



masson
cairns EST

solicitors and estate agents

Dunshuan, Dowans Road, Aberlour, AB38 9LS
Offers over £360,000

Contact us on 01479 874800 or visit www.massoncairns.com

A wonderful opportunity to acquire this delightful and substantial detached home sited in an elevated position within very generous grounds which extend to approximately 0.5 acres. Located in the Speyside town of Aberlour, Dunshuan is a handsome stone built Arts & Crafts style villa, dating from circa 1910. The property offers well-proportioned family accommodation throughout and, with aspects to the, south, north and west, there is plenty of natural light throughout the day. The house retains much of its original charm with a range of impressive period features including original arches in the hallway, delightful mantelpieces, high skirting boards and detailed cornices.

The property caters for modern family needs, with superb family living and reception spaces throughout the ground floor with spacious and bright bedrooms and bathroom to the first floor with a basement area providing excellent utility and storage space. Outside the magnificent grounds are accessed by a gateway and drive and there are lawns bounded by mature tree planting in addition to a double detached garage and timber outbuildings. Energy Performance Certificate Rating E, Council Tax Band H

Offers over £360,000



masson
cairns

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

Aberlour

Close to the Cairngorms National Park and in the heart of Speyside, an area best known for its beautiful countryside, salmon fishing and malt whisky production. The region offers many opportunities for sport and recreation with a number of way marked walks and cycle trails nearby, including the Speyside Way, and fishing, shooting and stalking available on local estates, including salmon fishing on the world famous River Spey. There are a number of golf courses in the area and The Lecht Ski and Activity Centre is open all year round. Speyside is the home of malt whisky and this area forms part of the whisky trail with many distilleries with visitors' centres close by. Primary schooling is available Aberlour and Speyside High School provides secondary education. Aberlour is home to the world famous Walkers Shortbread, provides a range of shops and amenities whilst Elgin and Inverness offer a larger selection of supermarkets, shops and recreational facilities. Both Aberdeen and Inverness Airport provide regular domestic and European flights.

Entrance Vestibule

A large timber door provides access to the property and into the entrance vestibule where a further timber and opaque glazed panel door with opaque panels above opens into the hallway. There is painted concrete flooring and an integral Matwell mat.

Hall

The spacious and inviting hall has doors opening to the lounge, family room, front hall and dining room and stairs lead up to the first floor. Great storage is provided through a cupboard with shelves, hooks and ceiling lighting. There is carpet flooring, double wall lights and a radiator.

Lounge

4.22m x 5.11m 13'10" x 16'9"

A beautifully spacious lounge with high ceilings and filled with natural light from the window to the side and large bay window to the rear which enjoys cushioned window seats where you can sit and enjoy views across the lovely garden. An open fire with a soft stone surround and timber mantle adds a lovely feature to the room. A shelved press cupboard creates storage space and there is carpet flooring, wall lighting and a radiator.

Family room

4.37m x 3.34m 14'4" x 10'11"

A warm and bright room currently being used as a second lounge benefitting from a stone fireplace with tiled surround and mantle creating a comfortable feel in the room. Windows are placed to the front and side and allow the room to be filled with natural light. A low level pressed cupboard is shelved for storage and there is carpet flooring, wall lighting and a radiator.

Dining Room

4.22m x 5.42m 13'10" x 17'9"

The large and bright room is currently being used as a dining room but would be equally at home as a bedroom or games room perhaps. A lovely focal point is an open fire with brick surround and hearth with painted white timber mantle. There are triple windows to the rear and a window to the side which allow lovely natural light into the room. There is a press cupboard with shelves, carpet flooring, three piece ceiling lighting, double wall lighting and radiator.

Inner Hall

Accessed from the hallway, the front hall has doors opening to the kitchen / dining room and WC. A large larder benefits from ceiling lighting and shelving and an opaque window looks onto the kitchen. There is ceiling lighting, laminate flooring and hooks for outerwear.

WC

2.41m x 1.00m 7'11" x 3'3"

A smart room housing a Shanks WC and wall hung wash hand basin with twin taps. A window is placed to the front and there is laminate flooring, ceiling lighting and high level Dimplex heater.

Kitchen / Dining Room

4.37m x 4.09m 14'4" x 13'5"

A spacious kitchen providing a great range of timber base, drawer, and pull out larder units with worktop over and tiling behind. A shelved press cupboard allows for further storage. Integrated appliances include Baumatic microwave, Baumatic oven / grill and a Hoover induction hob with stainless steel extractor over. A door to the side allows access to the side hall and double windows to the front overlook the pretty gardens. There is carpet flooring, six piece ceiling lighting and a radiator.

Pantry

2.47m x 1.73m 8'1" x 5'8"

A useful room benefitting from timber base and wall units with worktop over. A stainless steel sink with mixer tap is perfectly placed at the window to the front overlooking the gardens and there is plumbing for a dishwasher. There is vinyl flooring and three piece ceiling lighting.

Rear Hall

A large L-shaped rear hallway with a timber panel door to the side, timber door to the front and door to the cupboard under the stairs which has a window to the side and storage. A further door also opens to the store. There is concrete flooring, ceiling lighting and hooks for storage.

Store

4.08m x 2.98m 13'5" x 9'9"

A useful room perfect for storage benefitting from windows to the front and side, vinyl flooring and ceiling lighting.

Landing

Carpeted stairs and a timber balustrade lead up to the first floor. Tall windows are placed at the half landing which allow for natural light to flood in. From the landing doors open to all four bedrooms and the bathroom. A shelved cupboard can be found on the landing and there is carpet flooring, ceiling lighting and a radiator.

Master Bedroom

4.23m x 5.12m 13'11" x 16'10"

A bright spacious double master bedroom benefitting from a door leading to the Jack and Jill bathroom. A press cupboard with hooks allows storage and tall double windows to the rear allow natural light to flood into the room. There is carpet flooring, ceiling lighting and a radiator.

Jack and Jill Shower Room

2.17m x 2.88m 7'1" x 9'5"

A pleasant Jack and Jill shower room comprising of WC, pedestal wash hand basin with mixer tap and large mirror above, corner pivot door shower enclosure with Mira jump shower and tiling behind. A door opens to the hall and master bedroom. There is a window to the side, carpet flooring, ceiling lighting, radiator and shaver point light.

Bedroom Two

4.23m x 5.42m 13'11" x 17'9"

A bright double bedroom benefitting from a large sliding door wardrobe with hanging space. A press cupboard creates extra storage space. A double window to the rear provides views across the gardens and light into the room. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Three

4.34m x 4.55m 14'3" x 14'11"

An attractive double bedroom enjoying a double window to the front with an integrated window seat and storage underneath. Another great feature of the room is the twin wardrobe with both shelved and hanging space and a vanity area with wall lighting and shelved storage underneath. There is carpet flooring, ceiling lighting and a radiator.



masson
cairns

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

Bedroom Four

4.39m x 4.10m 14'5" x 13'5"

A lovely double bedroom enjoying a vanity area with wall lighting and shelved storage underneath. There is a Shanks pedestal wash hand basin with twin taps and double windows to the front allow the room to be filled with light. There is carpet flooring, ceiling lighting and a radiator.

Bathroom

3.02m x 1.71m 9'11" x 5'7"

A relaxing bathroom comprising of a sage three piece set comprising WC, pedestal wash hand basin with twin taps and bath with twin taps and there is also a mains pressure shower with curtain and tiling behind. A window is placed to the front and there is vinyl floor tiles, ceiling lighting, radiator, chrome towel radiator and shaver point light.

Lower Ground Floor

External concrete steps are accessed from the rear hall and lead down to the lower ground floor where the laundry room, cellar and two large store rooms are located.

Laundry Room

4.00m x 5.24m 13'1" x 17'2"

The laundry room has plumbing for a washing machine and space for a tumble dryer and other appliances. There are two large Belfast sinks both with twin taps. The Worcester boiler, water tank and IFLO heating and hot water controls are found in the laundry room. Triple windows are found to the rear and a high level cupboard allows for storage space. There is non-slip flooring, ceiling lighting and doors open to both stores.

Store One

1.96m x 5.00m 6'5" x 16'5"

A fabulous store where an array of items could be kept, benefitting from a window to the side, non-slip flooring and ceiling lighting.

Store Two

2.13m x 5.00m 7'0" x 16'5"

Another spacious store room with stone walls and with a door leading to the cellar. There is concrete flooring and ceiling lighting.

Cellar

2.00m x 4.10m 6'7" x 13'5"

A sizeable cellar with stone walls and ceiling lighting.

Garage

5.30m x 5.44m 17'5" x 17'10"

Two up and over doors open into the double garage which enjoys space to situate two vehicles and sports and gardening equipment. A window to the side allows in natural light, a door at the rear allows

access to the workshop and there is concrete flooring and ceiling lighting.

Workshop

1.66m x 5.44m 5'5" x 17'10"

A generous workshop adjoining the rear of the garage and enjoying two windows to the rear overlooking the lovely garden grounds. A door to the side allows access and there is concrete flooring.

Outside

A low level wall with wrought iron railings edges the front of the property and from here double wrought iron gates provide access into the driveway which allows parking and turning for several vehicles. The generous gardens are mainly laid to lawn with many trees, bushes and shrubs providing beautiful and private areas to sit out and enjoy the sunshine. The oil tank can be found to the rear of the property and a shed allows for outdoor storage.

Services

It is understood that the property is served by mains electric, water and drainage. There is oil fired central heating and the oil tank is located in the rear garden.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.

EPC Rating E

Price

Offers Over £360,000 are invited

Entry

By arrangement

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns
Strathspey House
Granttown on Spey
Moray
PH26 3EQ
Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
www.massoncairns.com



masson
cairns

solicitors and estate agents

Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

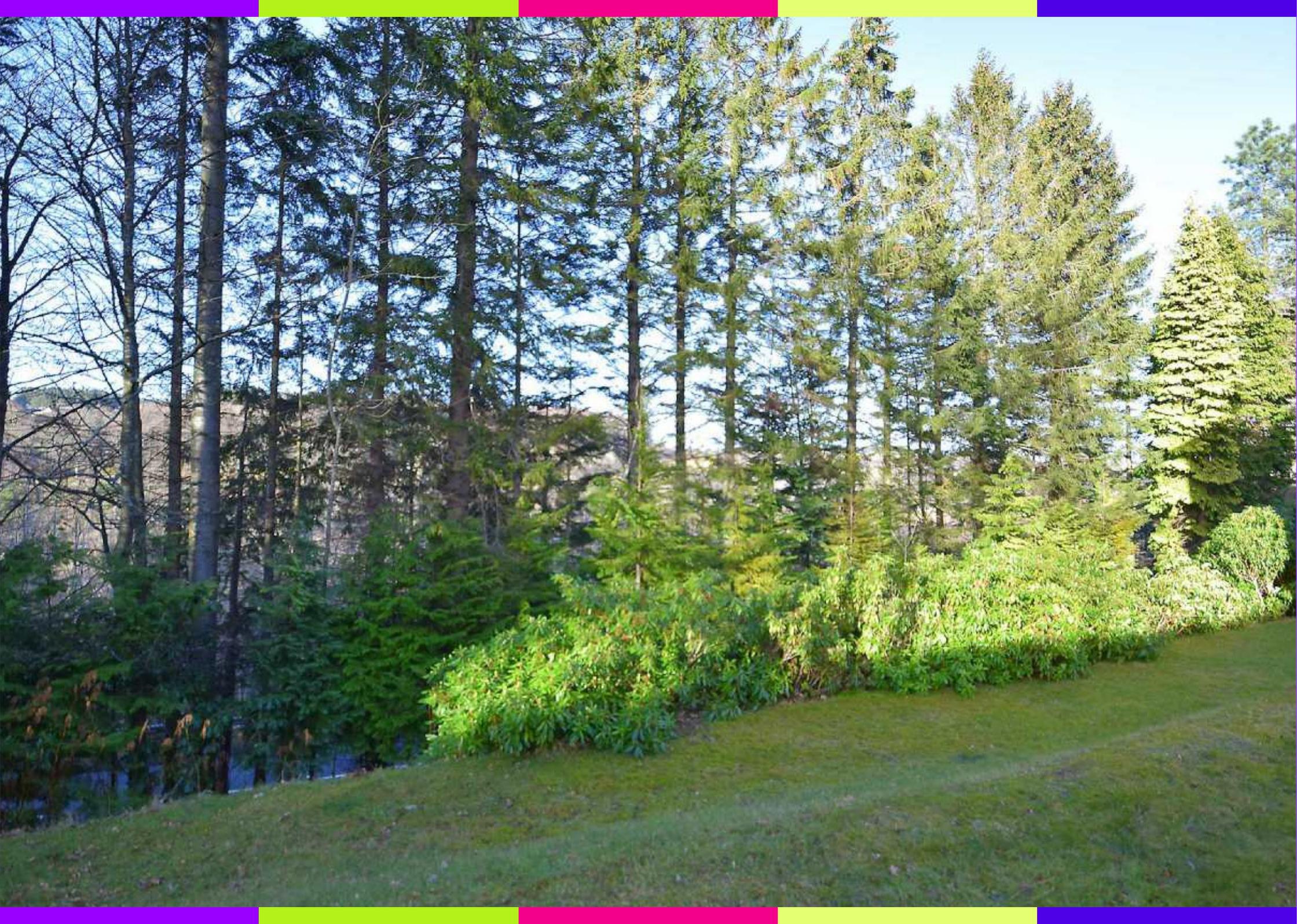
property@lawscot.com

www.massoncairns.com





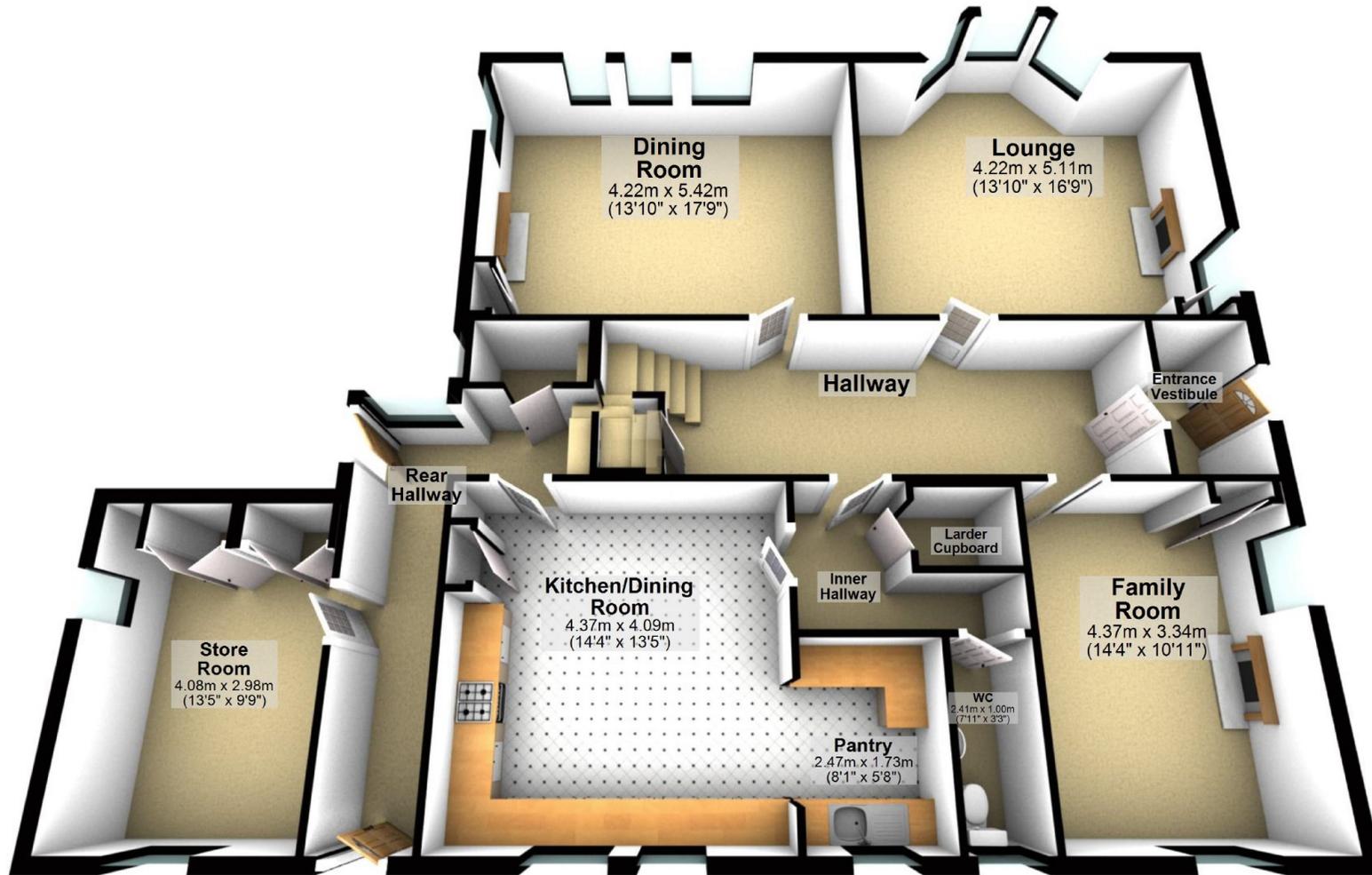








Ground Floor



Plans not to scale, for illustration only



masson
cairns

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

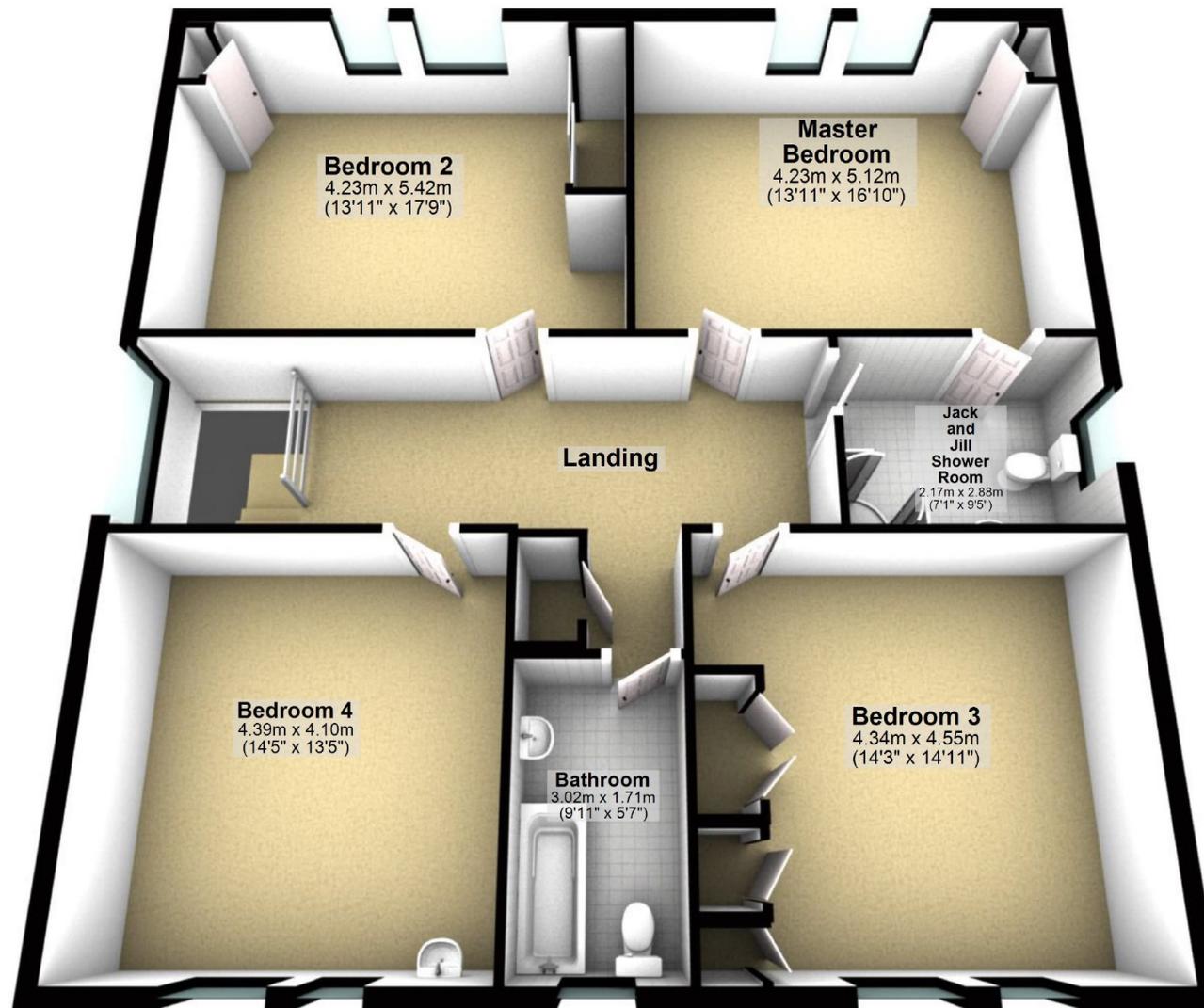
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

First Floor



Plans not to scale, for illustration only



masson
cairns

solicitors and estate agents

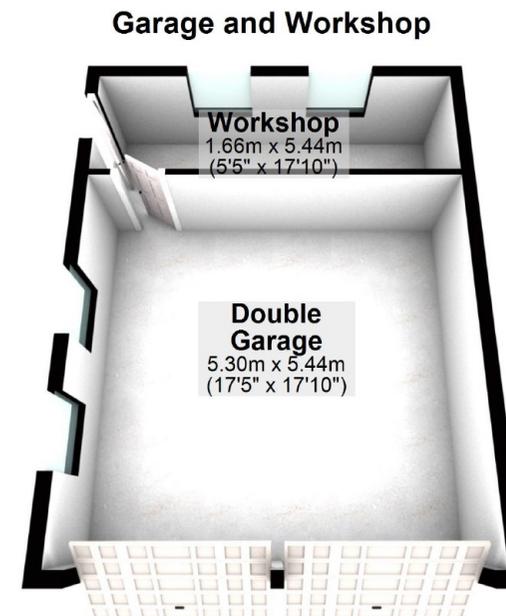
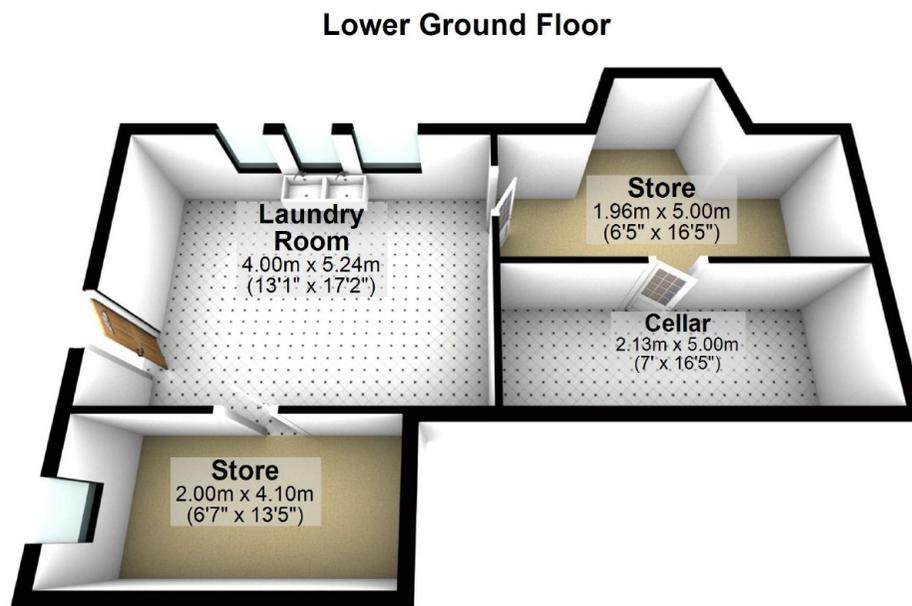
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com



Plans not to scale, for illustration only



masson
cairns

solicitors and estate agents

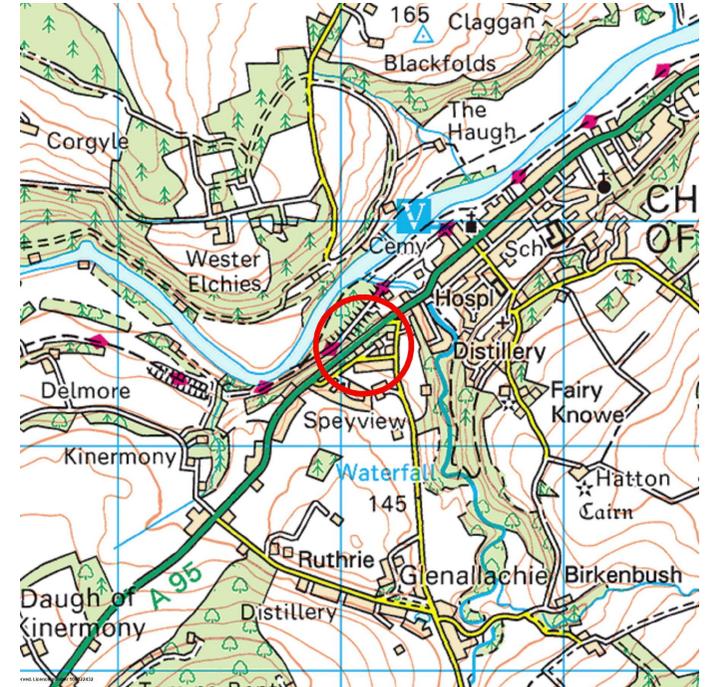
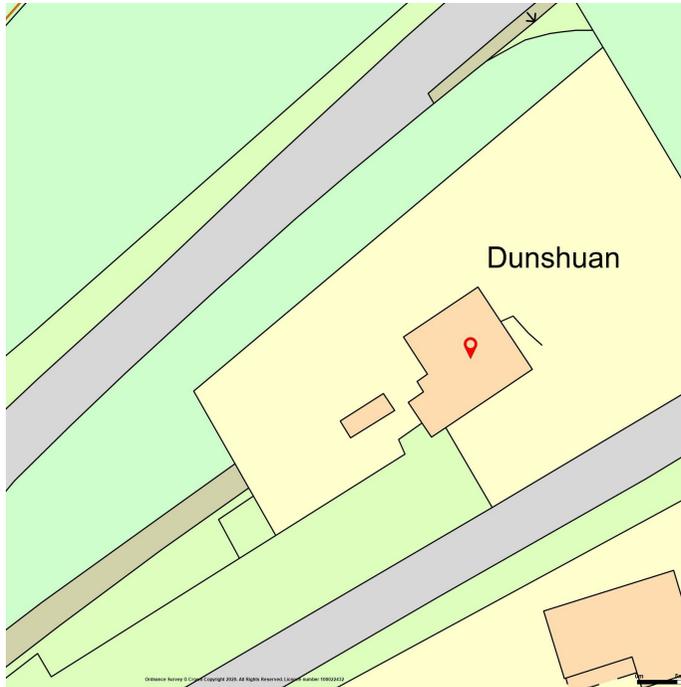
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com



While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



**masson
cairns**

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com