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3 Lower Castleton, Glenlivet, AB37 9DE

UNDER OFFER £195,000

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

UNDER OFFER - Located in the heart of Glenlivet, this delightful two / three bedroom semi-detached cottage enjoys a truly unique and picturesque setting—right next to the atmospheric ruins of Blairfindy Castle, with sweeping views toward the iconic summit of Ben Rinnes. Blending charm, comfort and history, this characterful home offers a peaceful Highland lifestyle with a stunning natural and historic backdrop. Inside, the accommodation is thoughtfully arranged over two floors. The ground floor features a welcoming hallway leading to a light-filled living room, where a wood-burning stove sits at the heart of the space—perfect for cosy evenings. A separate dining room provides ample space for family meals and entertaining (and could be used as a third bedroom), while the contemporary kitchen has been beautifully designed with warm wooden worktops, integrated appliances and open shelving for a homely yet practical feel. There's also a stylish WC and a useful boiler room. Upstairs, two spacious double bedrooms boast peaceful views of the surrounding countryside and castle ruins. A stylish modern shower room with a curved glass enclosure, heated towel rail and quality fittings completes the upper floor. Externally, the home features a generous garden space with a mix of lawn, patio and growing areas, as well as two colourful timber garden room—perfect as a creative retreat, studio, or home office. Seating areas, polytunnel and sheds enhance the outdoor space, creating a peaceful sanctuary in a truly unique setting. The property will suit a variety of buyers and this gem in Glenlivet must be seen to be fully appreciated. EPC E, Council Tax C, Home Report available 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 E

Hallway

The entrance to the property is via a stylish UPVC and glazed door that opens into a bright and welcoming hallway. Thoughtfully decorated with panelled walls, colourful feature wallpaper, and wood-effect flooring, the space feels both homely and full of character. A striking woven pendant light adds charm overhead, while a large under stair storage area with a window to the front provides excellent practical space. From here, the hallway offers access to the main reception rooms and features a decorative timber staircase with a classic runner leading to the first floor.

Sitting Room

3.34m x 4.16m (10'11" x 13'7")

The sitting room is a beautifully styled and welcoming space, bathed in natural light from a deep-set window with a charming stained-glass detail. A wood-burning stove set within a handsome fireplace with a natural timber mantle provides a cosy focal point, perfect for relaxing evenings. A recessed display nook beside the fireplace offers practical built-in shelving for logs or decorative items and the natural wood flooring adds warmth and character and there's ample space for comfortable seating, and thoughtful decorative touches enhance the room's charm. A wide opening leads seamlessly back into the hallway, adding to the home's flow and sense of space.

Dining Room / Bedroom Three

3.28m x 4.17m (10'9" x 13'8")

Currently used as a dining room, this versatile space could also serve as a third bedroom if desired. It features laminate wood flooring and recessed downlighting, with ample space to comfortably accommodate a large dining table and chairs. A set of glazed patio doors provides direct access to the garden and allows for excellent natural light. A built-in alcove with fitted shelving offers useful display or storage space.

Kitchen

3.58m x 2.83m (11'8" x 9'3")

The kitchen is a bright and practical space, well equipped with a good range of base and wall units, tiled splashback, timber worktops, and open shelving for everyday essentials. There is an integrated range cooker with designer extractor, full-size fridge, dishwasher, plumbing for a washing machine, along with a built-in wine cooler and a stainless steel sink beneath a large rear-facing window that provides lovely views of the garden and castle beyond. The room is finished with parquet style flooring, feature wall and ceiling lighting in addition to a panelled ceiling.

WC

1.70m x 1.25m (5'6" x 4'1")

The ground floor WC is thoughtfully designed and stylish, featuring a white two-piece suite comprising a pedestal wash hand basin and WC. Half-height panelling and tiled walls create a fresh, modern finish, while a modest opaque window to the side provides natural light and ventilation.

Boiler Room

2.36m x 1.68m (7'8" x 5'6")

Located to the side of the entrance door, this attached store has power and light and houses the boiler. There is ample space for storage and a tumble dryer.

Landing

The first-floor landing is bright and well-proportioned, featuring wood flooring and a timber-lined ceiling that adds warmth and character. A skylight to the front provides natural light, while a loft hatch offers access to additional storage above. The half landing includes a useful alcove with ample space for freestanding clothes storage or a wardrobe, making excellent use of the layout. The landing provides access to both double bedrooms and the shower room.



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Principal Bedroom

3.36m x 4.76m (11'0" x 15'7")

The principal bedroom is a bright and comfortable double room with ample space for freestanding furniture. A dormer window to the front provides natural light and offers an open outlook across the surrounding area. The room features wood-effect flooring and part-panelled walls, adding a touch of character.

Bedroom Two

3.38m x 4.76m (11'1" x 15'7")

Bedroom two is a generously sized double room with excellent natural light from the dormer window. There is ample space for a large bed and additional furniture, along with built-in shelving and a feature electric fireplace surround that adds character. Finished with wood-effect flooring and part-panelled walls, this flexible space is ideal as a main bedroom, guest room, or even a creative studio or work-from-home.

Shower Room

1.94m x 2.40m (6'4" x 7'10")

The shower room is spacious and well-finished, featuring a curved corner shower enclosure with mains shower, a wash hand basin set into a fitted vanity unit with an illuminated mirror, and a WC. Tiled flooring and half height tiled walls offer a smart and low-maintenance finish. An opaque window provides natural light and ventilation, there is a chrome towel radiator and recessed ceiling lighting.

Outside

The property enjoys a generous and well-organised outdoor area, ideal for both relaxation and productive use. To the front, there is a paved seating area with raised beds—perfect for morning coffee or evening sun—while to the rear and side, the garden opens up into a substantial space laid mainly to lawn with dedicated vegetable beds and a polytunnel, ideal for growing your own produce. A small wildlife pond and seating areas provide peaceful spots to enjoy the garden, and there's ample off-street parking. Two timber garden rooms with power and light offers versatile additional space for use as a home office, studio or workshop, complemented by a further shed and storage units. The garden is enclosed and thoughtfully laid out, with stunning views of Blairfindy Castle and open countryside providing a truly unique and atmospheric backdrop.

Services

It is understood that there is mains electricity, private water and drainage to a septic tank. There is oil fired central heating.

Entry

By mutual agreement.

Price

UNDER OFFER

Some light shades and curtains will be removed by the seller.

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns
Strathspey House
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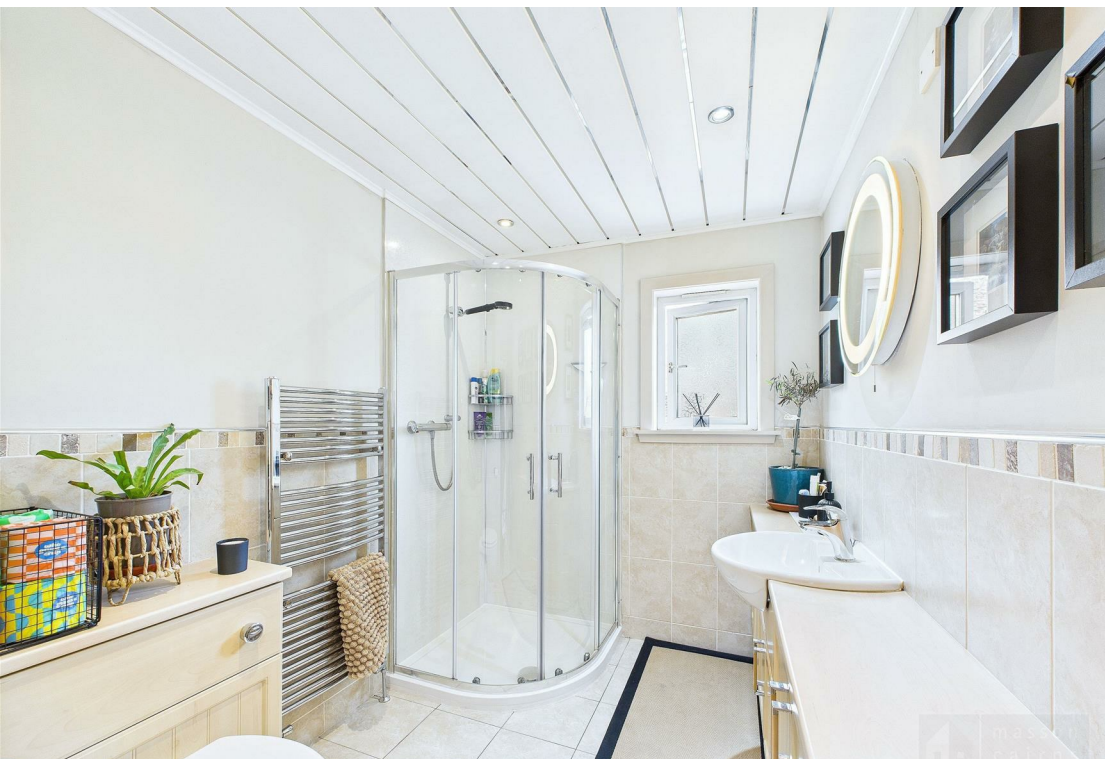
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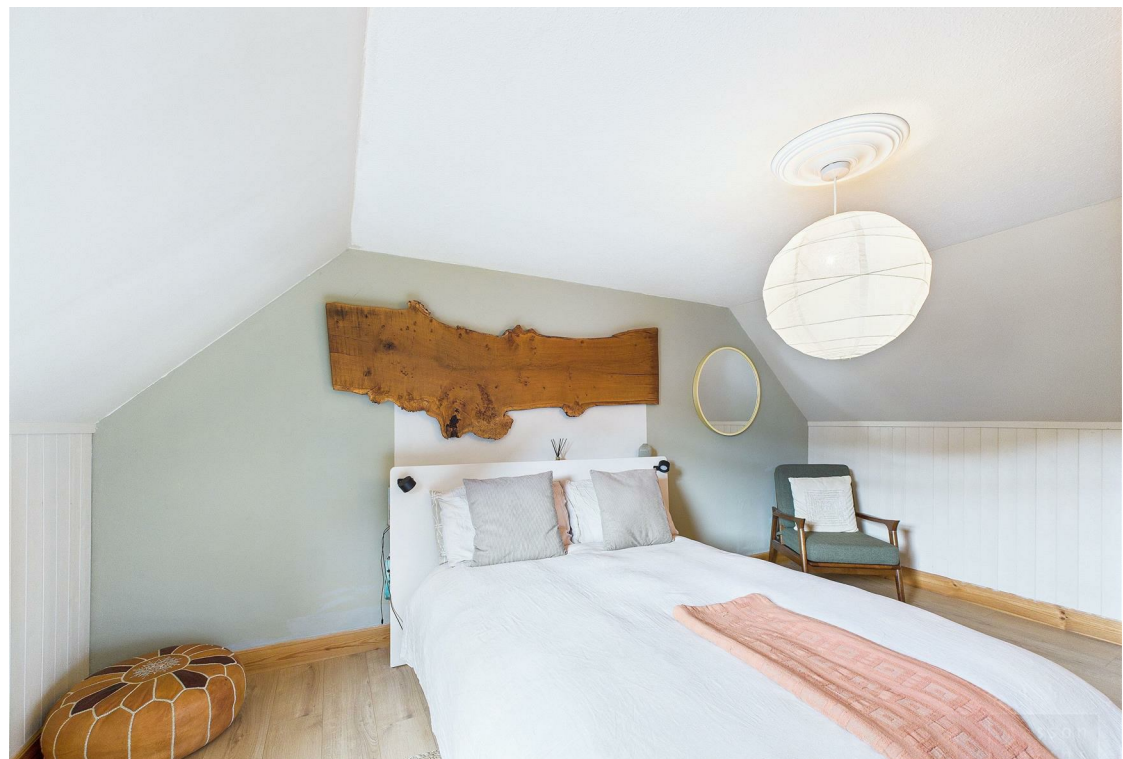
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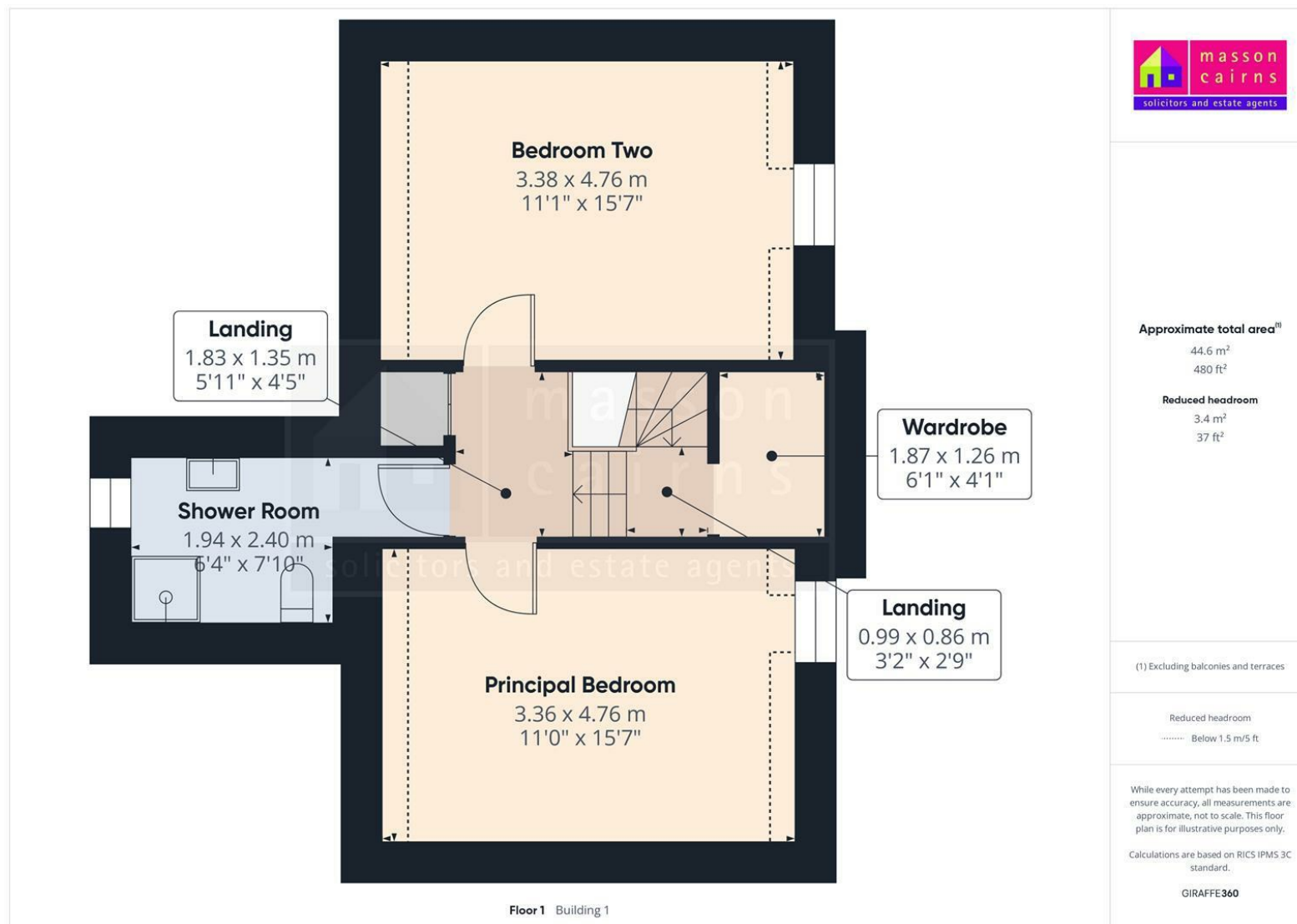
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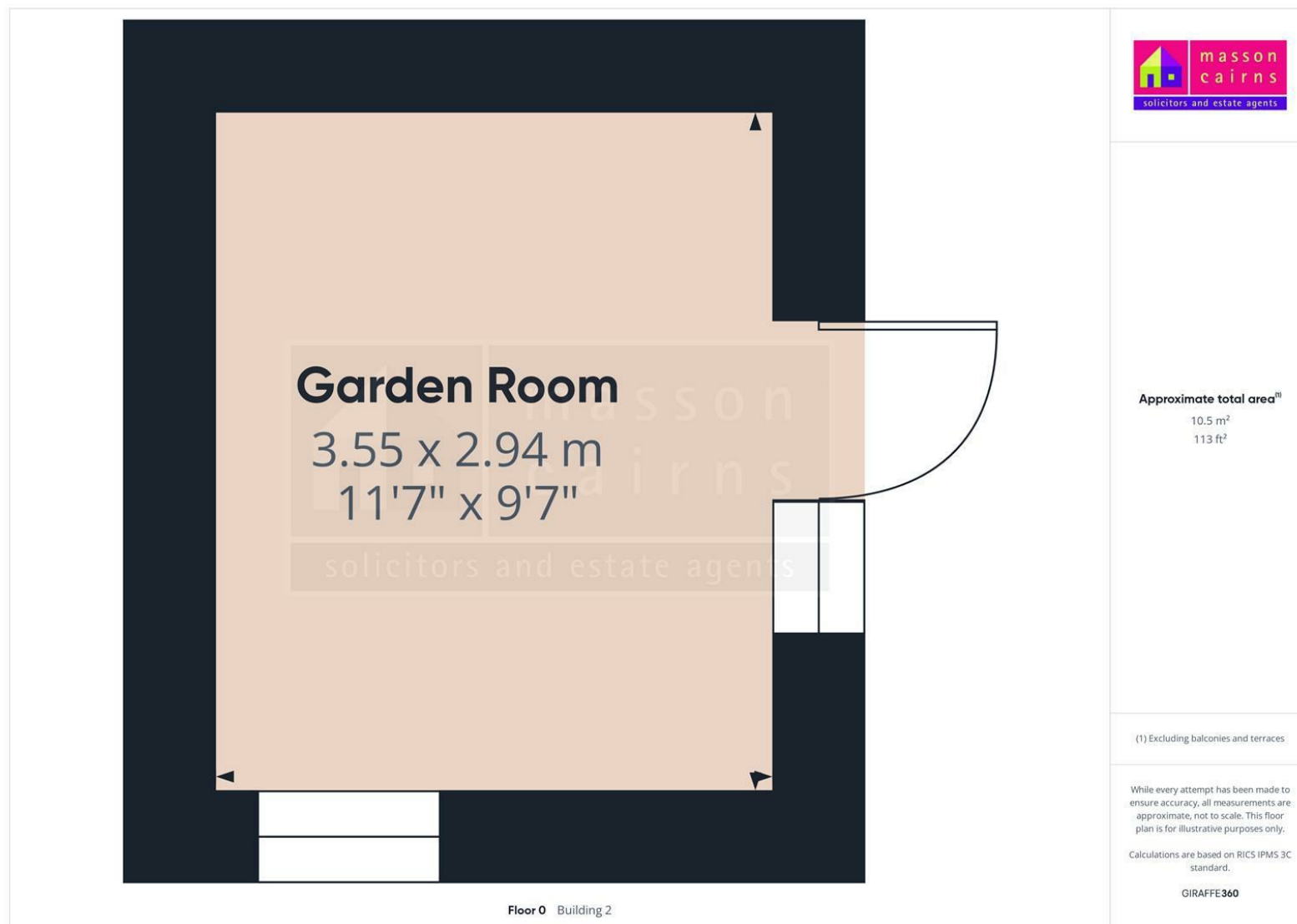
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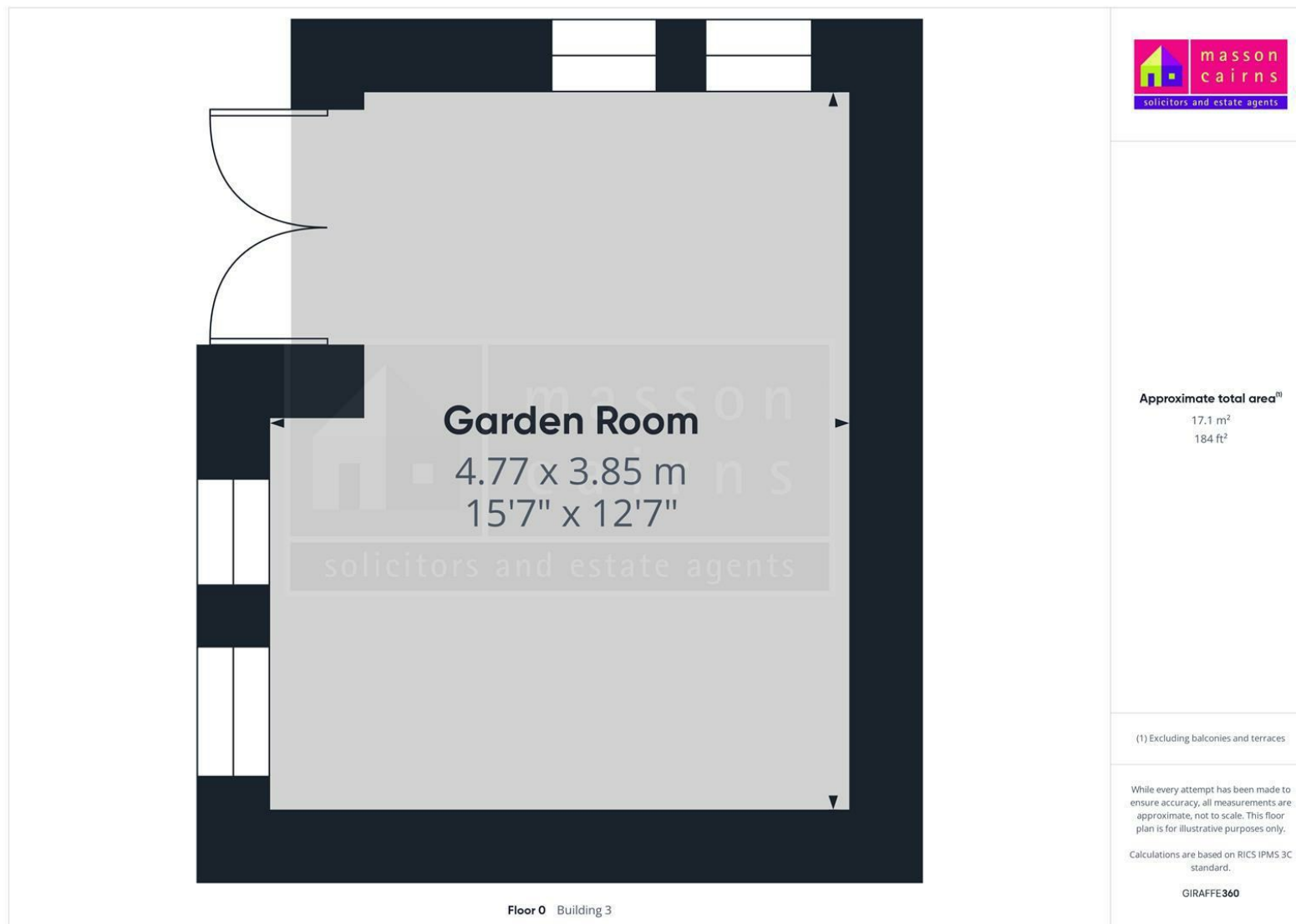
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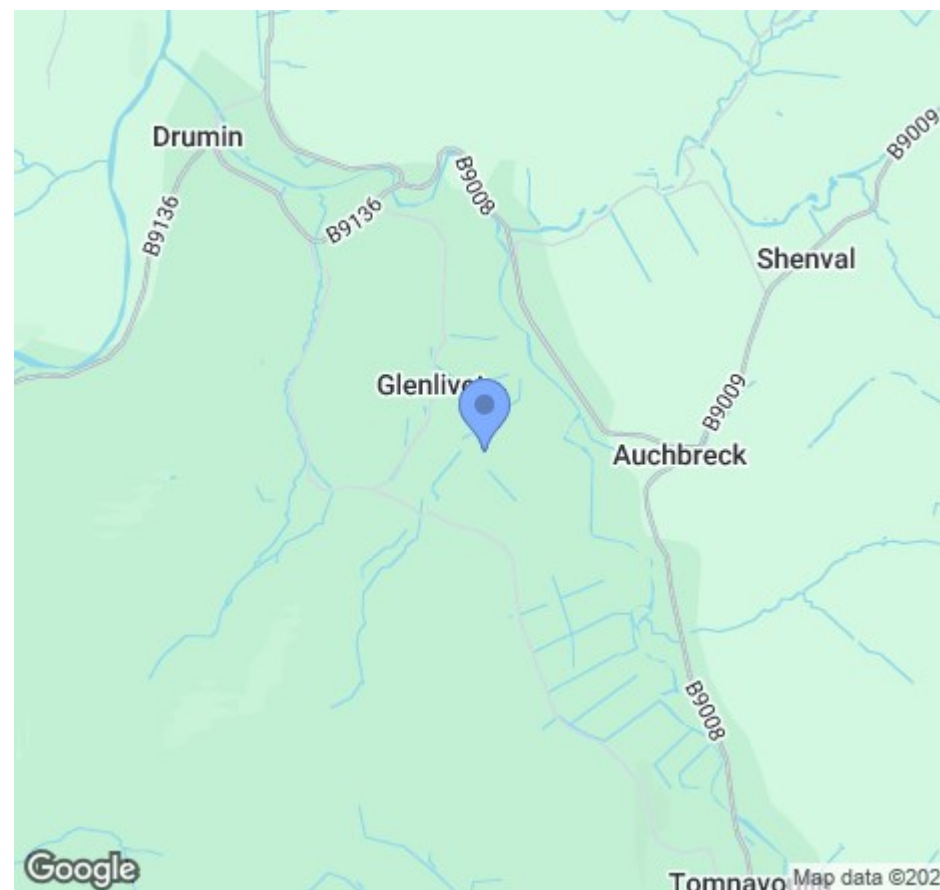
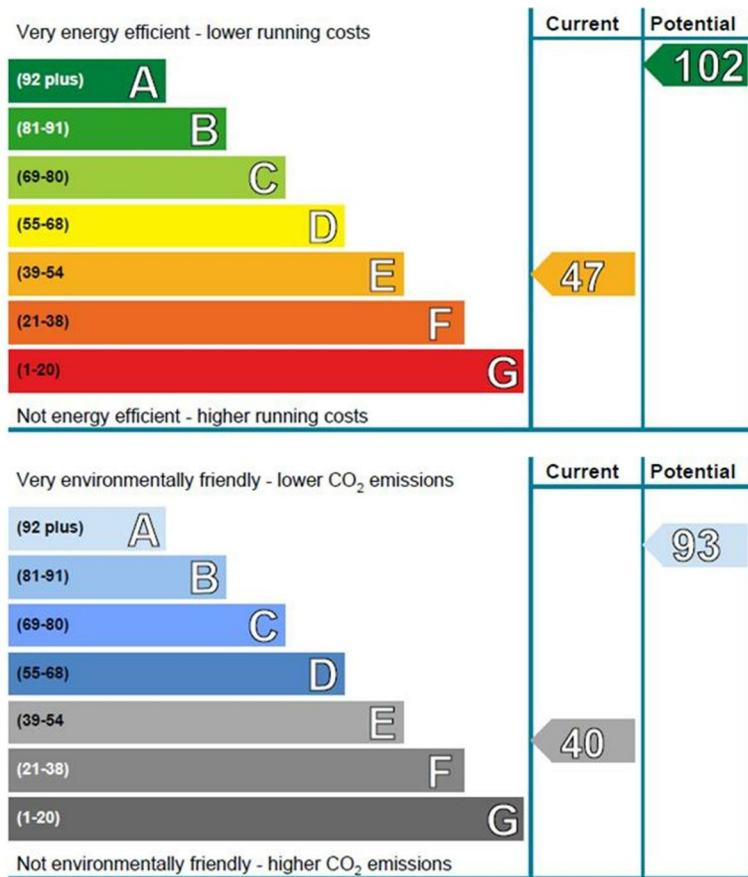
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While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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