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solicitors and estate agents

Tom Na Craggan, Glenlivet, Ballindalloch, AB37 9EB

UNDER OFFER £225,000

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

UNDER OFFER - Located near Glenlivet in Ballindalloch, Tom Na Craggan is a spacious detached bungalow offering significant potential. With five double bedrooms, the property is ideal for a variety of purchasers. The sitting room features a traditional wood-burning stove, adding warmth and charm, while the kitchen has a number of base, wall and drawer units in addition to an adjacent dining room which includes ample space for a six to eight person dining suite. A particular feature of this property is the separate annex building with its own entrance and three large rooms, w.c and store. This flexible space offers numerous possibilities, including multi-generational living, home working or as a studio. The property enjoys scenic views of the historic Drumin Castle and is conveniently located near the River Avon with a sizable plot which extends to approximately 0.31 acres. There is a tarmac driveway leading to the rear entrance and double garage, offering ample parking for multiple vehicles. The surrounding garden and grounds include mature plantings, fenced boundaries, and hedging, creating a private and peaceful outdoor setting. Tom Na Craggan offers both comfort and versatility, making it an excellent opportunity. EPC D, Council Tax band C

The property is of a non-traditional construction type; Dorran prefabricated reinforced concrete (PRC). The property is of a construction type that is not considered to be readily mortgageable.

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

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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 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 D

Entrance Vestibule

2.21m x 1.58m (7'3" x 5'2")

A raised timber walkway leads to the front of the property. Entry is through a upvc door, leading into a bright entrance vestibule. Glazed on three sides, the space features panoramic views of the front garden. A further door leads to the hallway.

Hallway

A spacious and inviting hallway providing access to all of the accommodation set over one floor. There is ceiling lighting and timber laminate flooring.

Sitting Room

6.37m x 3.51m (20'10" x 11'6")

The sitting room is filled with natural light, thanks to two windows to the front and a window to the side of the property overlooking the garden. There is solid timber flooring, two radiators and ceiling lighting. The focal point of the room is the wood burning stove, set upon a stone hearth with tile and timber surround and a timber mantle. Glazed double doors lead to the dining room.

Dining Room

2.76m x 3.58m (9'0" x 11'8")

The dining room has ample space for a six to eight seater dining table and chairs. A window to the side of the property provides a source of natural light in addition to ceiling lighting. The room features the same solid timber flooring as the living room. A glazed door leads directly to the kitchen.

Kitchen

3.53m x 3.58m (11'6" x 11'8")

With plenty of natural light streaming in through two windows to the rear, and ceiling lighting that illuminates every corner, this kitchen is bright and inviting. There is a good range of base, wall and drawer units providing plenty of storage, with

complementary worktops that provide plenty of space for food preparation. There is space for a cooker unit, and undercounter space for a dishwasher and fridge freezer. A hatch in the ceiling provides access to the loft.

Principal Bedroom

3.97m x 3.51m (13'0" x 11'6")

The largest of the bedrooms, this space features enough room for a large double bed and free standing storage furniture. Dual aspect windows provide excellent levels of natural light in addition to ceiling lighting. There is carpet flooring and a radiator.

Bedroom Two

2.77m x 3.51m (9'1" x 11'6")

This welcoming and spacious room with a window to the front allows for an abundance of light. The room also benefits from twin double wardrobe spaces offering hanging and shelved storage. There is carpet flooring, a radiator and ceiling lighting.

Bedroom Three

2.79m x 3.62m (9'1" x 11'10")

Another double bedroom with a window overlooking the rear garden. There is space for freestanding storage furniture, and a space previously housing an integral wardrobe has been converted into an alcove with shelving. There is cork tile and carpet flooring, ceiling lighting and a radiator.

Bedroom Four

3.17m x 2.44m (10'4" x 8'0")

A smaller single room with a window overlooking the rear garden. There is an integral wardrobe providing hanging and shelved storage space. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Five

2.50m x 3.51m (8'2" x 11'6")

The fifth and final bedroom is thoughtfully positioned at the front of the home. A window provides ample levels of natural light in addition to ceiling lighting. There is carpet flooring, a radiator and a single integral wardrobe space.

Shower Room One

1.87m x 2.44m (6'1" x 8'0")

The shower room features a three piece suite comprising of a WC, pedestal wash hand basin with chrome mixer tap, and large walk-in shower tray with full height wet wall panelling. A privacy window to the rear provides a source of natural light, in addition to ventilation, which is also accommodated by an extractor fan. There is glass shelving, a mirror and a shaver light above the basin. The room also features a chrome towel radiator.



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Shower Room Two

1.25m x 2.44m (4'1" x 8'0")

A secondary shower room, also featuring a three piece suite comprising of a WC, corner wash hand basin and shower cubicle. There is a privacy window to the rear providing a source of natural light,

Storage Cupboard

1.11m x 3.51m (3'7" x 11'6")

A large walk-in storage cupboard. There is ceiling lighting and carpet flooring.

Boiler Room

1.87m x 2.44m (6'1" x 8'0")

Accessed from the exterior the boiler room houses the gas fired boiler and the hot water tank. There is a stainless steel sink with drainer and under counterspace for a washing machine, potentially allowing this room to double as a utility space.

Rear Vestibule

The rear vestibule is a relatively large space which would also typically serve as the primary entrance to the home as it is accessed from the driveway and parking. The space is naturally well lit thanks to a window to the side, and a glazed uPCV door with side glazed panel and transom windows above.

Annex Description

The property includes a self-contained annex, accessed independently from the main house. Comprising an entrance vestibule, a WC, three versatile rooms, and a storage room, the annex offers a range of possibilities for future use. It presents an excellent opportunity for conversion into a separate living space, ideal for multi-generational living, or as a home office, studio, or creative workspace.

Garage

5.70m x 5.73m (18'8" x 18'9")

The garage features a durable and strong concrete base, providing a sturdy foundation for all your storage needs. Inside, there is power, lighting, and a water tap, allowing you to work and store your belongings with ease. The up and over doors to the front provides easy vehicular access to the space and allows for convenient parking outside.

Outside

The property is approached via a generous tarmac driveway, offering ample parking for multiple vehicles and access to a double garage. A covered walkway provides convenient pedestrian access to both the rear entrance of the main house and the annex. At the front, a raised timber walkway leads to a decked

area and the main entrance vestibule, creating a welcoming approach. The gardens are predominantly laid to lawn, complemented by mature plantings that provide interest and privacy. Bound by a combination of fencing and hedging, the outdoor space ensures a sense of enclosure and seclusion. Additionally, a large timber firewood storage shed is located to the side of the garage, offering practical storage solutions.

Services

It is understood that there is electricity, a private water supply and drainage to a septic tank. There is gas fired central heating and solar PV panels.

Entry

By mutual agreement.

Price

UNDER OFFER

The property is of non-traditional construction and is therefore unlikely to be suitable for mortgage purposes making this a cash purchase.

Viewings and Offers

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

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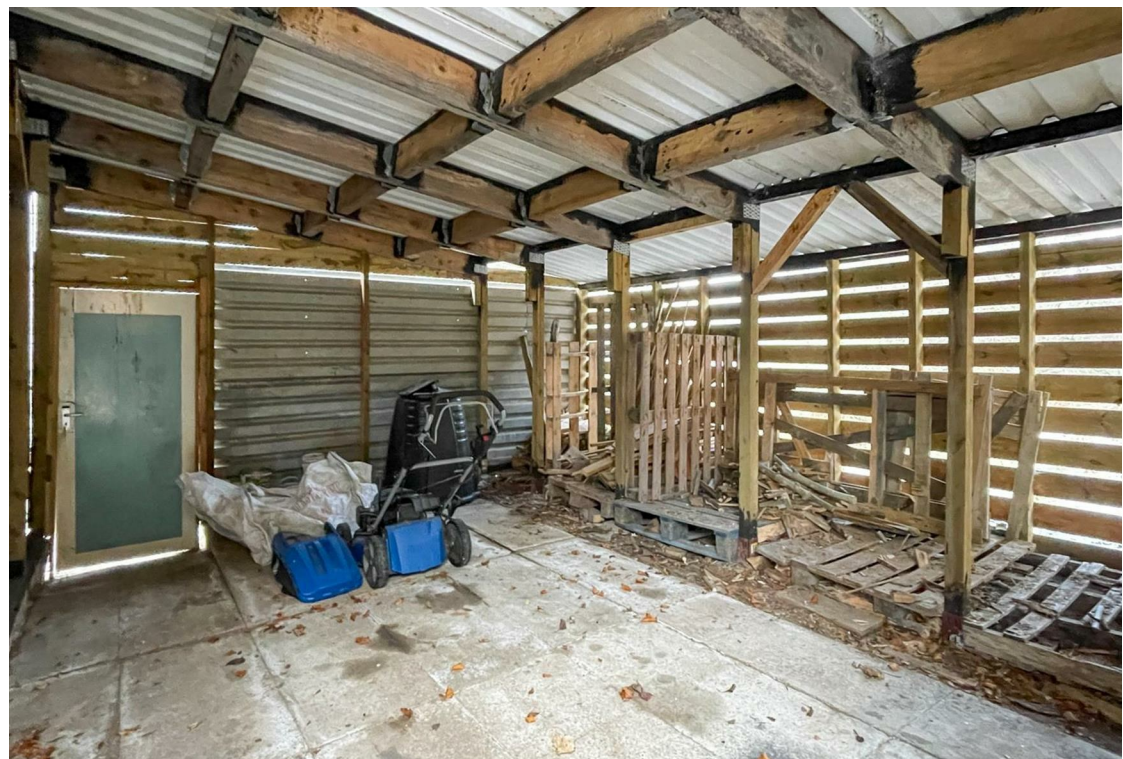


















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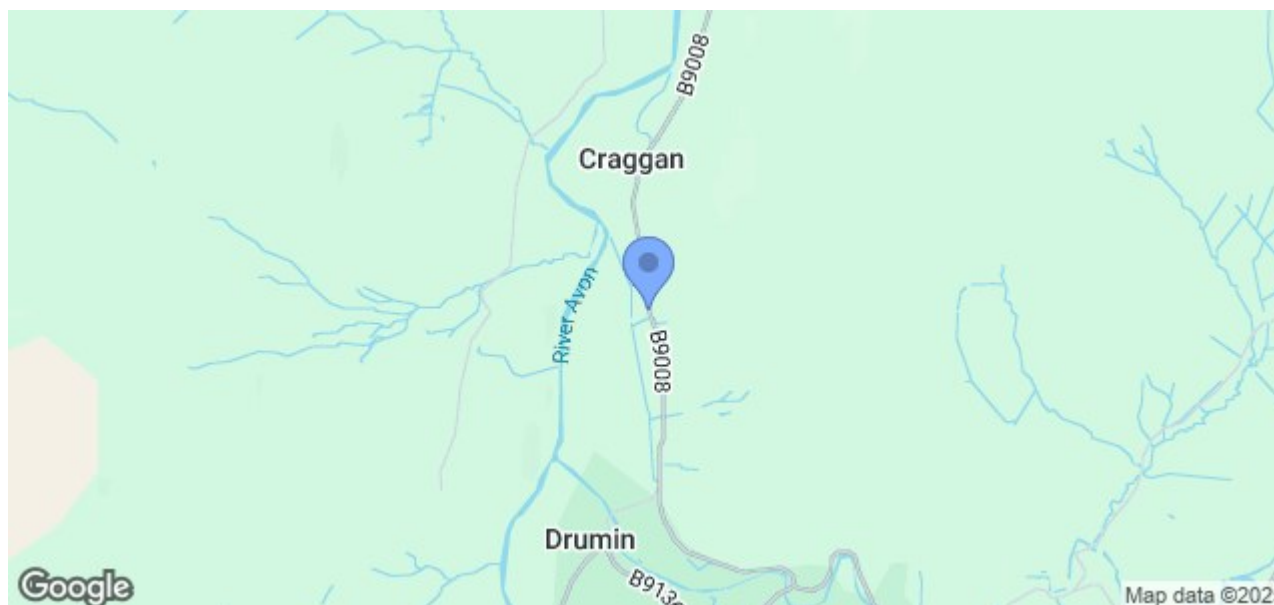
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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