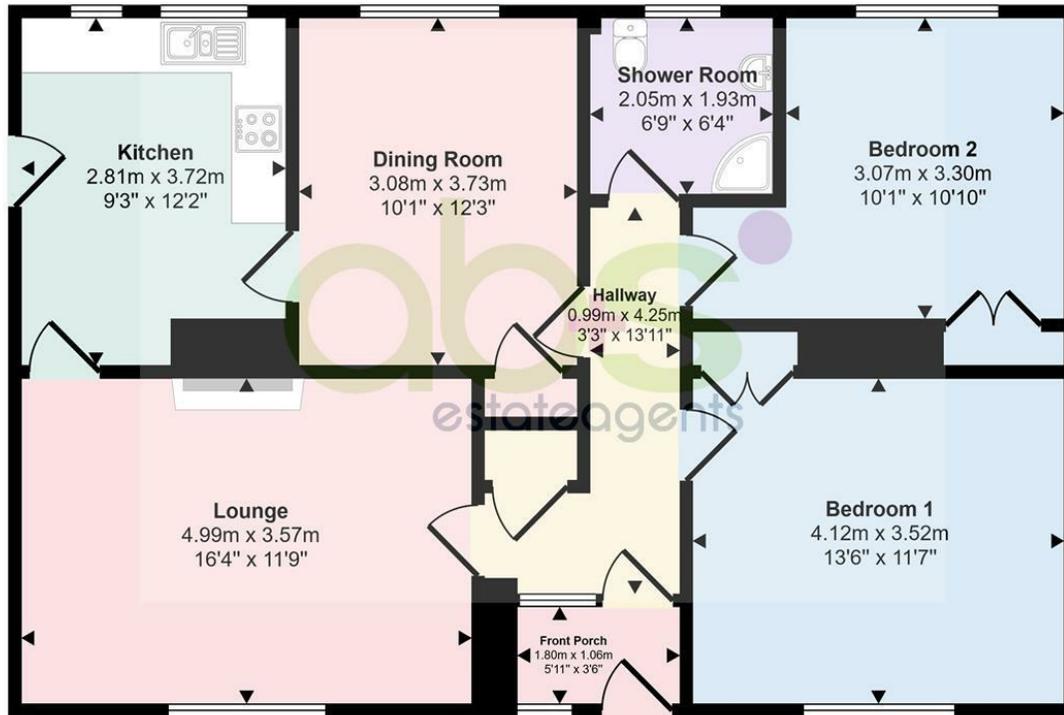
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the kitchen appliances. Other items of furniture could remain too if desired.

Home Report

Home Report Valuation as at 6th February, 2026 is £220,000, EPI rating is D and Council Tax Band is D.



Approx Gross Internal Area
86 sq m / 926 sq ft



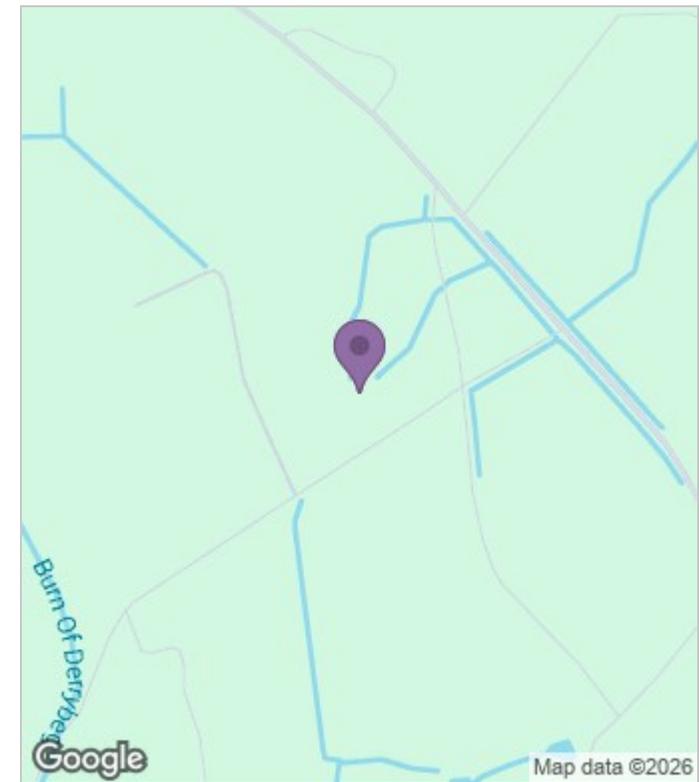
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	