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solicitors and estate agents

Glenochty, Auchnarrow, Ballindalloch, AB37 9JN

UNDER OFFER £250,000

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

UNDER OFFER - Set amidst rolling countryside with far-reaching views, including towards the majestic Ben Rinnes, this beautifully proportioned three-bedroom detached bungalow offers a superb blend of comfort, versatility, and rural charm. Positioned on a generous plot in an enviable location, the property is ideally suited as a family home, a peaceful Highland retreat, or a base for exploring the surrounding landscape. Inside, the welcoming accommodation extends to approximately 147.3 m² (1,586 ft²) and is thoughtfully arranged to make the most of the natural light and garden views. The heart of the home is the bright and generously sized sitting room, which flows into a delightful sunroom – perfect for enjoying the scenery year-round. The well-equipped kitchen/breakfast room provides excellent workspace and storage, complemented by a practical hallway and direct garden access. The bedroom accommodation is equally impressive, with three well-proportioned double rooms offering flexibility for family living, guests, or home working. A smart shower room serves the property, and there's ample storage throughout. Externally, the home enjoys wrap-around gardens laid mainly to lawn with mature planting, gravelled areas, and space for outdoor dining. A separate garage and store building add further practicality and scope, whether for hobbies, storage, or workshop use. Located within a peaceful rural community yet within easy reach of nearby amenities, this home offers the perfect balance of seclusion and accessibility. The surrounding area is rich in wildlife, walking trails, and outdoor pursuits, with the Cairngorms National Park and Speyside's whisky country both close by. EPC D, Council Tax D. Home report at massoncairns.com

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Auchnarrow

Is a charming village situated on the road from Tomintoul to Dufftown. It is approximately four miles from Tomintoul. Also close by is the village of Tomnavoulin, famous for the Tamnavulin Glenlivet Distillery, near the Old Mill centre. There is a Post Office at Tomnavoulin. Tomintoul is an attractive village conveniently situated near the Lecht Ski Slope. It is the highest village in the Highlands, with fine shopping centre, hotels and guest houses, primary school (in Tomintoul and Glenlivet) and excellent sporting facilities, including Salmon and Trout fishing on the nearby River Avon.

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 Tomintoul and 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

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

EPC Rating **

Entrance Hall & Inner Hallway

A bright and welcoming introduction to the home, the entrance hall is accessed via a glazed upvc door and leads to bedrooms two and three, with a seamless flow into the inner hall and the rest of the property. There is a loft hatch that provides access to the attic, while a generous storage cupboard offers ample freestanding and shelved space. The inner hall leads to the sitting room, bedroom one, and the shower room. This thoughtfully designed layout ensures easy access to all main living areas while maintaining a natural flow throughout the home and there is attractive laminate wood flooring and ceiling lighting.

Sitting Room

3.80m x 4.92m (12'5" x 16'1")

A bright and inviting space, the sitting room enjoys generous proportions and a welcoming atmosphere, perfect for relaxing or entertaining. A large picture window draws in natural light and frames views of the garden, while a second window enhances the airy feel. A feature wood-burning stove with a tiled hearth and timber mantle creates a cosy focal point, ideal for cooler evenings. Finished with laminate wood flooring, fresh décor, and ceiling lighting, this room offers both style and comfort, with a door leading directly to the sunroom and kitchen / breakfast for an easy flow between living spaces.

Sun Room

2.53m x 3.30m (8'3" x 10'9")

Currently arranged as a bright and comfortable home working space, the sunroom is wrapped in glazing to three sides, flooding the room with natural light and providing a peaceful outlook over the gardens. With fitted carpet underfoot, a panelled ceiling with recessed downlighting, and a door leading from the sitting room, this versatile space could equally serve as a relaxing reading nook, craft room, or playroom.

Kitchen / Breakfast

3.84m x 3.74m (12'7" x 12'3")

The well-appointed kitchen at Glenochty is thoughtfully designed for both everyday living and entertaining. A large peninsula worktop incorporates a two-person breakfast bar and a ceramic hob with a sleek extractor hood above, while additional counter space accommodates a stainless steel sink and drainer with mixer tap. The fitted units provide excellent storage with a combination of wall, base and drawer units, complemented by an integrated Neff double oven and grill. There is designated space and plumbing for both a dishwasher and washing machine, as well as an under-counter fridge/freezer. Large windows to both the front and rear ensure the room is bathed in natural light, framing views of the gardens and beyond. Additional features include the boiler unit with airing cupboard above, solid wood flooring, and recessed downlighting for a bright, modern feel. A further door leads to the boot room.

Boot Room

3.13m x 1.04m (10'3" x 3'4")

A practical and bright entrance point to the home, the boot room is accessed via a glazed upvc door that allows light to stream in while providing a pleasant view of the garden. A side window enhances the natural brightness, and the space offers an ideal spot for storing coats, boots, and outdoor gear, serving as a convenient link between the outdoors and the main living areas.

Shower Room

2.20m x 2.49m (7'2" x 8'2")

Stylish and contemporary, the shower room features a spacious walk-in enclosure with a mains shower and glass screen, complemented by attractive full-height wet wall panelling. A modern vanity unit with inset wash hand basin, mixer tap, and illuminated mirror above provides both practicality and style, while the WC is positioned beneath an opaque window that brings in natural light. Additional recessed shelving offers handy storage, and the room is finished with recessed downlighting and modern tiled flooring for a clean, fresh look.

Bedroom One

4.12m x 4.42m (13'6" x 14'6")

This generous principal bedroom offers a bright and peaceful retreat, with dual-aspect windows providing lovely views over the garden and extending towards the distant peak of Ben Rinnes. The room benefits



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from excellent natural light and ample space for freestanding bedroom furniture, making it both comfortable and versatile. It is finished in fresh, neutral décor with a soft carpet underfoot and a stylish ceiling light.

Bedroom Two

4.46m x 3.97m (14'7" x 13'0")

A bright and generously sized double bedroom, enjoying a large picture window to the front of the property that frames garden views and brings in excellent natural light. The room features an integral double wardrobe providing ample hanging and shelved storage. There is wood-effect flooring and ceiling lighting.

Bedroom Three

3.17m x 4.09m (10'4" x 13'5")

A bright and well-proportioned double bedroom with a large window to the front which allows natural light to fill the room, while an integral wardrobe provides excellent hanging and shelving space. Soft carpet underfoot and neutral décor make this a versatile room, ideal for use as a child's or guest bedroom.

Outside & Garage

Extending to just over a quarter of an acre, the grounds at Glenochty are a true wildlife haven, with expansive lawns interspersed and bordered by mature planting, shrubs, and trees with some wonderful views. A gravel driveway, accessed via a wooden gate, leads to the side of the property and a substantial wooden garage, offering combined parking for multiple vehicles or for use as a workshop. Measuring approximately 7.42m x 3.08m, the garage features a concrete base, power, lighting, a side access door, and double doors to the front. A further store room to the rear measures approximately 2.21 x 3.04m. Additional outbuildings enhance the property's versatility, including a potting shed (1.8m x 2.5m), a greenhouse with water supply (2.0m x 1.5m) and a polytunnel. An oil tank for the central heating boiler is also discreetly positioned within the grounds. Together, these features make the outdoor space ideal for gardening, hobbies, and enjoying the surrounding countryside.

Services

It is understood that there is drainage and electricity. There is a private water supply with double filter system at the source and house. 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

Grantown on Spey

Moray

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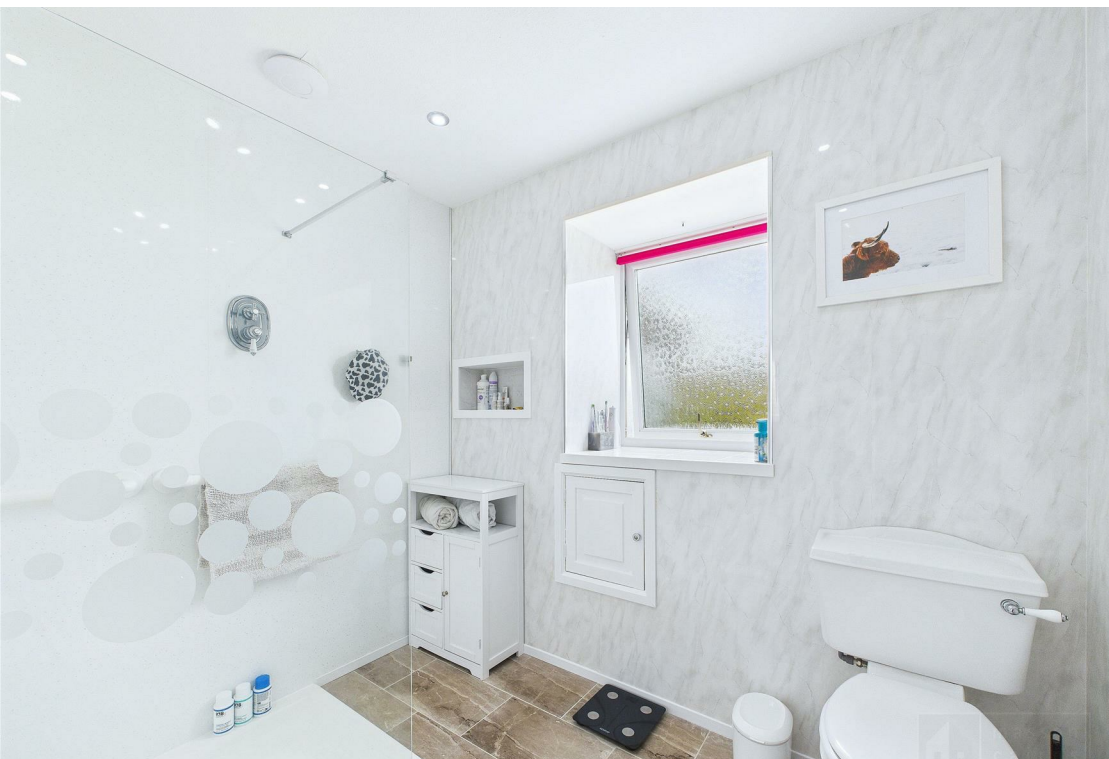
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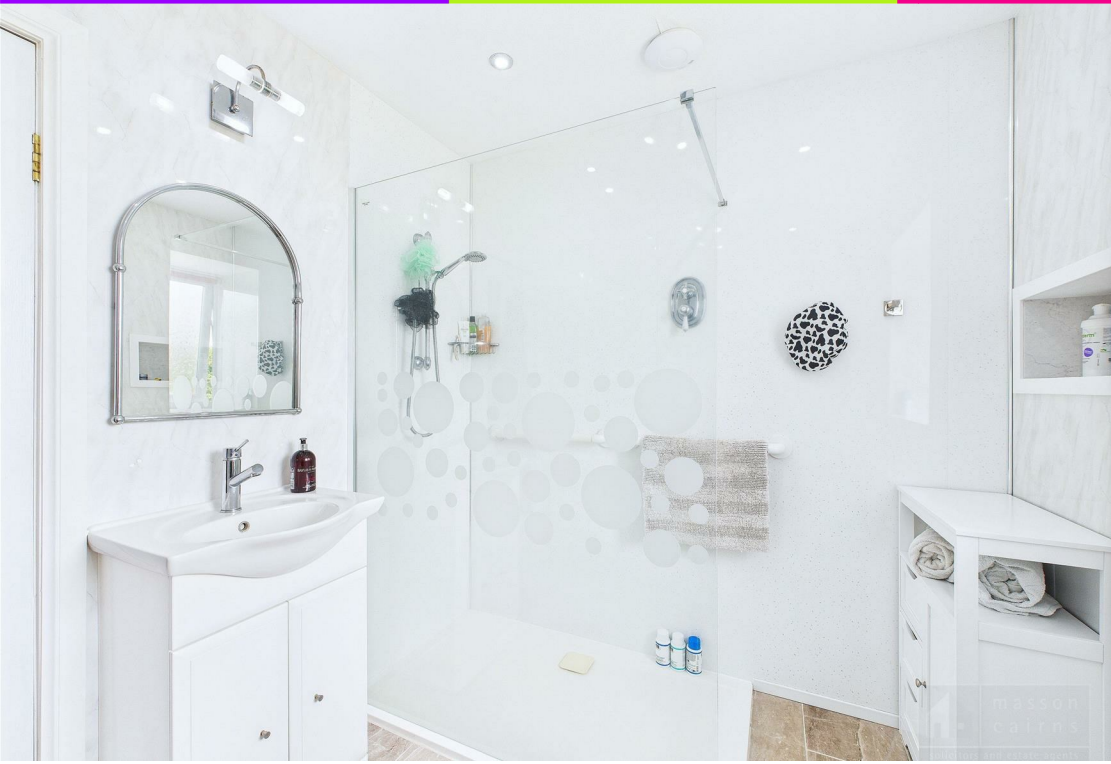
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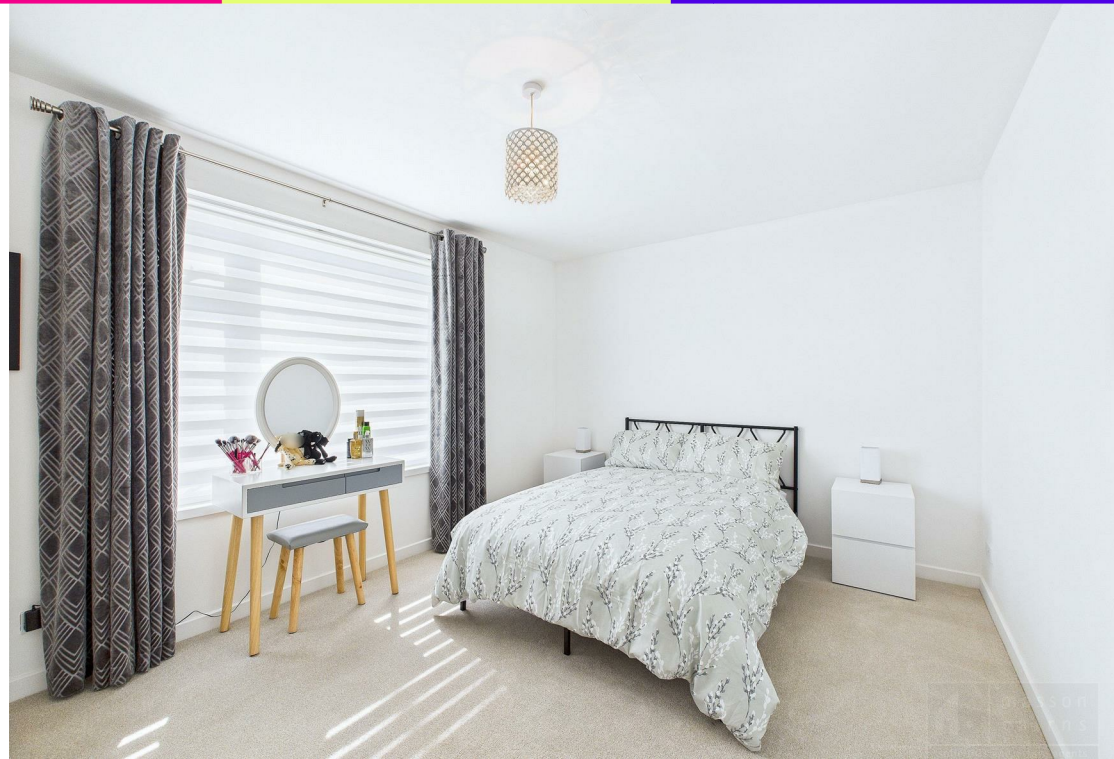
























Approximate total area⁽¹⁾
117.7 m²
1268 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 1



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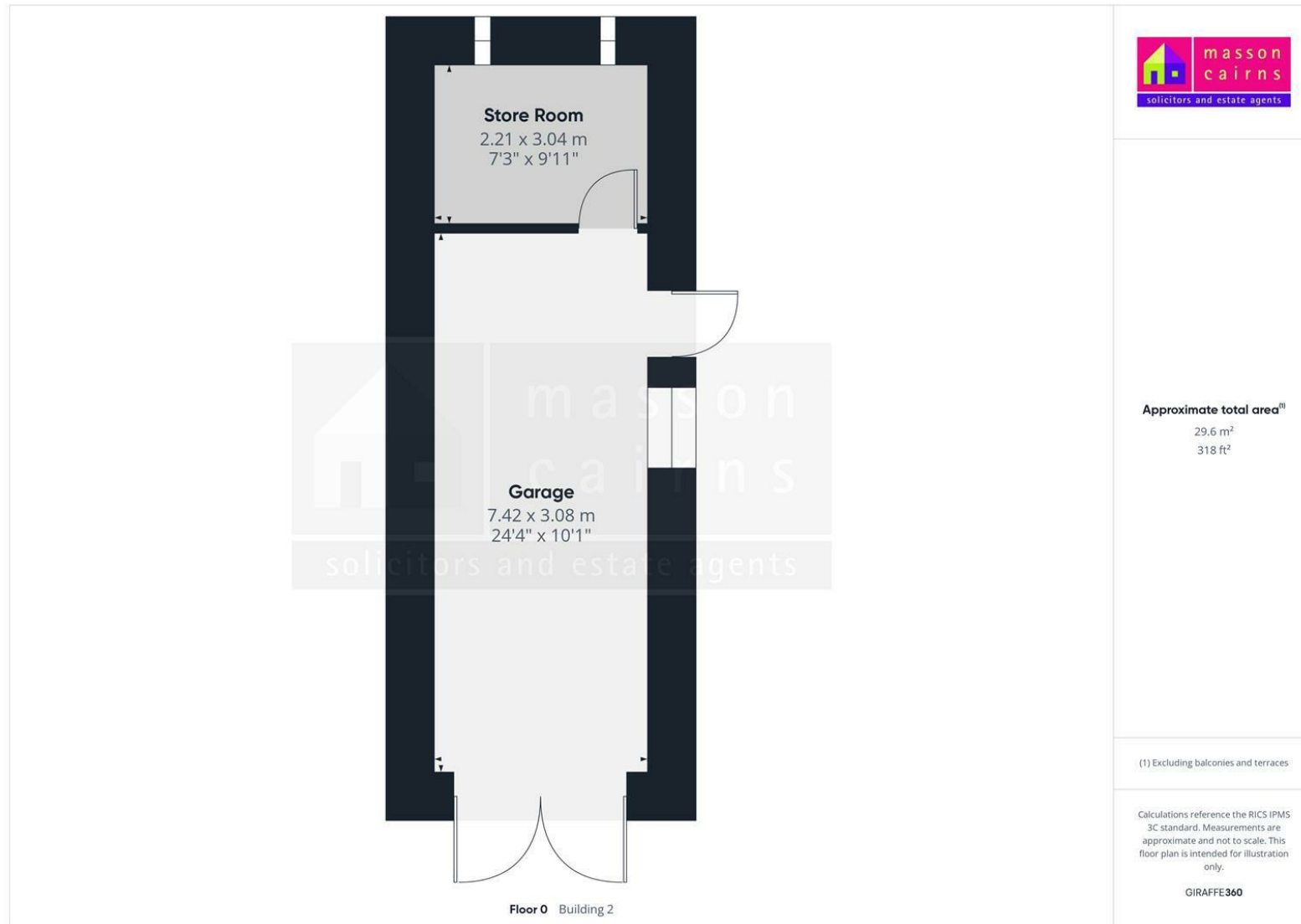
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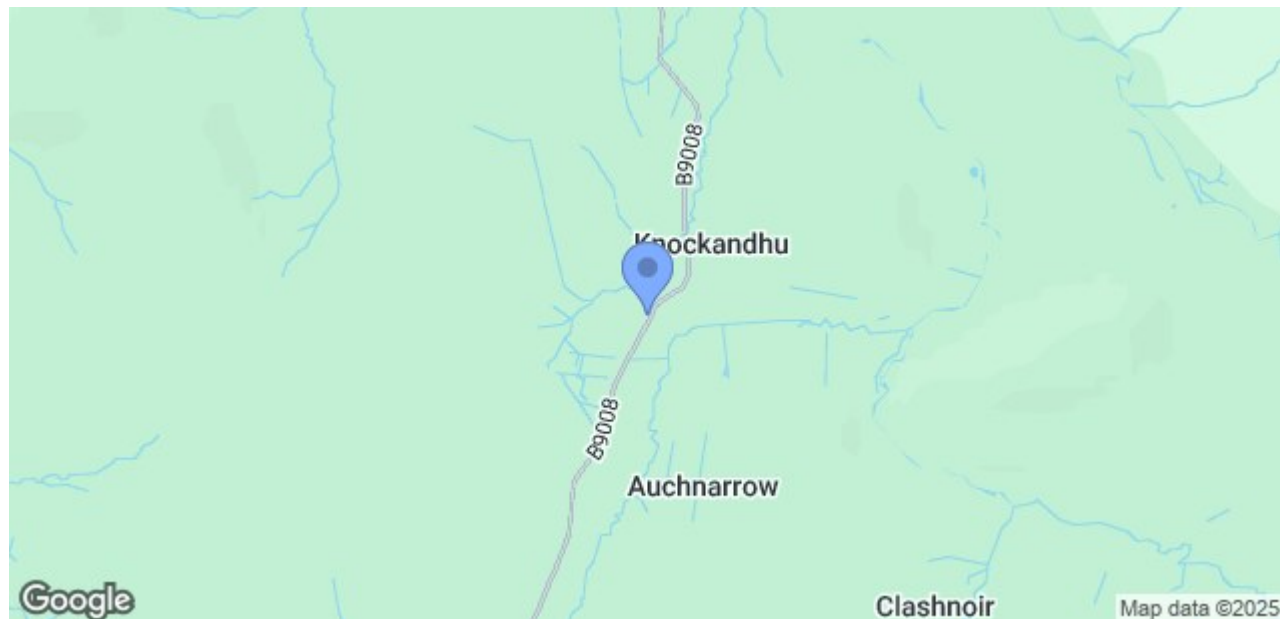
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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