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solicitors and estate agents

Highlea, Auchnarrow, Glenlivet, AB37 9JN

Offers Over £235,000

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

Highlea is a charming and characterful detached cottage with an adjoining stone steading, set within generous garden grounds in the peaceful hamlet of Auchnarrow in the Cairngorms National Park. With beautiful views of the surrounding Ladder hills and countryside, this traditional two-bedroom home offers a fantastic opportunity for those seeking a rural lifestyle with excellent potential for further development (client said she has planning for steading). The accommodation is arranged over two floors and includes a bright entrance vestibule leading through to a spacious kitchen with ample room for dining. From here, a sun room to the rear enjoys panoramic views across open fields. The cosy sitting room is full of warmth and character, with a striking exposed stone fireplace and wood-burning stove. Also on the ground floor is a stylish shower room and rear hall. Upstairs, there are two generously sized double bedrooms and a central landing. The attached stone steading provides extensive storage and workshop space and could offer scope for conversion, subject to the necessary consents (the current owner previously had obtained planning to convert this into annexe accommodation). Outside, the garden wraps around the house with a mix of lawn, planting beds and boundary fencing. A gravel drive provides parking, and the setting enjoys a strong sense of privacy while remaining accessible. This attractive property would suit a variety of buyers, including those looking for a permanent home, a Highland retirement or a project with further potential. Viewing is essential to appreciate the location and possibilities. EPC D, Council tax B, Home report available from massoncairns.com

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Glenlivet

The area is remarkably beautiful and unspoilt. Primary schooling is at Glenlivet Primary and secondary education is at Speyside High in Aberlour. There is a free transport service to both. Aberlour (11 miles) provides a range of services including garage, hotel, butcher, general store, post office, 3 churches, hospital and health centre, community centre including a swimming pool, tennis court and bowling green. The area is ideal for access to the Cairngorm Mountain Range, Glenlivet Estate with its summer and winter sporting facilities, Mountain Bike Trails, the Malt Whisky Trail and fishing on the Rivers Spey and Avon. The area is famed for its range of outdoor pursuits. Fishing can be taken on the Spey and Avon, two of Scotlands finest rivers, and shooting and stalking is available on nearby estates. Ballindalloch has a golf course, hillwalking and skiing at the Lecht and Cairngorms and water sports on the Moray Firth. The international airports at Aberdeen and Inverness offer an excellent range of domestic and European flights.

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

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

EPC Rating D

Entrance Vestibule

2.04m x 2.84m (6'8" x 9'3")

The entrance vestibule offers a bright and practical welcome to the home, featuring windows to two sides and a partially exposed stone wall that hints at the property's character. This spacious area provides an ideal spot for outerwear and boots, with space for freestanding storage. Finished with tiled flooring and neutral décor, it sets the tone for the comfortable, country-style interiors beyond.

Hallway

Accessed from the entrance vestibule, the hallway provides a bright and inviting link through the ground floor of the cottage. Featuring a painted timber staircase with a bannister leading to the first floor, this space also offers access to the sitting room and kitchen. There is laminate wood flooring and ceiling lighting.

Sitting Room

4.16m x 4.02m (13'7" x 13'2")

The sitting room is a bright and characterful space, enjoying a triple aspect with windows that frame views across the surrounding hills and countryside. A striking focal point is the original stone fireplace, which houses a multi-fuel stove. This is vented into the traditional chimney breast and benefits from a back boiler that feeds to the central heating system supplementary to the oil boiler. Adding to the room's charm is a unique recessed and illuminated display alcove that reveals the original stonework—an attractive architectural detail ideal for showcasing ornaments or floral arrangements. The room provides a cosy and welcoming atmosphere, perfect for relaxing or entertaining, and is finished with natural timber sills, laminate wood flooring, and ample space for a choice of furnishings.

Kitchen

4.16m x 4.02m (13'7" x 13'2")

The kitchen is a bright and sociable space with ample room for cooking and dining. It features a blend of base, drawer and wall units with wood-effect worktops, complemented by open shelving and a deep window ledge to the front for potted plants or display items. There is a freestanding range cooker with extractor hood, space for a large fridge-freezer, and plumbing for a washing machine tucked beneath the counter. A window above the sink frames a view through the sunroom, while natural light floods in from multiple directions. There is space for a neat breakfast table and a handy utility cupboard houses the electrical meter and provides additional storage or pantry space. Further doors lead to the shower room and sun room. There is a combination of laminate wood and tiled flooring with recessed own and spot lighting.

Shower Room

4.16m x 4.02m (13'7" x 13'2")

The ground floor shower room is well-appointed with a corner shower enclosure, pedestal wash hand basin, and WC. Practical vinyl flooring and wet wall panels that provide low-maintenance convenience. There is a chrome heated towel radiator, ceiling lighting and an extractor fan while natural light enters through a window to the rear of the room.

Sun Room

2.59m x 3.76m (8'5" x 12'4")

A highlight of the home, the sun room provides a bright and tranquil space with outstanding views over the surrounding countryside and nearby hills. Large picture windows flood the room with natural light and frame the scenic outlook, while glazed doors opens to the garden, seamlessly connecting indoors with outside. A velux roof window enhances the sense of light and space, making this an ideal spot for morning coffee, quiet reading, or simply taking in the view. There is laminate wood flooring and ceiling lighting.

Landing

The first-floor landing benefits from velux windows to the front and rear providing excellent natural light levels and there is exposed timber flooring and ceiling lighting. There is space ideal for seating or as a reading nook, along with access to the upstairs bedrooms. An eaves storage cupboard provides additional practicality.



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Bedroom One

4.02m x 4.19m (13'2" x 13'8")

A bright and generously sized double room with twin dormer windows to the front and rear that fill the space with natural light. The room enjoys an open outlook and there is recessed downlighting and carpet flooring.

Bedroom Two

4.02m x 3.42m (13'2" x 11'2")

Another light and airy bedroom with twin aspect dormer windows to the front and rear that flood the space with natural light. There is carpet flooring and ceiling lighting.

Outside

The outside of Highlea is a real highlight, with spectacular open views and well-kept gardens that offer both beauty and privacy. The property sits in a generous plot with a mix of lawn, mature planting, and fencing that defines the boundary while allowing the uninterrupted outlooks to shine. A driveway provides off-street parking to the side of the steading, while the rear garden enjoys a peaceful position with sweeping views across fields to the distant Ladder hills. It's a wonderful spot to relax, entertain, or simply enjoy the ever-changing Highland scenery. The attached stone steading and characterful exterior of the cottage add to the property's Highland charm.

Steading

4.46m x 8.63m (14'7" x 28'3")

Adjoining the main cottage, the traditional stone-built steading provides excellent additional storage and workshop space with clear potential for development. It is divided into three distinct store areas, with power and light, and houses the central heating system components. Importantly, planning permission was previously granted (ref: 19/00238/APP, viewable on the Moray Council ePlanning website) for conversion of the byre to ancillary accommodation and an extension to the main dwelling. This presents the opportunity to enhance the living space, add further amenity, and increase the overall value of the property with a fresh planning application.

The plans included a self-contained annexe with its own entrance, comprising a double bedroom, shower room, kitchen area, and sitting space, offering flexibility for multi-generational living, guests, or even potential holiday / long term letting (subject to appropriate permissions).

Services

It is understood that there is mains electricity, private water and drainage to a septic tank. There is oiled fired central heating and a supplementary back boiler attached to the wood burning stove in the sitting room.

Entry

By mutual agreement.

Price

Offers over £235,000 are invited

Viewings and Offers

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

Masson Cairns
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Moray
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Fax: (01479) 874806
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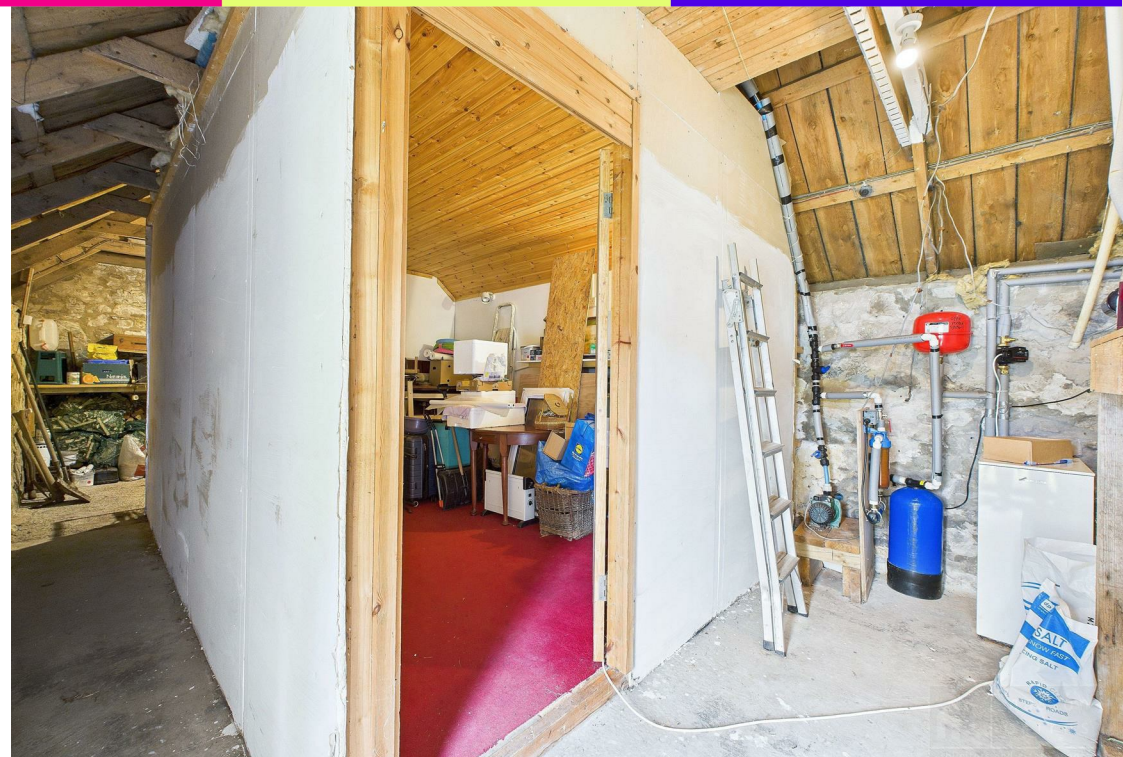














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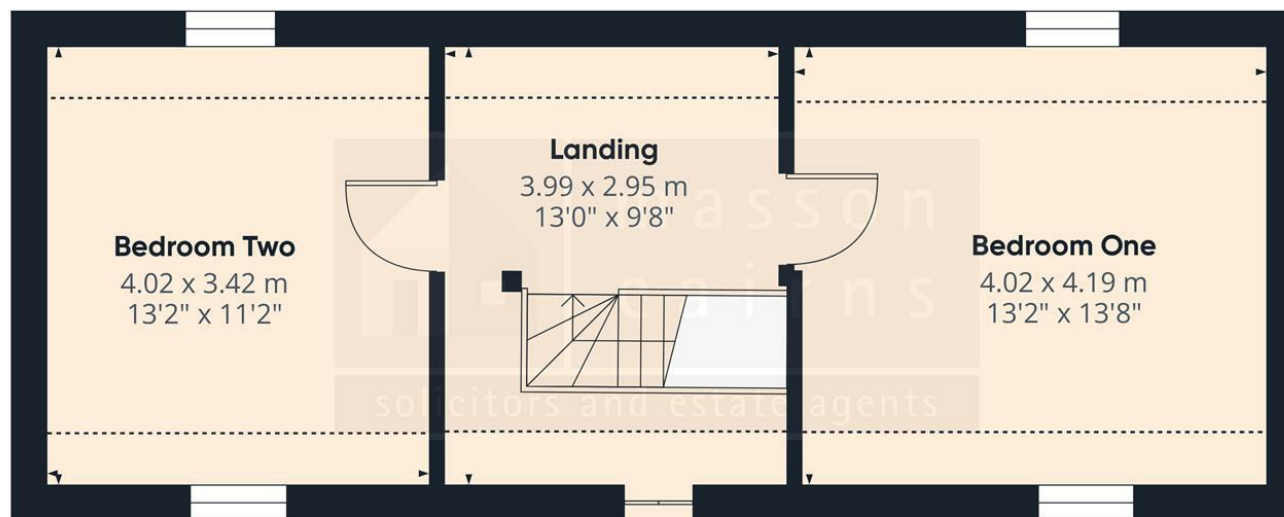
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Floor 1

Approximate total area⁽¹⁾

40.5 m²
437 ft²

Reduced headroom

9.6 m²
103 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

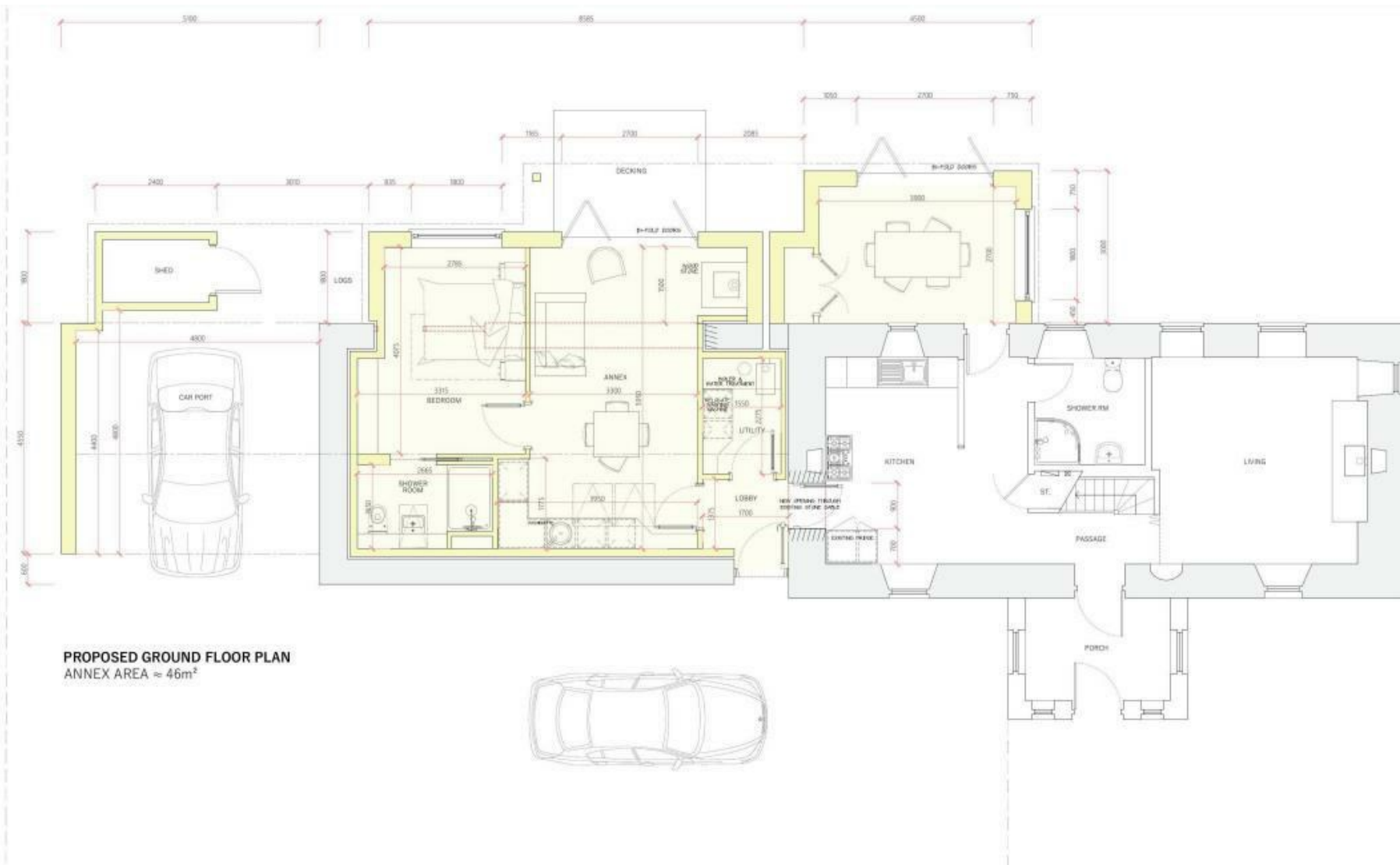
Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(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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