

# Waterside Cottage

BRIDGEND OF GLENLIVET, BALLINDALLOCH, AB37 9BT



IMMACULATE TRADITIONAL  
SEMI-DETACHED COTTAGE



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Waterside Cottage is a fantastic two-bedroom semi-detached traditional cottage of circa 1895. The present owners, during their tenure, have continuously upgraded and modernised, with the use of quality tradespeople being evident at every turn. The bedroom windows were fitted with new UPVC double-glazed windows in 2019 and Velux windows on the upper floor being replaced in 2025 during renovation works to re-insulate the property. Under-floor heating system on the ground floor is zoned with digital controls, with the two wood-burning stoves, one of which is multi-fuel, being part of the fantastic upgrades that have been done.

This property, with its versatile layout, quality fittings and furnishings, and high standard of décor, offers spacious living accommodation over two floors. Waterside Cottage will make a fantastic purchase for the professional couple or a recently retired couple. Furthermore, with holiday homes in this area demanding ever-increasing prices, this fantastic cottage with its magnificent location and established income stream makes a superb holiday let and a fantastic investment opportunity. Early viewing is highly recommended.

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The property comprises a front porch to the spacious entrance hall, which in turn leads to all accommodation. There are two principal rooms on the ground floor, the cosy lounge with its dual aspect windows and an ornate hobbit style wood-burning stove fitted in 2019, adding a touch of grandeur.





The galley-style kitchen is fitted with a range of base units with wooden worktops and a mixture of integrated and standalone appliances. The exposed stonework ceiling beams, with stone slate flooring and the dual aspect windows all add to the appeal of this traditional cottage. The kitchen is open plan to the family dining area, which is also fitted with a multi-fuel stove. Access to the utility room from the dining area, which in turn allows access to the three-piece family bathroom and the rear garden.







**The Bathroom**







A carpeted stairway with a wooden balustrade leads to the first-floor landing. There are two double bedrooms, both of which have dual aspect windows with views to the front and rear of the rear gardens.

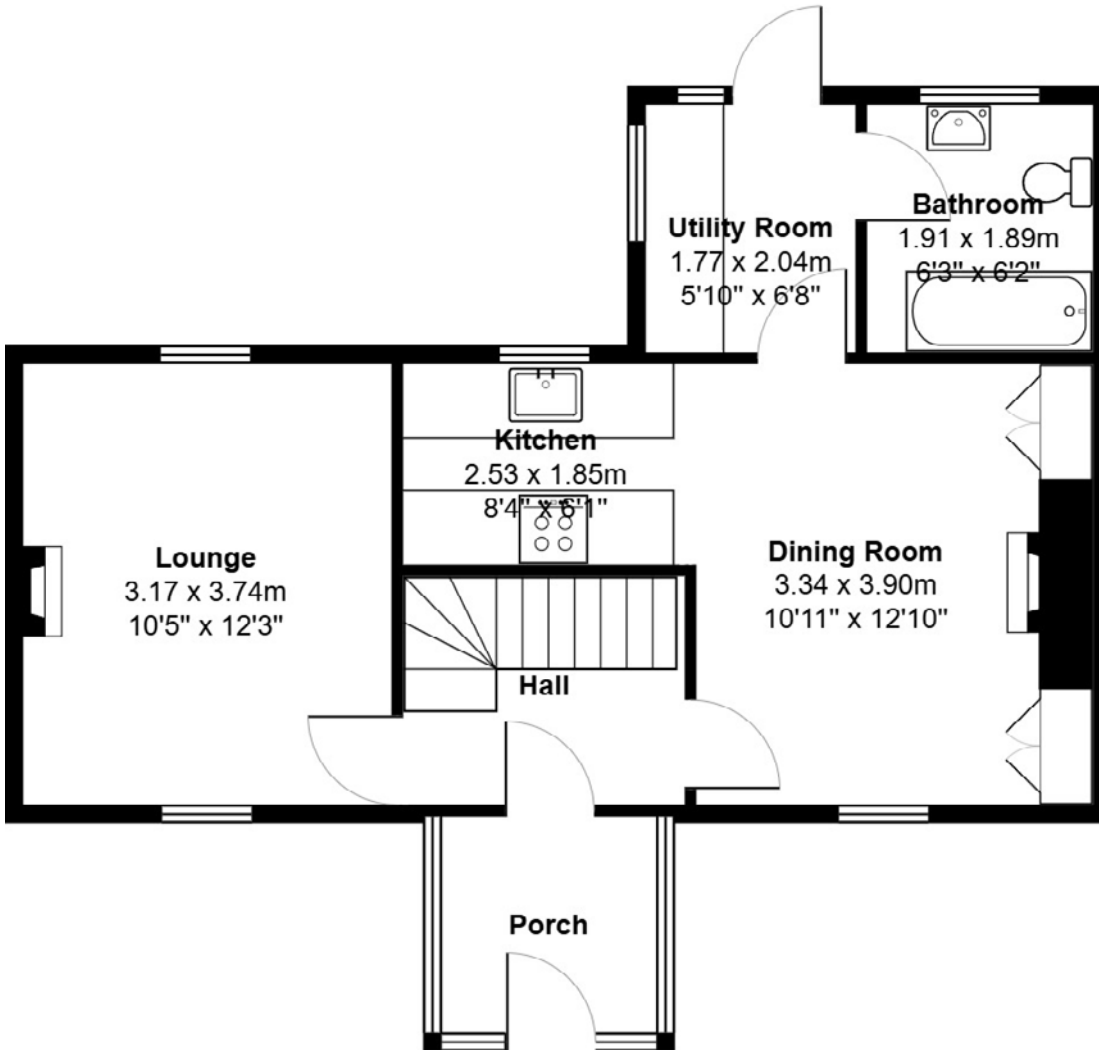
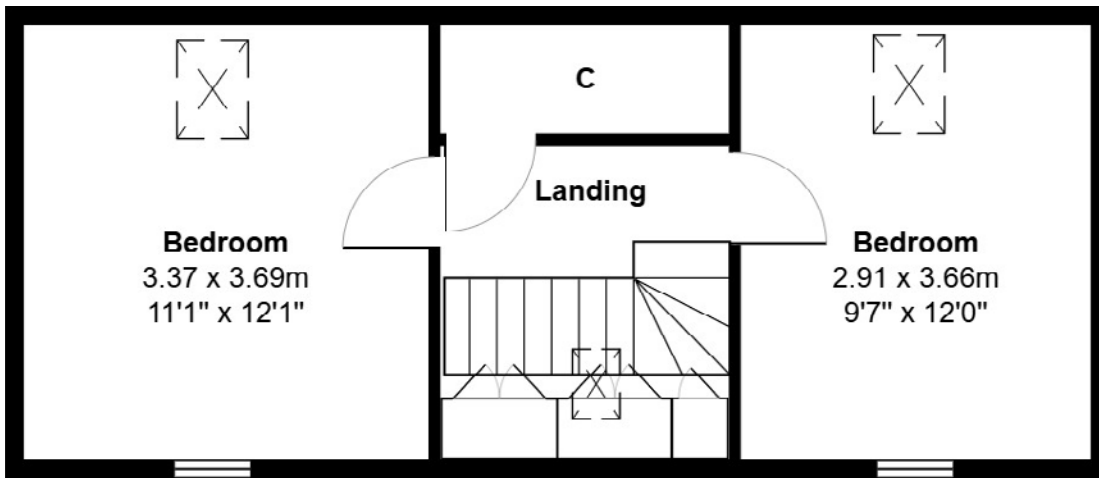




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>

EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings. All other contents to allow you to continue operating as a holiday home, including all soft furnishings, appliances and electrical items, are to be negotiated separately.



On-street parking is available at the front of the property. The front garden is bordered by a small, gated white wall laid to lawn with sporadic planting of mature shrubs and seasonal flowers.

The rear garden wraps itself around the property and has views of the River Livet and is close to the famous 18th-century Packhorse Bridge. Laid mostly to decorative stone chip with a choice of seating areas, with a multitude of landscaped areas and sporadic planting of mature shrubs, trees and seasonal flowers. This bright, private and peaceful area is easily maintained and perfect for entertaining and enjoying the sun. The rear garden is enclosed, making it a safe environment for those with children and pets.

## The Property



FOR ILLUSTRATION PURPOSES ONLY





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This fantastic semi-detached cottage is situated in a tranquil village hamlet of Bridge End within the Glenlivet and Ballindalloch estates on the very edge of the Cairngorm National Park and the renowned Spey Valley. The property is located a stone's throw from the River Livet and the famous 18th-century Packhorse Bridge, both of which can be viewed from the rear garden.

The property offers an ideal location from which to explore the Cairngorm National Park and Malt Whisky Country, or take advantage of the fantastic summer and winter sporting activities, including fishing on the Rivers Spey, Avon and Livet or skiing on the Cairngorm Mountains or the nearby Lecht Ski Centre. The Cairngorm National Park has over thirty Munros to challenge the hill walker.

The area also offers further opportunities for excellent shooting, sailing, local golf courses and pony trekking. This area of the Highlands and Glenlivet, in particular, is internationally known for its excellence in the malt whisky industry, largely due to the purity of the water and the climate, which, although it can be crisp and beautiful in winter, also has a relatively low rainfall and high sunshine record.

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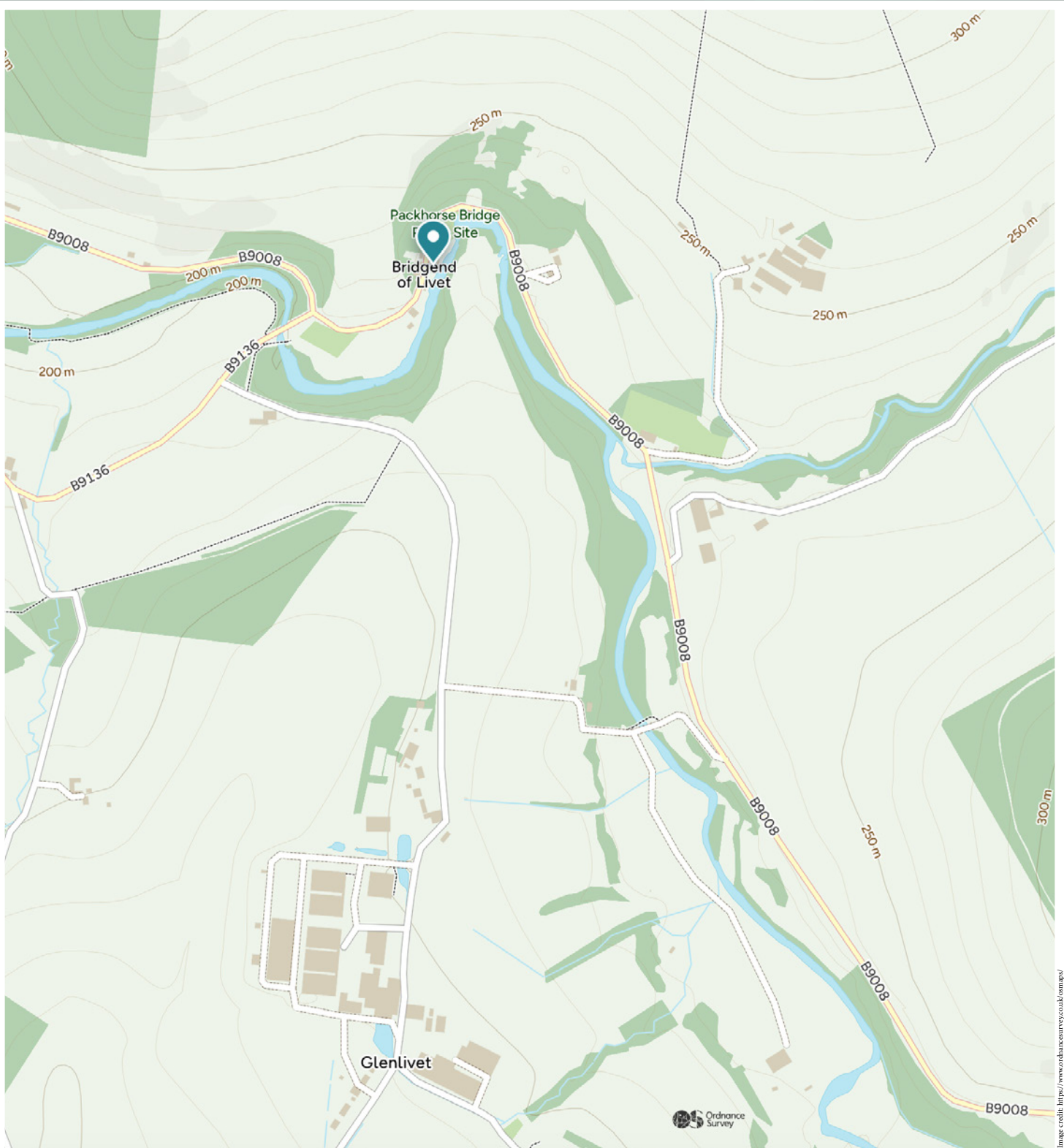


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

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