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5 Castleton Of Blairfindy, Glenlivet, AB37 9DF
UNDER OFFER £175,000

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

UNDER OFFER - This three-bedroom semi detached home 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 and dining space where large windows flood the space with natural light. The kitchen and rear porch provides additional entry to the home as well as the side and rear garden spaces. The home offers three bedrooms and there is an accessible shower room. Externally, the property includes a single garage and timber shed, adding further storage options and secure off road parking. It sits on a plot of approximately 0.11 acres, offering ample outdoor space. This charming home 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 E, 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, 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. 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 a couple of miles away in Drumin, 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 Vestibule

2.32m x 1.25m (7'7" x 4'1")

Step into this welcoming home through a sturdy timber and glazed entrance door. As you walk in, you are greeted by carpet flooring and a conveniently located hanging storage perfect for outerwear. A low level cupboard houses the electrical consumer unit and meter.

Hallway

Centrally located in this home, the entrance hall serves as a central hub that leads to all of the accommodation over two floors, ensuring an easy flow throughout the home.

Sitting Room & Dining Area

3.64m x 5.36m & 3.64m x 1.90m (11'11" x 17'7" & 11'11" x 6'2")

This light and airy sitting room with dining space exudes comfort and functionality, enhanced by the open-plan design that creates a seamless flow throughout the space. The area is well-lit, thanks to large windows at the front and rear of the property that let in ample natural light, providing a clear view of the front garden and Blairfindy Castle beyond. The room allows ample space for both lounge furniture and a dining table with chairs making it perfect for family gatherings or relaxing evenings centred around the wood burner with stone fireplace

with timber mantle. This living room is a harmonious blend of comfort and practicality, making it a perfect heart of the home. There is ceiling lighting and carpet flooring.

Kitchen

3.49m x 3.22m (11'5" x 10'6")

The kitchen has a range of base cabinets, wall units, and drawers, all complemented by worktops and tiled splashbacks. A stainless steel sink with a drainer is ideally positioned under twin windows, providing a view to the rear. Two large cupboards make clever use of space within the property and serve as pantry storage. The floor is covered with timber laminate flooring, ceiling lighting ensures the space is well-lit for cooking and meal preparation while a door from the kitchen leads to the rear porch, providing convenient access to the rear and side garden spaces.

Rear Porch

1.49m x 1.63m (4'10" x 5'4")

The rear porch offers access to and from the decking at the rear and garden to the side. Windows on all sides allow for the admission of natural light. There is carpet flooring and ceiling lighting.

Shower Room

2.32m x 1.67m (7'7" x 5'5")

The accessible shower room features convenient full tiling, a spacious walk-in shower, WC, and wash hand basin with a chrome mixer tap. Enhancing the functionality are wall mounted glass shelves, mirrors, and a shaver socket. Enjoy privacy with an opaque window to the rear while additional ventilation is provided with the extractor fan. There is ceiling lighting and the space is finished with practical vinyl flooring for easy maintenance.

Bedroom Three / Home Working Space

3.49m x 3.31m (11'5" x 10'10")

The third bedroom enjoys ample natural light gained through a large window to the front overlooking the garden, 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 it could equally be utilised as a home working space options to the future purchaser.

Landing

The landing has a window to the rear flooding the space with natural



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light in addition to doors leading to the two bedrooms on this floor. There is carpet flooring and ceiling lighting. There is a hatch that leads to the loft space and a door provides access to a storage cupboard in the eaves.

Principal Bedroom

3.55m x 4.07m (11'7" x 13'4")

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

3.08m x 4.57m (10'1" x 14'11")

This double/twin bedroom features a window to the front that brings in natural light and offers a view of the Blairfindy Castle. Integral wardrobes have been created along the entirety on one wall, providing an abundance of storage. The room is fitted with carpet flooring and ceiling lighting, which ensures the room is well-lit.

Outside

The property boasts mature front gardens, accessible through two gated entrances. 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 block paved path leading to the front door. The side and rear gardens are also laid to a mixture of gravel and areas of decking with pathways thoughtfully designed leading to the rear entrances of the home and garage. 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 0.11 acres, providing a spacious and inviting environment for relaxation, play, and outdoor gatherings. A timber shed offers additional space for gardening or sporting equipment.

Garage

3.0m x 6.0m (9'10" x 19'8")

This garage is a homeowner's dream. Set upon a solid concrete base, extends to an approximate space of circa 18 sqm, seamlessly blending functionality with ample space. An up and over door opens

to reveal an interior that not only accommodates vehicular storage but also a wealth of additional storage options. A window to the rear allows for admission of natural light, whilst an additional door allows access to the side garden space.

Services

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

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
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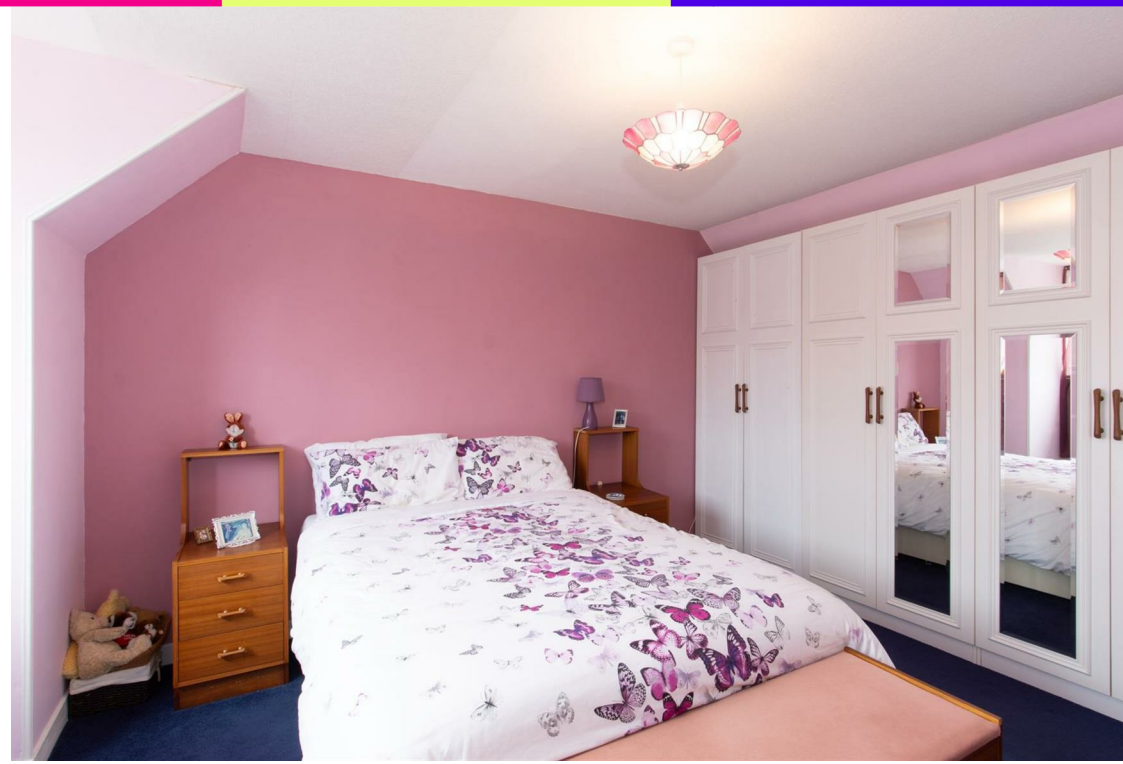
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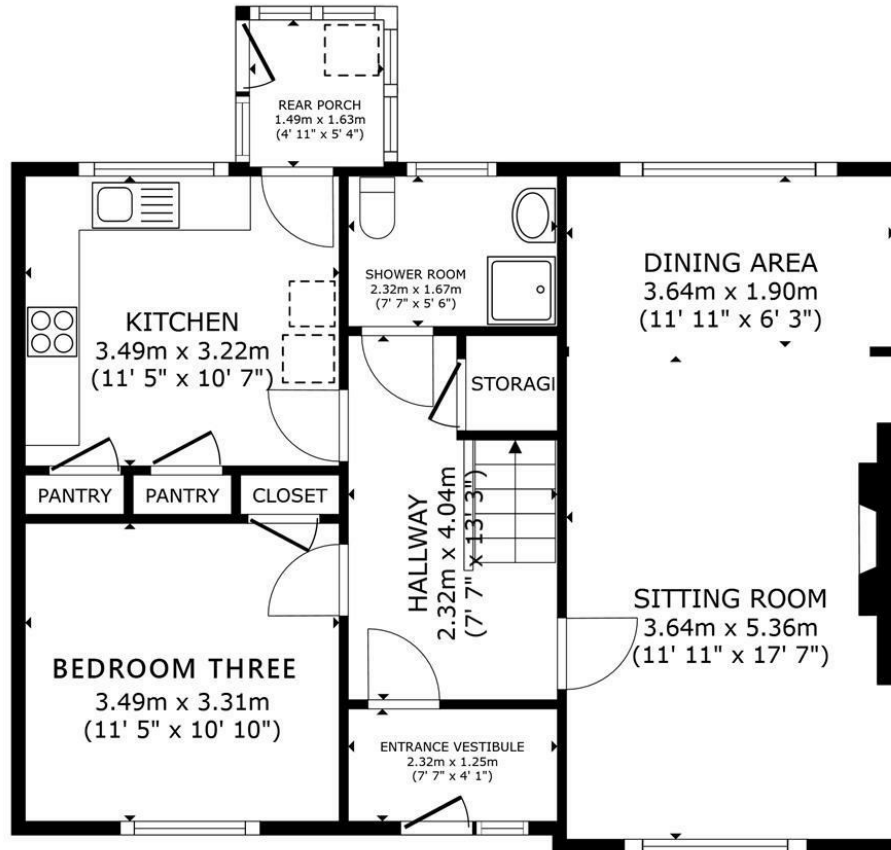












FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 72.4 m² (780 sq.ft.) FLOOR 2 45.9 m² (494 sq.ft.)
 TOTAL : 118.3 m² (1,274 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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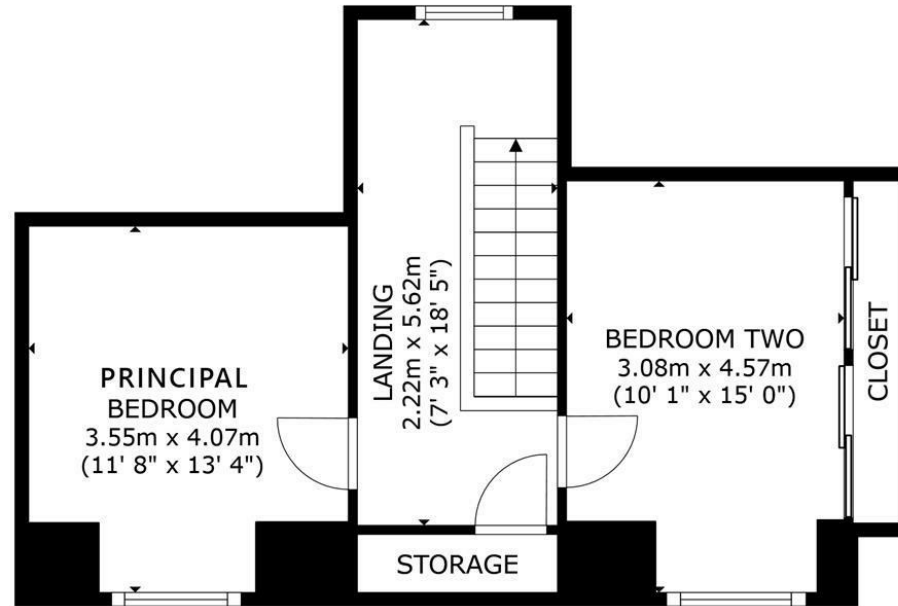
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FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 72.4 m² (780 sq.ft.) FLOOR 2 45.9 m² (494 sq.ft.)
 TOTAL : 118.3 m² (1,274 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		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	53	
(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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