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**Bridge Cottage, Bridgend of Glenlivet, Glenlivet, AB37 9BT**

**Offers Over £230,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

Bridge Cottage is a recently renovated crofter's cottage located in the picturesque Bridgend of Glenlivet. The ancient Packhorse Bridge, visible from the garden, offers stunning views in every season and is famously featured on the Glenlivet Whisky logo. The accommodation is rich with character, featuring timber beams, timber-panelled walls, and wooden floors. Spread over two floors, the cottage includes a welcoming hallway, a dining room with an exposed stone wall perfect for cosy gatherings, a fully equipped country kitchen maintaining a rustic feel, a sun porch with a seating area offering scenic views, a comfortable sitting room for relaxation, a bathroom with free standing clawfoot bath and three spacious and inviting bedrooms ideal for restful nights. Situated in the heart of Glenlivet, the cottage offers breath taking views of the Packhorse Bridge and the River Livet with the well-presented gardens, additional area of amenity ground, timber shed, and decked area that further enhance the charm and appeal of Bridge Cottage making it an ideal home that would suit a variety of purchasers looking for a special location. EPC Rating E

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

## Offers Over £230,000



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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 adjacent to 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. 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 Tomintoul, 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 E

### Entrance Hall

This charming hallway offers a warm and inviting entry into the home, featuring beautifully maintained wooden floors and rustic exposed beams on the ceiling. The tasteful decor is well-lit with a classic pendant light fixture, providing ample illumination and a welcoming ambiance. Perfectly blending traditional charm with modern functionality, this space leads seamlessly to the various rooms, offering a delightful first impression.

### Dining Room

3.81m x 3.46m (12'5" x 11'4")

An enchanting dining area, this space perfectly blends rustic charm with modern comforts. The dining area features exposed wooden beams and a striking stone feature wall, adding character and warmth to the room. A cosy wood-burning stove is set against the feature wall, creating an inviting ambiance perfect for family meals or intimate gatherings. Large windows flood the space, highlighting the rich wooden floors and there is space a dining table comfortably seats six and is ideal for both casual meals and formal dinners. Adjacent to the dining area is a quaint window seat, offering a peaceful spot to enjoy the picturesque views of the surrounding Highland landscape. Further doors lead to the kitchen, bedroom two and sitting room.

### Sitting Room

3.81m x 3.60m (12'5" x 11'9")

This cosy space features exposed wooden beams and white paneled walls, creating a warm and welcoming atmosphere with a large window with a built-in window seat and shutters allows natural light to fill the room, offering a perfect spot to relax and enjoy the surrounding Highland landscape. The window seat, adorned with comfortable cushions, invites you to unwind with a good book or simply take in the beauty outside. The focal point of the living room is a charming decorative fireplace with a wooden mantel while stairs lead up to the third bedroom / attic room.

### Kitchen

2.06m x 4.91m (6'9" x 16'1")

Rustic elegance meets modern convenience in this bright and airy space which is adorned with large windows that flood the room with natural light and offer picturesque views of the surrounding greenery and River Livet. The kitchen features beautifully crafted wooden countertops that provide ample workspace, complemented by white cabinetry that adds a touch of classic charm. The open shelving enhances the rustic feel while offering practical storage solutions for dishes and glassware. Exposed wooden beams add character to the ceiling, creating a warm and inviting atmosphere. The kitchen is well-equipped with modern appliances, including plumbing for a washing machine and space for a freestanding stove. Every detail in this kitchen has been thoughtfully designed to blend functionality with style, making it a delightful space to prepare meals and entertain guests. Whether you're enjoying a quiet morning coffee or cooking a family dinner, this kitchen provides the perfect setting.

### Sun Porch

2.06m x 2.28m (6'9" x 7'5")

This bright and inviting space is perfect for enjoying the scenic beauty of the surrounding Highland landscape in comfort. Large windows wrap around the room, allowing for panoramic views of the River Livet, Pack Horse Bridge and an abundance of natural light to flood the area. There is a door that opens to the picturesque outdoor area with garden and decking, seamlessly connecting the interior with the serene exterior environment. The white panelled walls and ceiling create a light and airy atmosphere, while the wooden floors add a touch of rustic charm. Functional yet stylish, the sunroom includes a cosy seating area, perfect for relaxing with a book or enjoying a cup of tea.



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### Principal Bedroom

4.13m x 2.56m (13'6" x 8'4")

This charming room exudes a warm and inviting ambiance, perfect for restful nights and relaxed mornings. The bedroom features space for a comfortable double bed and a beautifully crafted wooden fireplace with an elegant mantel serves as the room's focal point, adding character and a touch of vintage elegance. There are exposed timber roof beams, timber flooring and attractive shuttered windows to the front.

### Bedroom Two

2.87m x 2.46m (9'4" x 8'0")

This cosy space currently features wooden bunk beds, perfect for accommodating guests or family members, but could be used as a small double. The room's rustic charm is enhanced by exposed wooden beams and a comfortable window seat, providing a peaceful nook. The wooden floors add warmth to the room, and the neutral colour palette complements the cottage's overall aesthetic. There is a loft hatch with ladder access.

### Bedroom Three / Attic Room

3.07m x 3.60m (10'0" x 11'9")

This charming double aspect coombed attic room features timber panelled walls and beautiful wooden floors. Currently utilised as a double bedroom, it offers a versatile space that could equally serve as a home office or a hobby room.

### Bathroom

2.66m x 1.85m (8'8" x 6'0")

This beautifully designed space features a half height timber panelling and a classic clawfoot bathtub, perfect for relaxing soaks. The bathtub is complemented by a shower fixture, offering both convenience and versatility and features timber-panelled walls and a wooden ceiling with exposed beams, enhancing the cottage's rustic charm. The warm wooden floors add to the cosy atmosphere, making this a truly inviting space. A pedestal wash hand basin has twin chrome taps and recessed ceiling lighting ensures the bathroom is well-lit, creating a bright and welcoming ambiance. Every detail in this bathroom has been thoughtfully designed to blend functionality with rustic charm, making it a delightful feature of Bridge Cottage.

### Outside

The outdoor spaces at Bridge Cottage, Glenlivet, are beautifully presented and offer a serene setting. To the front of the property, you'll find a well-maintained lawn bordered by a low-level wall and mature shrubbery. A charming path leads to the front door, inviting you into this picturesque home. To the side, there is a convenient drive with off-street parking and a large area of amenity ground. A timber storage shed provides ample space for tools and outdoor equipment. The rear gardens are enclosed with fencing, ensuring privacy and security and feature mature and well-stocked beds, a lawn area and a raised deck perfect for outdoor dining and relaxation. An oil-fired boiler and storage tank are also located in this area. Overlooking the scenic River Livet and the historic Pack Horse Bridge, the property is surrounded by mature trees, creating a tranquil and picturesque environment. These beautifully presented outdoor spaces enhance the charm and appeal of Bridge Cottage, making it a perfect location.

### Services

It is understood that there is electricity with private water supply and drainage to a septic tank. There is oil fired central heating.

### Entry

By mutual agreement.

### Price

Offers over £230,000 are invited

### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns  
Strathspey House  
Grantown on Spey  
Moray  
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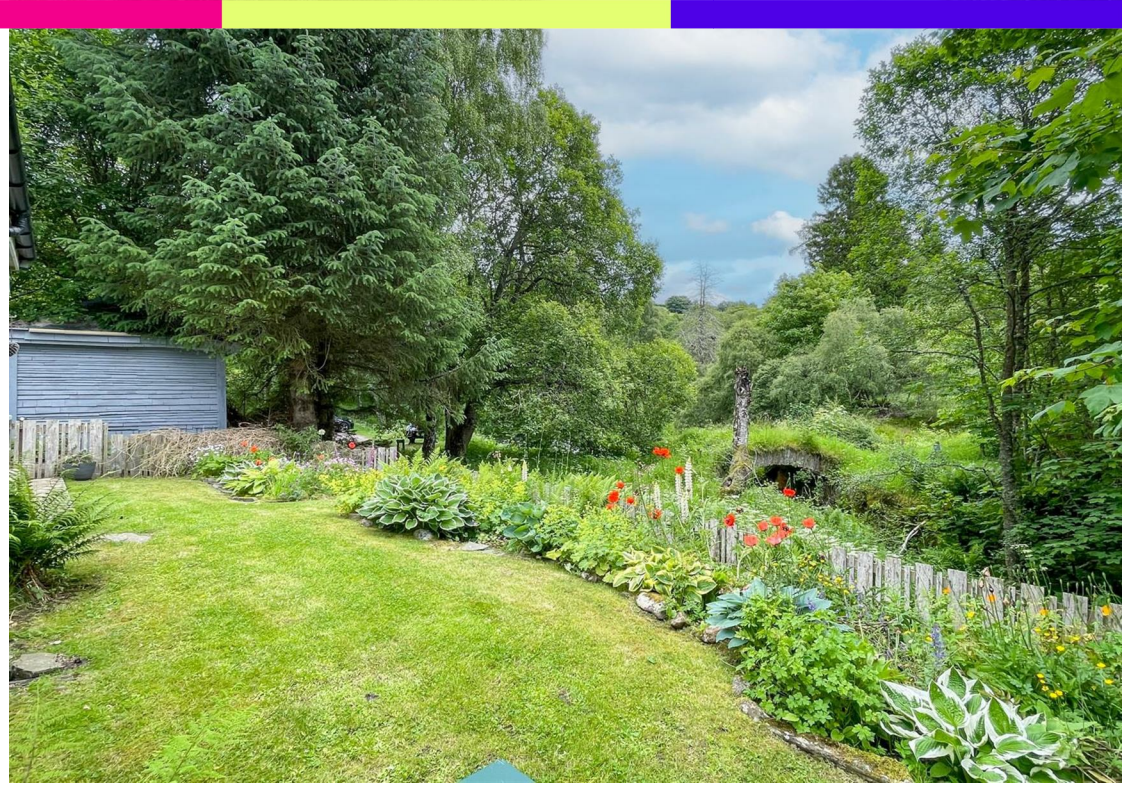
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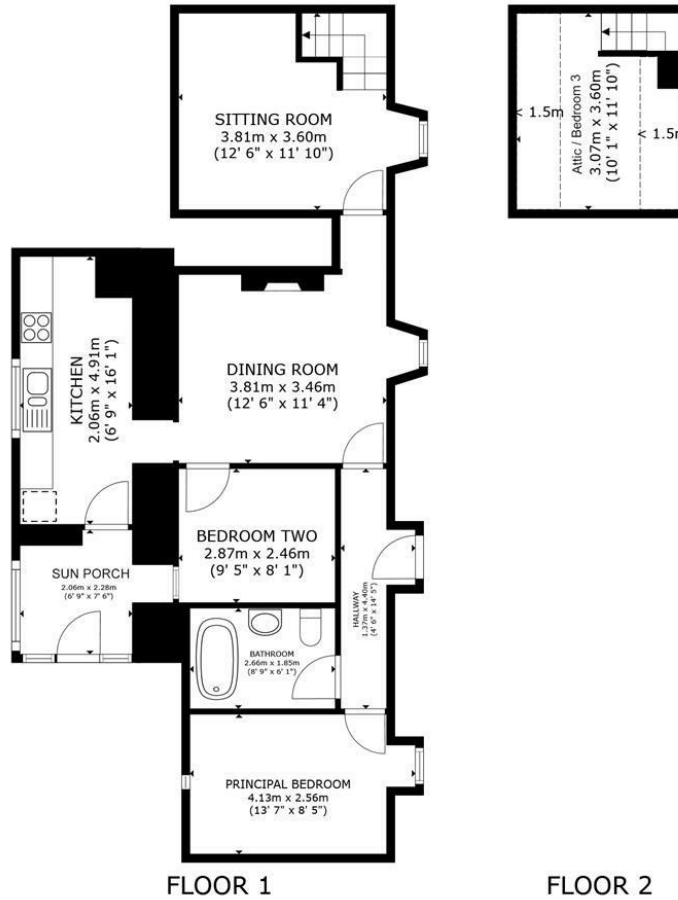








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FOR SALE



GROSS INTERNAL AREA  
 FLOOR 1 67.3 m<sup>2</sup> (725 sq.ft.) FLOOR 2 5.9 m<sup>2</sup> (64 sq.ft.)  
 EXCLUDED AREAS : ENTRANCE VESTIBULE 5.2 m<sup>2</sup> (56 sq.ft.) REDUCED HEADROOM 5.1 m<sup>2</sup> (55 sq.ft.)  
 TOTAL : 73.2 m<sup>2</sup> (788 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	45	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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