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solicitors and estate agents

Carnside, Gallowhill, Glenlivet, AB37 9DL

Offers Over £195,000

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

CLOSING DATE SET 18th June 2026 12 Noon - Occupying a rarely available elevated position in the heart of Glenlivet, Carnside is a charming three bedroom detached home set within circa 0.7 acres of beautiful Highland countryside, enjoying panoramic views across rolling hills, the Glenlivet distillery and towards the iconic Ben Rinnes. Offering a wonderful lifestyle opportunity for those seeking peace, privacy and connection with nature, the property combines character accommodation with extensive outbuildings, garden grounds and endless potential for home working, hobby use or smallholding interests. A welcoming entrance vestibule and hallway lead through the home, where the cosy sitting room immediately showcases the property's traditional appeal with exposed ceiling beams, deep set windows and a wood burning stove set within an inglenook style fireplace. The kitchen dining room enjoys a practical layout with space for everyday dining and there is also a generous double bedroom and a spacious shower room on the ground floor. Upstairs, two attic style bedrooms provide flexible accommodation, ideal for family, guests or home office use, each enjoying a peaceful outlook over the surrounding landscape. Externally, the lifestyle appeal continues with attractive garden grounds bordered by mature trees and open countryside, creating a wonderful sense of seclusion. A detached garden room offers further versatile space for studio, office or relaxation use, while a substantial workshop / store and byre buildings provide excellent storage and potential for a variety of uses. The spectacular setting, with walking, cycling and outdoor pursuits available straight from the doorstep, makes Carnside a truly special Highland retreat with the perfect balance of rural living and characterful charm. EPC G, Council Tax B, Home report available online at massoncairns.com

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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

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

EPC Rating G

Entrance

2.41m x 1.65m (7'10" x 5'4")

The entrance is a bright and practical welcome into the home, with a glazed uPVC door and side facing window drawing in natural light. Tiled flooring makes the space ideal for country living, with room for coats, boots and outdoor kit before stepping through to the main accommodation.

Kitchen / Dining

2.21m x 4.87m (7'3" x 15'11")

The kitchen/dining room has a charming country feel, fitted with a range of base, drawer and wall units, worktop space, tiled splash backs, cooker, fridge freezer and a stainless steel sink with drainer. Double windows draw in natural light, while the far end provides space for a dining table beside the rear door, giving direct access to the vestibule. There is a cupboard housing the hot water cylinder.

Sitting Room

4.60m x 3.95m (15'1" x 12'11")

The charming sitting room is a wonderfully characterful and welcoming space, beautifully enhanced by exposed ceiling beams, deep set windows and a traditional fireplace housing a wood burning stove

which creates a cosy focal point. Generous in proportion, the room offers ample space for both relaxation and entertaining, while the dual aspect outlook allows natural light to flow throughout the day and frames attractive views towards the surrounding countryside.

Hallway

The hallway provides a characterful central connection through the home, with traditional doors, timber panelling and stairs rising to the first floor. From here there is access to the sitting room, shower room, third bedroom and there is useful under stair storage.

Vestibule

2.33m x 0.95m (7'7" x 3'1")

The vestibule has double uPVC doors and side windows drawing in natural light while framing lovely glimpses across the garden and surrounding countryside. Tiled flooring makes it ideal for muddy boots, coats and outdoor gear, before characterful double inner timber door leads through to the hallway and the further accommodation.

Shower Room

2.13m x 2.82m (6'11" x 9'3")

The ground floor shower room is fitted with a corner shower enclosure with curved glazed screen and electric shower, WC and wash hand basin with twin taps tiled splashback. An opaque window brings in natural light while maintaining privacy, and there is a glass display shelf, mirrored vanity unit, shaver socket and cupboard with shelved storage.

Bedroom One

3.08m x 3.94m (10'1" x 12'11")

Bedroom One is a charming ground floor double bedroom full of traditional character, featuring exposed ceiling beams, deep-set walls and a substantial stone fireplace with timber mantle. A front facing window overlooks the surrounding greenery and brings in good natural light, while the room also offers comfortable space for freestanding furniture.

Planting Pod

1.85m x 2.28m (6'0" x 7'5")

This provides a sheltered and versatile garden space with a lino floor, ideal for potting, storage or simply sitting and enjoying the outlook across the garden.

Landing

The landing features painted timber panelling and a skylight to the front which brings natural light into the upper floor. There is useful built-in cupboard and shelved storage, adding practicality and two doors lead to bedrooms two and three.

Bedroom Two

4.82m x 2.87m (15'9" x 9'4")

Bedroom two is a characterful attic room with painted timber panelling, a Velux window to the front and skylight to the rear drawing in natural light and with space for twin beds or flexible guest accommodation. There is space for freestanding furniture.

Bedroom Three

4.43m x 2.87m (14'6" x 9'4")

Bedroom three is a bright and inviting attic room, finished with painted timber panelling and a Velux window to the front of the home. Arranged as a comfortable double, it offers additional space for freestanding furniture.

Outside and Outbuildings

The outside space is a defining feature of Carnside, extending to circa 0.7 acres in a wonderfully elevated setting with outstanding open views across the surrounding Highland landscape and towards Ben Rinnes. Mature gardens, lawns, planted borders and woodland edges create a private rural haven, with gravelled seating areas, a sheltered planting room and a detached timber summerhouse offering superb places to sit, work, create or simply enjoy the outlook. A range of useful outbuildings adds excellent flexibility, including the attached stone/block built byre with pitched corrugated roof that offers excellent further potential and, subject to the necessary planning consents and approvals, could lend itself to a variety of alternative uses. Possibilities may include conversion into studio or workshop space, home office, gym or ancillary living accommodation, making it an attractive prospect for purchasers seeking lifestyle opportunities in this peaceful rural setting. There is also a detached workshop with profile metal sheet roof (benches included but not machinery), and a timber water filtration store, providing space for storage, hobbies, tools, outdoor kit and lifestyle pursuits.

Services

It is understood that there is electricity, drainage to a septic tank and a private water borehole.

Entry

By mutual agreement.

Price

Offers over £195,000 are invited

***CLOSING DATE SET Thursday 18th June 2026 -12 Noon.

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

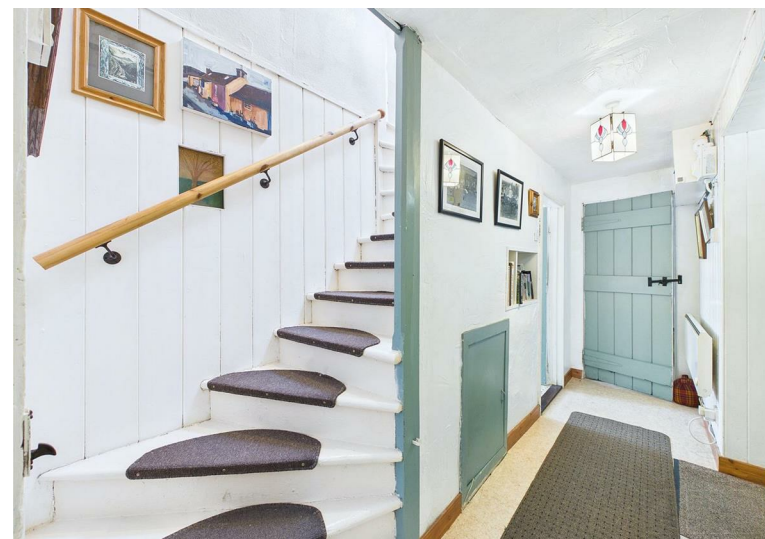
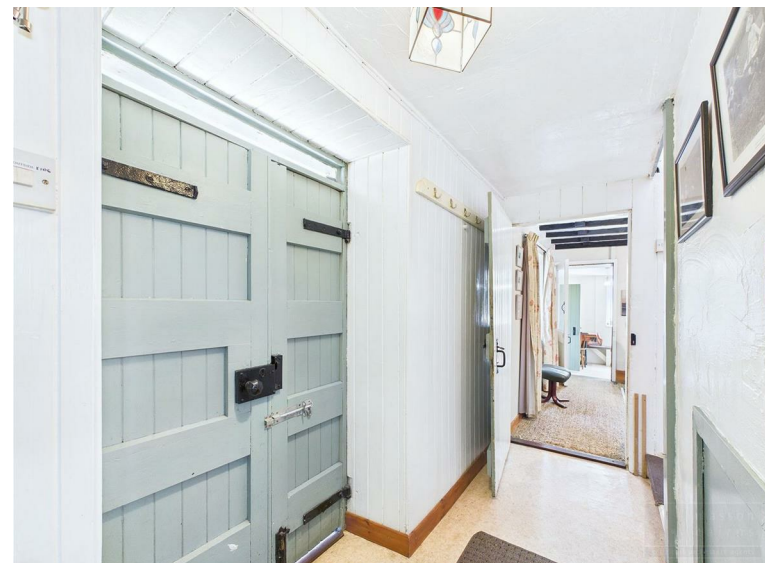
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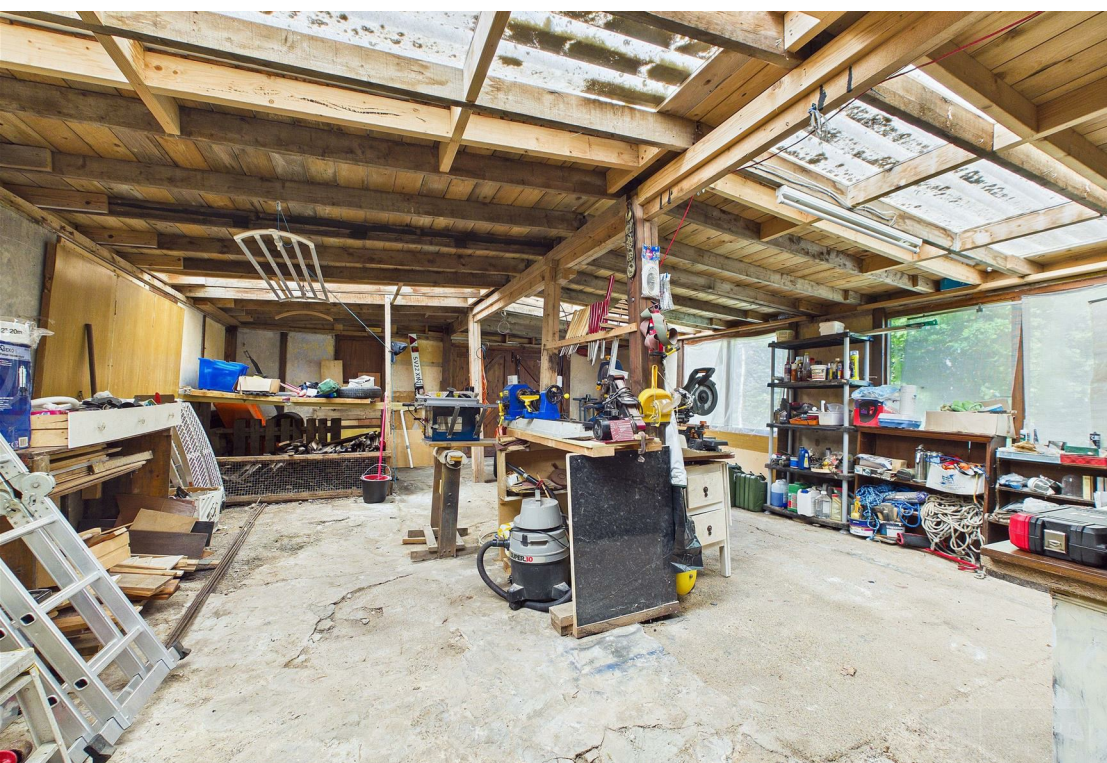




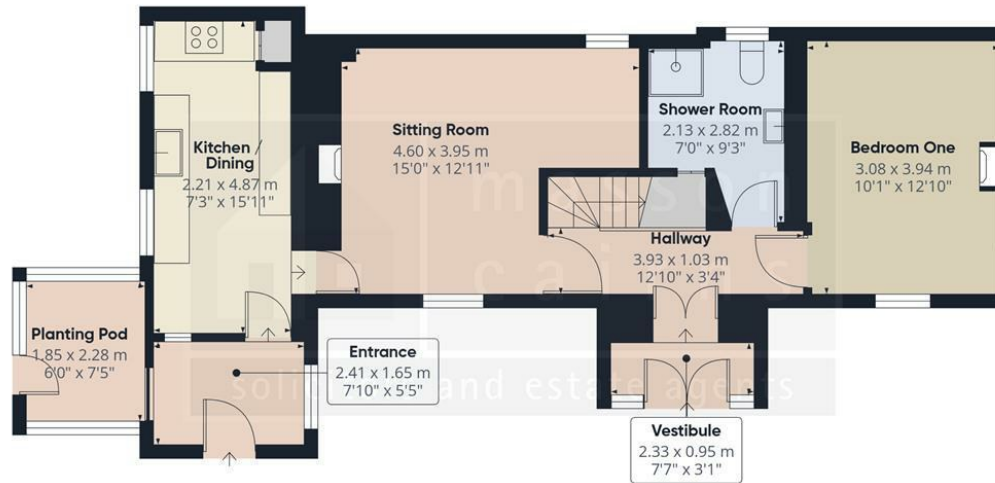




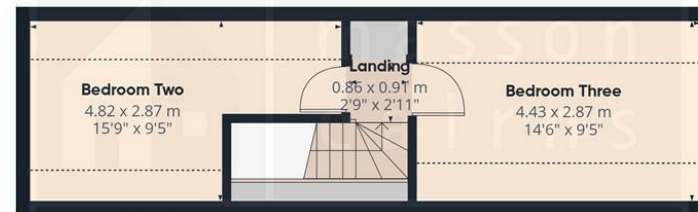








Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

86.8 m²
936 ft²

Reduced headroom

9.8 m²
106 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



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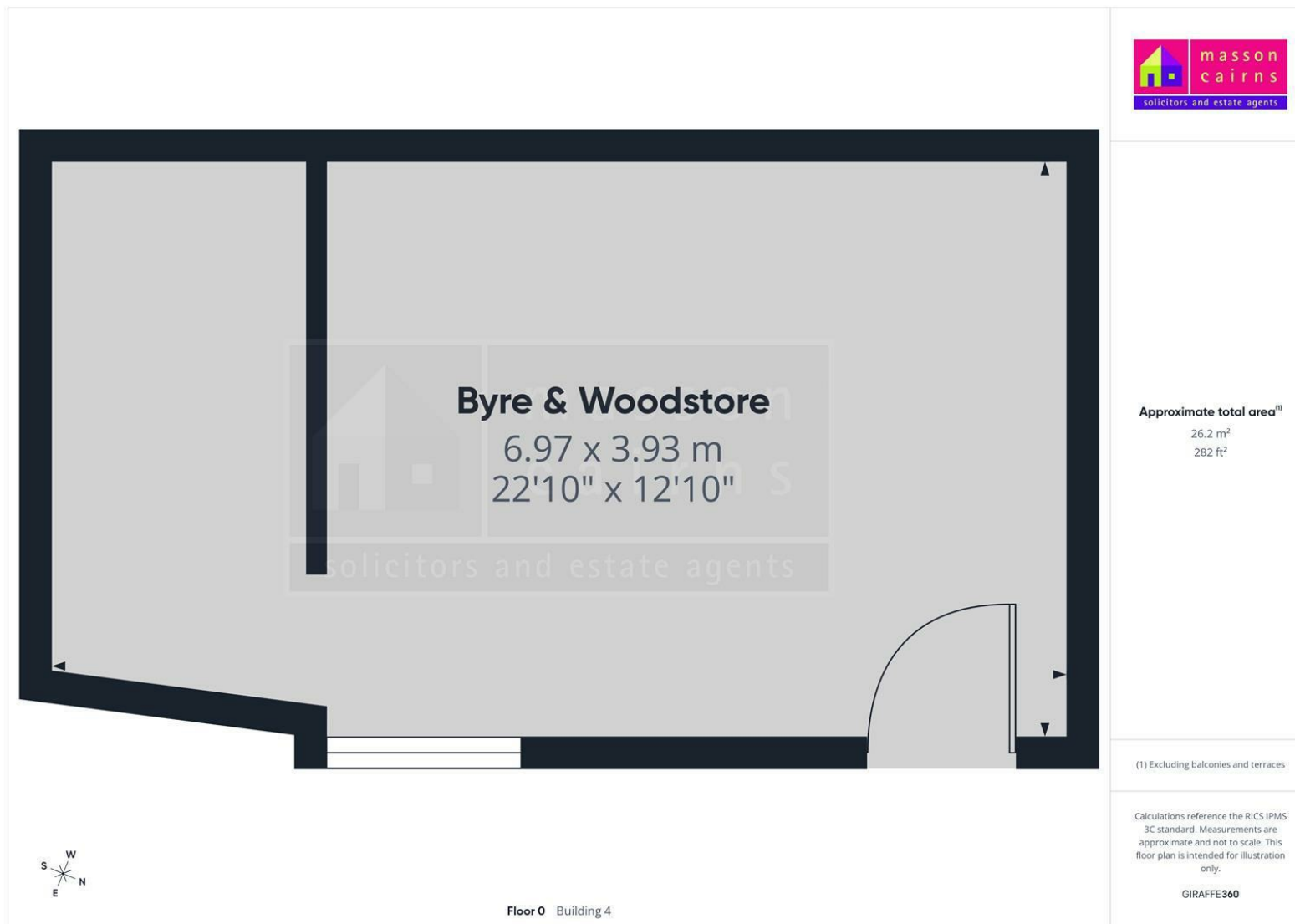
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	13	
Not energy efficient - higher running costs		
Scotland	EU Directive 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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