



129 High Street, Aberlour, AB38 9PB

Offers Over £240,000

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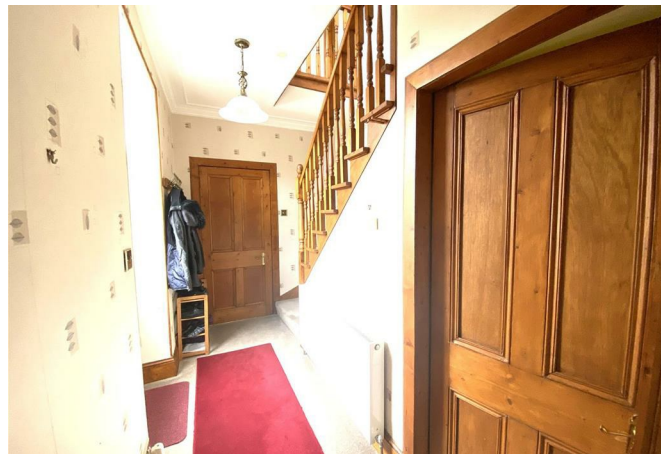
Nestled on the bustling High Street of Aberlour, this charming townhouse, built in 1903, offers a unique blend of traditional character and modern versatility. Spanning an impressive 1,668 square feet, the property boasts three reception rooms, three very large double bedrooms, and two bathrooms, making it an ideal family home or a lucrative investment opportunity.

Upon entering, you are greeted by a welcoming hallway that leads to a delightful dining room and a cosy lounge, complete with a charming stove, perfect for those chilly evenings. The fitted dining kitchen is functional and gives access to the rear garden. The upper floor features two spacious double bedrooms, one of which leads to a utility/boiler room and a versatile dressing room or office space, catering to various lifestyle needs.

A standout feature of this property is the attached annexe, which has its own front door, offering a lounge, bathroom, and a generously sized bedroom. This space is perfect for guests, extended family, or even as a rental opportunity, with convenient access to the dining room for breakfast.

The terraced rear garden is a delightful outdoor space, providing a peaceful retreat in the heart of the town. Notably, there is pedestrian access from the garden onto Mary Avenue, leading directly to the local primary school, making it an excellent choice for families.

With parking available, this highly versatile property is not only a home but also a potential business venture, having previously operated as a bed and breakfast. Whether you are looking for a family residence or an investment opportunity, this townhouse on Aberlour's High Street is a must-see.



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Annexe with Income Potential

This group of rooms has its own entrance to the main street and has been used previously as Bed & Breakfast Tourist accommodation and as a Granny Annexe and includes :- a separate entrance, sitting room, large bedroom and shower room. It can also include the dining room if desired.

Sitting Room 12'1" x 16'4" - 18'4" (3.7 x 5 - 5.6)
Generous bright room with front facing window. Storm Porch with door to High Street. Decorative fireplace with gas fire. Ceiling light fitting, radiator and carpet. 3 steps leads up to landing area with Velux window. Doors to :-

Bedroom 11'9" x 18'8" (3.6 x 5.7)
Lovely large bright bedroom with 3 regular and 2 Velux style windows. Ceiling light, 2 radiators and carpet.

Jack and Jill Bathroom 7'2" x 7'6" (2.2 x 2.3)
Bath with shower fitted over, wc and wash hand basin. Velux window, ceiling light, radiator and carpet. Doors to both landing and Bedroom.

Main House Entrance Hallway 4'1" to 6'6" x 12'0" (1.25 to 2 x 3.66)
Ceiling light, radiator and carpet. Staircase to the upper floor.



Lounge

10'7" x 16'8" (3.25 x 5.1)

Generous Lounge with front facing window. Fireplace with stove. Display alcove. 3 way ceiling light, carpet. Door to :-

Dining Kitchen

8'0" x 16'4" (2.45 x 5)

Generous sized room with kitchen to one end and dining to the other. The kitchen has 2 windows, ample floor and wall mounted units with 1 1/2 bowl sink with drainer, hob and double oven. 6 recessed downlights, radiator and tile flooring. The dining area has ample room for informal dining and more appliances. Another rear facing window. Door to

Rear Lobby

4'11" x 5'2" (1.5 x 1.6)

Fitted work surface with space for appliances below. Ceiling light and tile flooring Door to rear courtyard.

Dining Room

9'8" x 11'9" (2.95 x 3.6)

Separate Dining Room with rear facing window. Understair cupboard. Ceiling light fitting, radiator and carpet. Glazed panelling and door to :-

Upper Landing

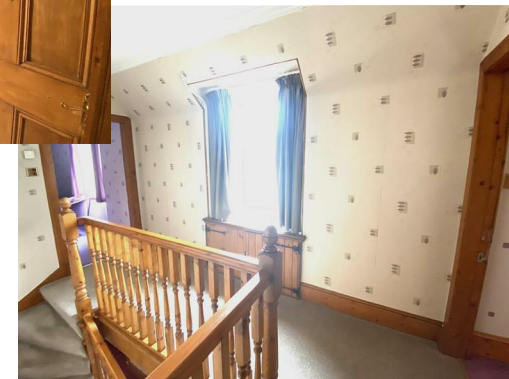
6'6" x 12'7" (2 x 3.85)

Central window overlooking the High street, cupboard below. Ceiling light and carpet.

Bedroom 2

11'5" x 17'2" (3.5 x 5.25)

Generous double bedroom with front facing window. Ceiling light, radiator and carpet. Plenty room for furniture.





Bathroom 9'10" x 12'5" (3 x 3.8)
Extra generous Bathroom with double ended free standing bath, double sized shower enclosure. Vanity wash hand basin and wc. Chrome ladder radiator and regular style radiator. Wet wall panelling all round with ceiling downlights and laminate tile flooring. Rear facing window,

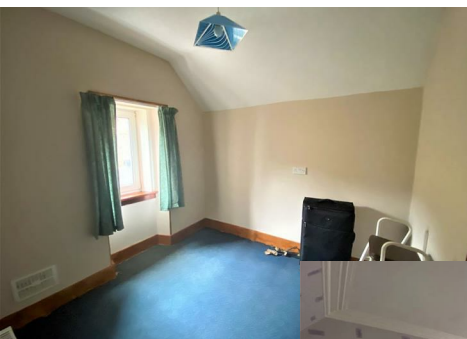


Bedroom 3 10'7" x 17'2" (3.25 x 5.25)
Generous double bedroom with front facing window. Ceiling light, radiator and carpet. Plenty room for furniture.

Back Room 8'2" x 8'6" (2.5 x 2.6)
Bedroom 3 also opens to a rear passageway with 3 steps down to a Back room - possible Dressing Room and En Suite? Window enjoying a view over the rear garden.

Boiler Room 8'5" max x 9'1" m (2.58 max x 2.77 m)
"L" shaped Boiler room with shelving, hot water tank. Window to rear.

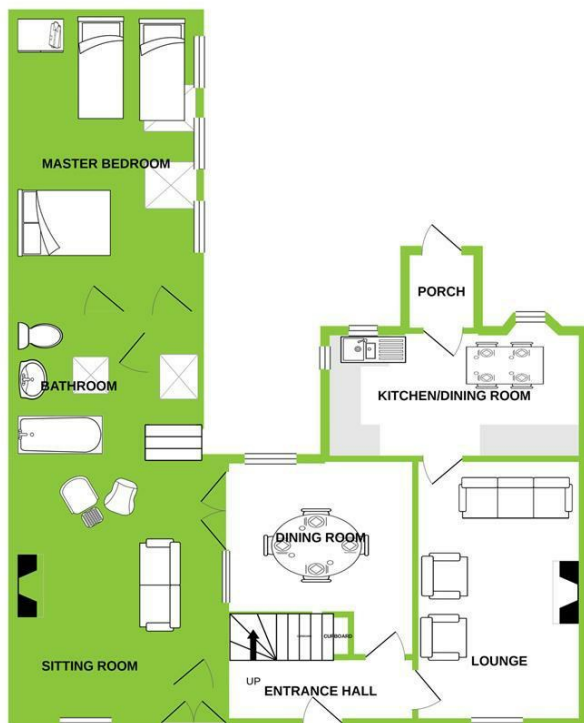
Garden
Double timber gates to the side of house gives access to the rear. Private, secluded courtyard garden adjacent to the house. Workshop/Shed.
Metal staircase leads up to the terraced garden area which is laid to sloping lawn with central stepped pathway leading to the top.
At the top is a flat area of garden which could be developed in a variety of ways.
Also pedestrian right of access over the garden ground of the property behind onto Mary Avenue.



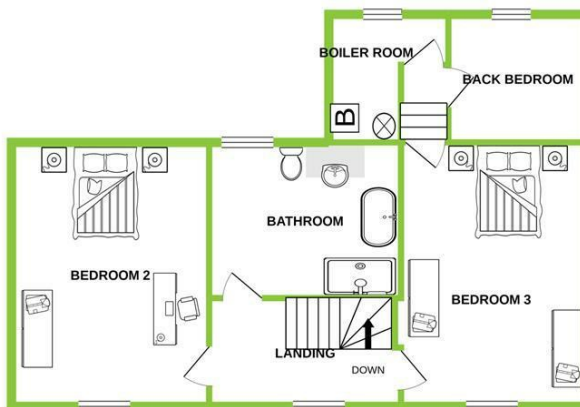
Home Report
The Home Report Valuation as at April, 2025 is £ , Council Tax Band C and EPI is D.

Fixtures and Fittings
The fitted floor coverings, some curtains, blinds and light fittings will be included in the sale price. The curtains in the 2 Lounges and Bedroom 1 will be removed. Several items of furniture will also be available for sale separately.

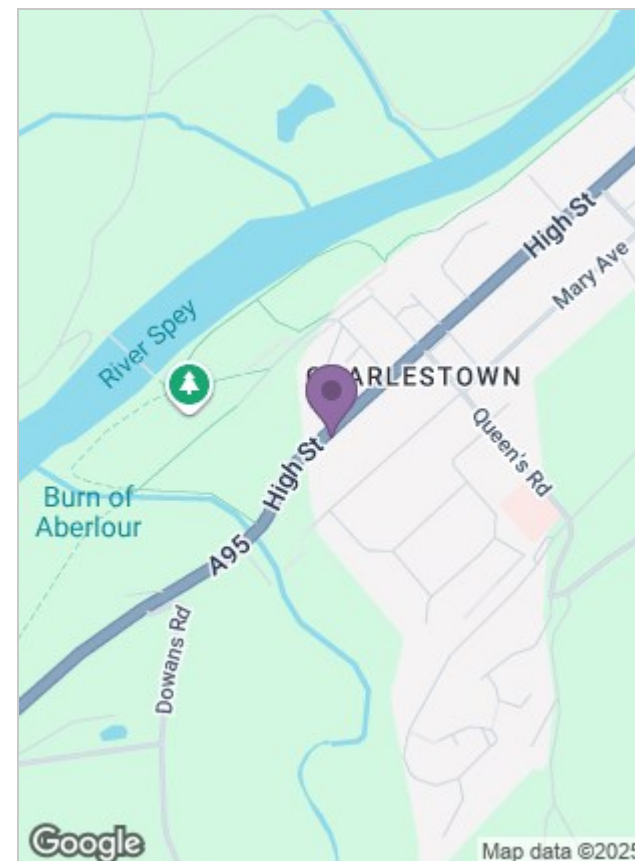
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
		EU Directive 2002/91/EC

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Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.