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solicitors and estate agents

6 Lower Castleton, Glenlivet, AB37 9DE

UNDER OFFER £210,000

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

UNDER OFFER - This three-bedroom detached bungalow is perfectly positioned in Glenlivet, just beside the world famous Glenlivet Distillery and the historic Blairfindy Castle, boasting spectacular views and tranquil surroundings. The property's accommodation is well-designed, featuring a bright sitting room where large windows flood the space with natural light. The kitchen provides additional entry to the home as well as the front and rear garden spaces. The home offers three bedrooms and there is a bathroom. Externally, the property includes two sheds, adding further storage options and secure off road parking. It sits on a plot of approximately 0.13 acres, offering ample outdoor space. This charming bungalow not only provides a comfortable living environment but also capitalises on its scenic Highland setting, making it an ideal home for those looking to enjoy the beauty and peace of the area. EPC Rating B, Council Tax Band C

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

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Glenlivet

Living in Glenlivet is a unique blend of tranquillity, history, and natural beauty. This picturesque hamlet, located in the heart of the Scottish Highlands, offers residents a peaceful and serene lifestyle surrounded by captivating landscapes. For outdoor enthusiasts, Glenlivet is a haven. The hamlet is located within the Cairngorms National Park, providing countless opportunities for hiking, cycling, wildlife watching, and outdoor pursuits. The Lecht Ski Centre, a popular destination for skiing and snowboarding, is also within easy reach. The Glenlivet Estate offers a wealth of leisure and recreational activities, including walking trails, mountain biking routes, and fishing opportunities in the River Avon and River Livet. Despite its rural setting, Glenlivet has an array of local amenities. Ballindalloch has a shop, post office, petrol station and a pub/restaurant. Tomintoul, the highest village in the Highlands, is just a short drive away and offers shops, a post office, and a selection of restaurants and cafés. For a wider variety of shopping, dining, and entertainment options, the larger towns of Aberlour and Dufftown are within easy driving distance. Healthcare needs are catered for with a local GP surgery in Glenlivet, and more extensive medical facilities can be found in nearby Grantown on Spey and Aberlour. Glenlivet is, of course, synonymous with Scotch whisky, and the renowned Glenlivet Distillery is a highlight of the area. In essence, living in Glenlivet offers a balance of rural serenity, outdoor adventure, and community spirit, making it an ideal choice for those seeking a peaceful lifestyle amidst Scotland's stunning natural beauty.

Transport Links

Located in the heart of the Highlands, Glenlivet offers a number of convenient travel options for local, regional, and international travel.

Road: Glenlivet is well-connected via road with the A95, a major route running through Speyside, providing easy access

to both Aberdeen to the east and Inverness to the west.

Air: The nearest airports are Inverness Airport (approximately 56 miles away) and Aberdeen International Airport (approximately 59 miles away), offering both domestic and international flights.

Rail: The nearest railway station is Aviemore (around 31 miles away), which is on the main line from Inverness to London, providing connections to major cities across the UK.

Public Transport: There are regular bus services that run through Glenlivet connecting it to neighbouring towns and villages.

For schooling, Glenlivet falls within the Moray Council area, which provides a comprehensive education system. Primary education is available at Glenlivet Primary School, a small but well-regarded school located right in Glenlivet. For secondary education, pupils typically attend Speyside High School in Aberlour, which is approximately 14 miles away and offers a broad curriculum.

For further education, the University of the Highlands and Islands offers a range of courses and has several campuses throughout the Highlands, with the nearest being in Elgin and Inverness. Other universities in Aberdeen and Dundee are available.

Home Report

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EPC Rating B

Entrance Hall

Centrally located in this bungalow, the entrance hall serves as a welcoming entrance to the property and is a connecting

hub that leads to all of the accommodation over on floor, ensuring an easy flow throughout the home.

Sitting Room

4.87m x 3.22m (15'11" x 10'6")

The sitting room is a bright, inviting space with a large window to the front that fills the room with natural light. It features an open fireplace with a decorative surround and hearth and there is carpet flooring and ceiling lighting.

Kitchen

3.55m x 3.67m (11'7" x 12'0")

The kitchen has a range of base cabinets, wall units, and drawers, all complemented by worktops and tiled splashbacks. A one and a half bowl sink with a drainer is ideally positioned under twin windows, providing a lovely view of the rear garden. There is a breakfast bar offering a casual dining option. The floor is covered with tongue & groove tile-effect flooring, ceiling lighting ensures the space is well-lit for cooking and meal preparation while a door from the kitchen leads to the side of the house, providing convenient access to the front and rear garden spaces.

Principal Bedroom

4.92m x 3.22m (16'1" x 10'6")

This double bedroom boasts a large window to the front, providing lovely views and allowing natural light to brighten the space. The room features enough space for freestanding furniture such as drawers and wardrobes, ensuring the room remains clutter free. The room is carpeted and has ceiling lighting.

Bedroom Two

2.90m x 2.63m (9'6" x 8'7")

This double bedroom features a window to the rear that brings in natural light and offers a view of the outdoor surroundings. The room is fitted with carpet flooring and ceiling lighting, which ensures the room is well-lit.



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Bedroom Three / Dining Room

3.40m x 3.67m (11'1" x 12'0")

The third bedroom enjoys ample natural light gained through a large opening to the conservatory to the rear, in addition to the ceiling lighting. There is carpet flooring and adequate space for freestanding furniture. Originally this room was utilised as a bedroom, however more recently this room has been used as a dining room providing options to the future purchaser.

Conservatory

3.40m x 3.38m (11'1" x 11'1")

It's not hard to imagine spending a warm sunny afternoon relaxing in this beautiful space, enjoying panoramic views out over the rear garden. Patio doors to the rear provide easy access to the garden allowing a seamless connection to the outside.

Bathroom

1.58m x 2.63m (5'2" x 8'7")

There is a pedestal wash hand basin complete with twin brass taps and a wall mirror above. Beside it, the room includes a standard WC. An opaque window to the rear ensures privacy while allowing in natural light. There is a bath with tiling and equipped with a twin brass taps and a shower over. The floor is covered with wood-effect tongue & groove flooring and there is ceiling lighting in addition to a radiator.

Outside

The property boasts mature gardens, accessible through two gated entrances. A driveway leads to ample parking space to the side of the property, providing both convenience and amenity. The front gardens are predominantly laid to lawn, creating a lush, green space that's well-maintained and visually appealing. These gardens are richly adorned with mature trees and shrubs, and feature a patio area that adds interest as well as a space for outdoor dining or entertaining. The rear gardens

are also laid to lawn, with gravel pathways thoughtfully designed leading to the entrances of the home. The gardens are bounded by fencing, with additional hedging and tree planting that enhance the sense of seclusion and tranquillity. The entire plot extends to approximately 0.13 acres, providing a spacious and inviting environment for relaxation, play, and outdoor gatherings. This well-planned garden layout harmonises natural beauty with functional outdoor living space. A timber shed and block built storage rooms, the latter of which feature power and lighting offer additional space for gardening or sporting equipment.

Services

It is understood that there is mains water and electricity. Drainage is to a septic tank. There is air source heat pump central heating. Electricity is also supplemented via PV panels.

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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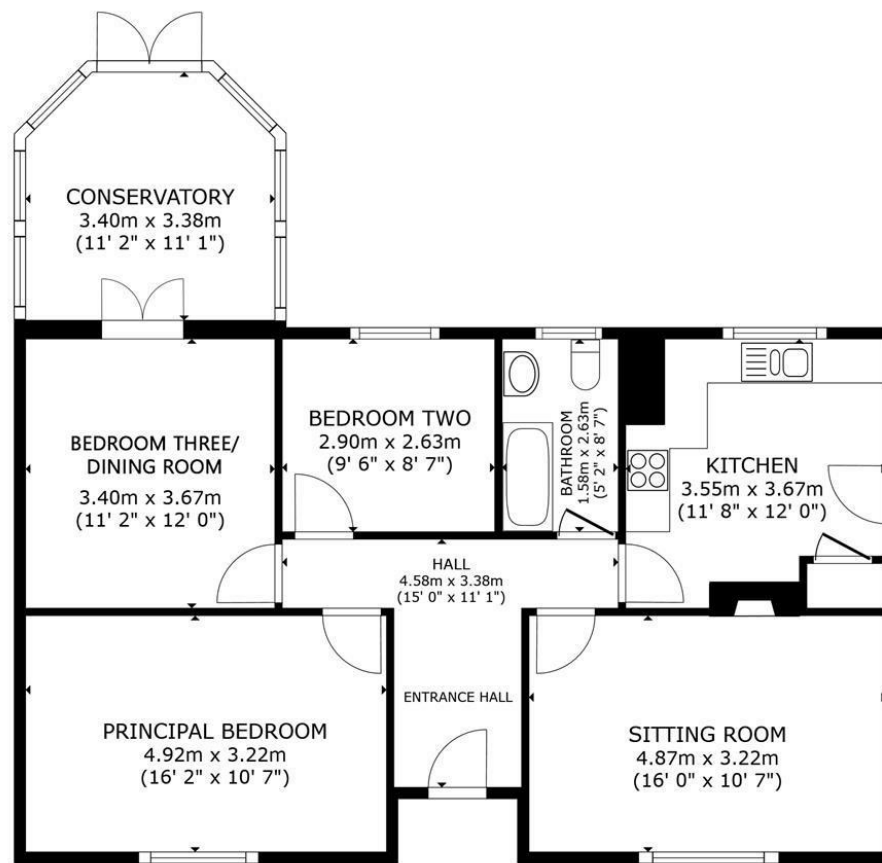












FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 91.8 m² (988 sq.ft.)
TOTAL : 91.8 m² (988 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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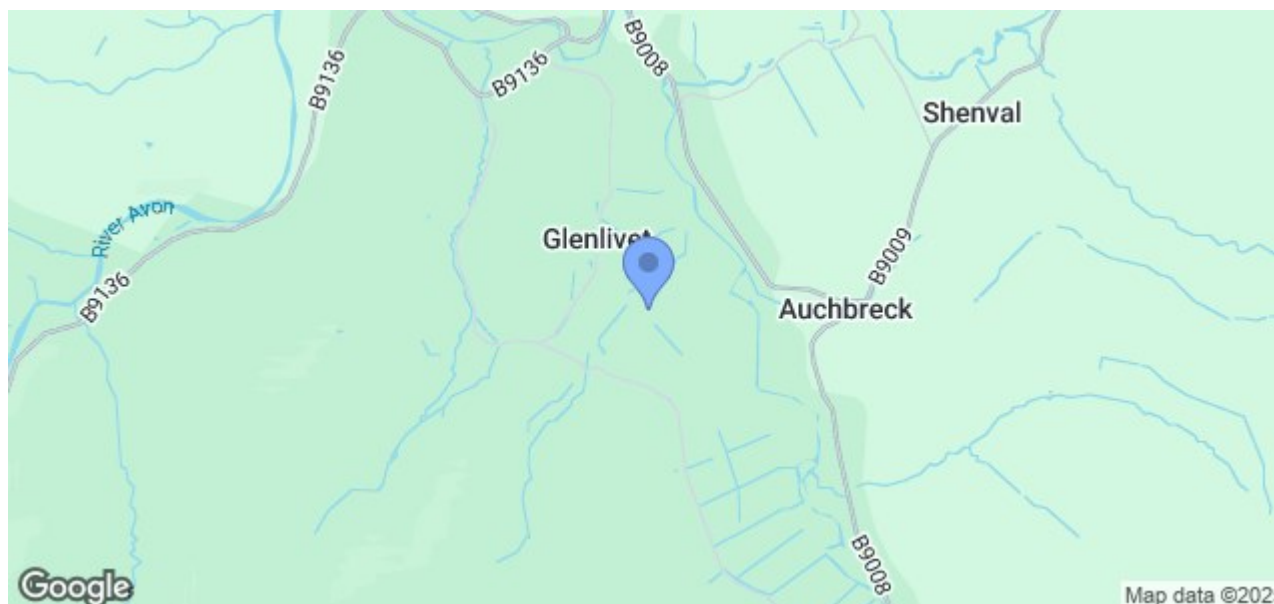
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	82	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



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



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