

Cormuir, Hillhead, Morinsh Glenlivet AB37 9DS

Offers Over £325,000 are invited

Detached Three-Bedroom,
Two Bathroom Bungalow with Land
and Stunning Views



Features:

- Bright Lounge with Feature Fireplace and Gas Stove
- Spacious Kitchen Dining Room with Views over the Garden and Adjoining Utility Room
- Conservatory with Views to Ben Rinnes
- Integrated Garage with Electric Doors and Store
- Generous Garden Grounds with Timber Shed and Decking
- Parking for Multiple Vehicles
- Two Acre Paddock

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Cormuir is a beautifully positioned three-bedroom detached bungalow, set on the edge of the Glenlivet Estate and enjoying spectacular countryside views. Occupying a generous plot with mature gardens and an adjoining two-acre paddock, this spacious home offers peaceful rural living in an idyllic setting.

The property opens into a bright and welcoming living room, featuring a gas fire and stunning views across the surrounding countryside. To the rear, the spacious kitchen with its attractive wood-panelled ceiling overlooks the garden and is open plan into the dining area. Sliding doors lead from the dining space into the conservatory, where panoramic views of Ben Rinnes can be enjoyed along with sunshine throughout the day. A practical utility room is accessed from the kitchen and provides entry to the integrated garage, which benefits from electric doors and a useful store/workshop area.

There are three well-proportioned double bedrooms, including a master bedroom with en-suite shower room, while built-in wardrobes provide excellent storage throughout. A family bathroom with a corner bath completes the accommodation. Further benefits include double glazing and oil-fired central heating.

Cormuir would make an excellent family home or a superb retreat for those working from home, offering generous outdoor space for gardening enthusiasts and animal lovers alike. The mature gardens and adjoining two-acre paddock provide the perfect setting to enjoy a peaceful rural lifestyle surrounded by stunning countryside.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

Cormuir is situated on the edge of the Glenlivet Estate where there are over one hundred miles of easy access walking and biking trails and those looking for more active outdoor pursuits can enjoy horse riding, clay pigeon shooting, fine fishing beats, and in winter a variety of snow sports which are available at the nearby Lecht ski resort.

Situated between the Rivers Avon and Conglass, the Glenlivet Estate is an ideal place from which to explore the northeastern Cairngorms and Speyside Malt Whisky Trail.

Primary Schools are available at Glenlivet (3 miles) and Dufftown (9 miles) and secondary schooling Aberlour (12 miles). Doctors available at Glenlivet and shops are available at Dufftown.

OUTSIDE

Cormuir enjoys a generous and mature garden grounds, thoughtfully landscaped with areas of lawn, gravel, patio, established shrubs and trees. A raised decking area to the rear provides the perfect spot for outdoor dining, entertaining, or simply relaxing and enjoying the sunshine.

There is ample parking for multiple vehicles to the front and side of the property, while the garden is securely enclosed by a combination of timber and wire fencing with gated access. A timber shed offers additional storage alongside the integrated garage, and practical features include an outside tap and washing line.

Further enhancing the property's appeal is the adjoining two-acre paddock, ideal for those wishing to keep livestock or enjoy a smallholding lifestyle. An oil tank is located adjacent to the garden shed, with gas bottles discreetly stored to the rear of the garage.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

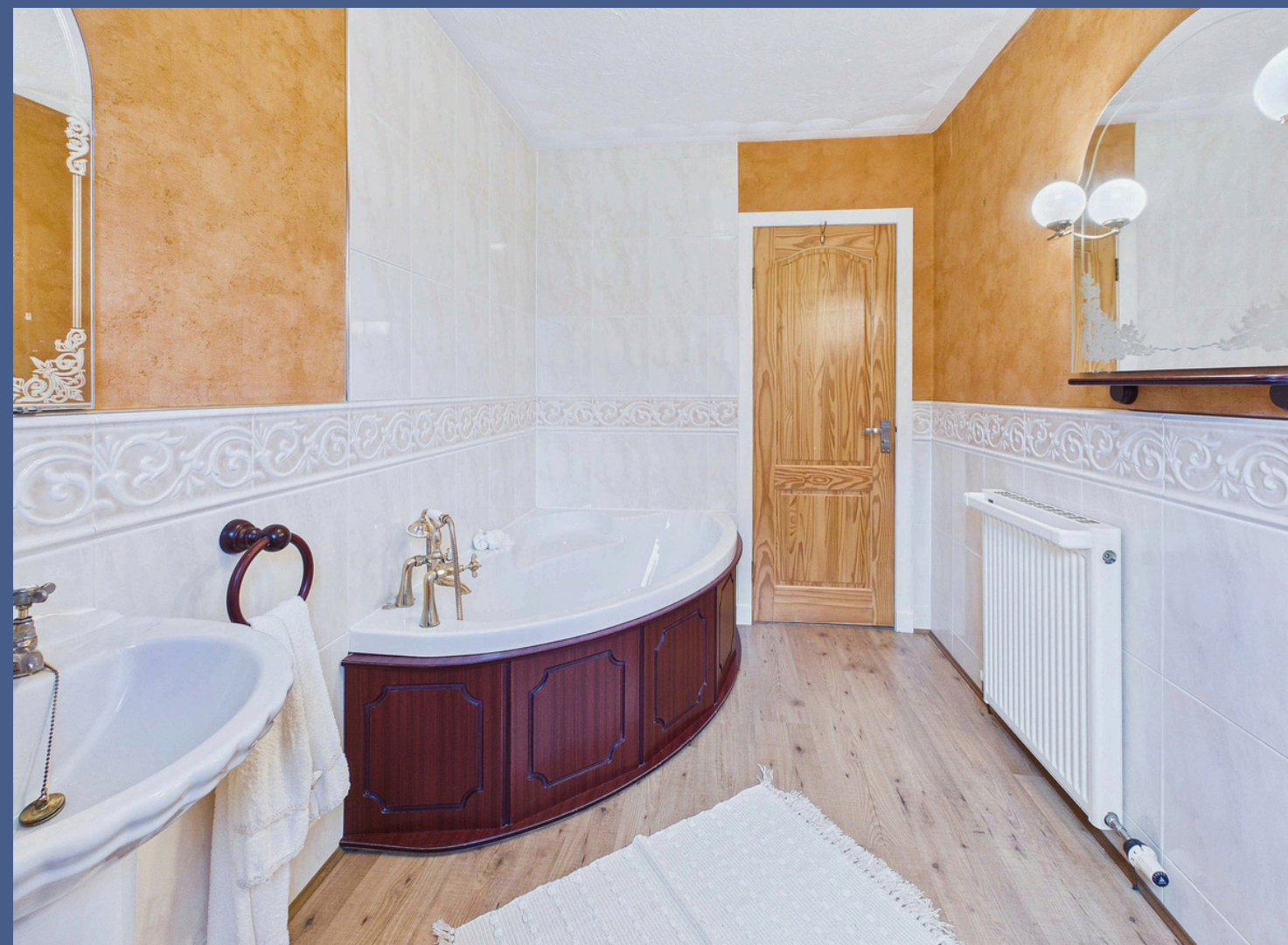
SERVICES

Mains electricity, septic tank. Private water supply.

COUNCIL TAX

Currently Band E (£2,274.53 p.a. 2026/27), including water rates.

Discounts available for single occupancy.



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HOME REPORT

A Home Report is available.

Reference: [Cormuir Home Report](#)

Postcode: AB37 9DS

Energy Performance Certificate Rating: Band E

Home Report Value: £325,000

PRICE

Offers Over £325,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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