



New Houses at Tombain Dowans Road, Aberlour, AB38 9LG

Fixed Asking Price £400,000



With only 8 homes available — and 3 already reserved — now is the time to secure your place in this exceptional development.

Discover the future of sustainable living with these brand-new, off-plan dormer bungalows — ready to be built in just 12 weeks.

Each stylish home features three spacious ground-floor bedrooms (including a luxurious en suite), a contemporary family bathroom, a utility room, and a beautifully designed open-plan living, dining, and kitchen area.

With sleek white render, black-framed windows, and timber-clad two-car ports, these homes are as visually striking as they are efficient.

Buyers can choose from three elegant colour palettes for kitchens and bathrooms, and an optional garage is available at an additional cost.

Built to the highest environmental standards, these homes boast a negative carbon footprint and are five times more energy-efficient than the British Standard, thanks to features like solar panels, air source heat pumps, triple glazing, MVHR, and high-performance insulation.

Aberlour

Charlestown of Aberlour is a picturesque and lively town nestling on the banks of the River Spey in the heart of Speyside. The River Spey is world famous for its salmon fishing (Aberlour residents are eligible for reduced charges) and Aberlour has a key position on the Malt Whisky Trail which makes it an important tourist area.

From the town the surrounding countryside provides excellent opportunities for year-round outdoor and country pursuits and the beautiful Cairngorm Mountains are easily accessible less than an hour's drive.

A comprehensive range of services is on offer in Aberlour including primary and secondary schools, medical centre and dentist's surgery, churches, post office and a variety of shops. A new swimming pool and gym complex has recently opened. There are also 2 hotels and a number of lovely cafes





Kitchens



- Dark Grey
- Marina Blue
- Reed Green



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Elgin, the county town of Moray, lies 15 miles to the north and offers a wider range of facilities including the regional hospital, leisure centre, cinema and larger supermarkets and shops. Elgin has the nearest railway station with frequent connections to Inverness and Aberdeen.

Inverness (50 miles to the west of Aberlour) offers all the facilities of a major city including a regional airport with connections to rest of the country.

Aberdeen (60 miles to the east of Aberlour) is a major commercial city with an international airport.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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