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solicitors and estate agents

Minbeg Glenlivet, Ballindalloch, AB37 9DB

SOLD £250,000

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

SOLD - Welcome to Minbeg, a charming detached house located in the picturesque Glenlivet, near the renowned Glenlivet Distillery. This property, boasting 3-4 bedrooms depending on configuration, offers a unique opportunity for those with a vision for traditional stone and slate homes in the Highlands. As you step inside, you are greeted by a spacious entrance hall leading to a combined sitting room and dining area. The country kitchen, complete with a Rayburn oil fired stove, adds a touch of rustic charm to the property. Another highlight of the property are the wood burning stoves in the sitting room and the fourth bedroom/home working space, helping to heat the home. Although the property requires renovation and modernisation, the potential it holds is truly exciting. With a generous garden and grounds extending to 0.40 acres, there is ample space for outdoor activities and gardening. The property is accessed through gates and a driveway leading to a garage, providing convenience and security. The gardens are mainly laid to lawn, interspersed with mature plantings, and a variety of trees, hedges, and fencing creating a private environment. Whether you are looking to escape the hustle and bustle of city life or create your dream highland retreat, Minbeg offers endless possibilities for the discerning buyer. EPC Rating G, Council Tax Band E

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

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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

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EPC Rating G

Entrance Vestibule

2.15m x 2.14m (7'0" x 7'0")

Entry is through a timber door with a glazed transom window above, leading into a timber floored entrance vestibule with ample space for outerwear and shoe storage. The space is well-lit with ceiling lighting, and a further glazed door opens into the main hall, offering a seamless transition into the rest of the home. A low level cupboard housed the electrical consumer unit and meter.

Hallway

The carpeted hallway is well-lit with ceiling lighting, creating a warm and welcoming atmosphere. Doors lead to most of the home's ground floor accommodation, providing convenient access to the principal living spaces, kitchen and other key areas. An under-stairs cupboard provides useful storage.

Sitting Room & Dining Area

4.13m x 6.63m (13'6" x 21'9")

The sitting room is filled with natural light, thanks to a combination of windows to the front and rear of the property. The wood-burning stove set on a tiled hearth with timber mantle and surround adds warmth and character. Carpet flooring and ceiling lighting complete interior.

The room is open with the dining area, where there is ample space for a large dining suite.

Kitchen

4.43m x 3.41m (14'6" x 11'2")

The kitchen offers a range of base and drawer units with complementary worktops and tiled splashbacks. There is an oil fired Rayburn range cooker which also doubles as the boiler for central heating and hot water. A stainless steel sink and drainer with a chrome mixer tap is positioned within the countertop. A window to the rear, with window seat provides a source of natural light and overlooks the rear garden. Ceiling lighting and practical vinyl tile flooring completes the kitchen, with doors leading to the rear hallway and conservatory.

Conservatory

2.06m x 3.06m (6'9" x 10'0")

The conservatory offers access to and from the side and rear garden. Windows on all sides allow for the admission of natural light. There is durable tile flooring.

Bedroom Four / Home Working Space

4.60m x 3.45m (15'1" x 11'3")

The fourth bedroom which could also be utilised as a home working space is thoughtfully positioned at the front of the home. Dual aspect windows provide ample levels of natural light in addition to ceiling lighting. A feature fireplace with woodburning stove set upon a tiled hearth with timber mantle provides a focal point. There is solid timber flooring.

Rear Hallway

The rear hallway provides an additional storage space and features doors to the rear vestibule and shower room. A window to the side and a Velux window in the ceiling provide sources of natural light in addition to ceiling lighting. A small hatch also provides access to a loft space.

Shower Room

2.53m x 2.05m (8'3" x 6'8")

The shower room features a three piece suite comprising of a pedestal wash hand basin with twin taps, a WC, and a corner shower enclosure with electric power shower and full height wet wall panelling. A window to the side provides a source of natural light as well as ventilation. There is practical vinyl tile flooring.



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Rear Vestibule

The rear vestibule provides convenient access to and from the home. There is space for hanging outerwear.

Pantry / Store Room

2.40m x 1.79m (7'10" x 5'10")

The pantry / store room provides an abundance of shelving as well as countertop space. A window to the rear provides natural light in addition to ceiling lighting.

Landing

The spacious landing provides access to three bedrooms on this floor in addition to a family bathroom. There is carpet flooring and wall mounted lighting. There is a hatch that leads to the loft space and a door provides access to a storage cupboard housing the hot water tank.

Principal Bedroom

4.05m x 6.97m (13'3" x 22'10")

This double bedroom boasts a two dormer bay windows to the front and rear of the property, providing lovely views and allowing natural light to brighten the space. The room features enough space for freestanding furniture such as drawers and wardrobes, ensuring the room remains clutter free. There are also two cupboard spaces that make use of space within the eaves. The room is carpeted and has ceiling lighting.

Bedroom Two

4.17m x 3.54m (13'8" x 11'7")

This bedroom features an integral storage wardrobe, offering both hanging and shelved storage, providing ample space to keep belongings neatly organised. The room is finished with comfortable carpet flooring, a dormer bay window that allows natural light to brighten the space, and ceiling lighting.

Bedroom Three

3.69m x 3.03m (12'1" x 9'11")

Essentially a mirror image of bedroom two, the third bedroom boasts another dormer bay window, filling the room with natural light. It also features an integral storage wardrobe. The room is finished with carpet flooring and ceiling lighting.

Bathroom

2.12m x 1.93m (6'11" x 6'3")

The bathroom features a Velux window that allows natural light to brighten the space as well as provide ventilation. The bath is surrounded by full-height tiling, with a shower over for versatile bathing options. The room also features a pedestal wash hand basin with twin taps and a mirror over, while a WC, chrome towel radiator, wall mounted fan heater and ceiling lighting complete the bathroom.

Outside

The property is accessed through gates and a driveway leading to a garage, providing convenience and security. With a generous garden and grounds extending to 0.40 acres, there is ample space for outdoor activities and gardening. The gardens are mainly laid to lawn, interspersed with mature plantings, and a variety of trees, hedges, and fencing creating a private environment.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

SOLD

Viewings and Offers

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

Masson Cairns
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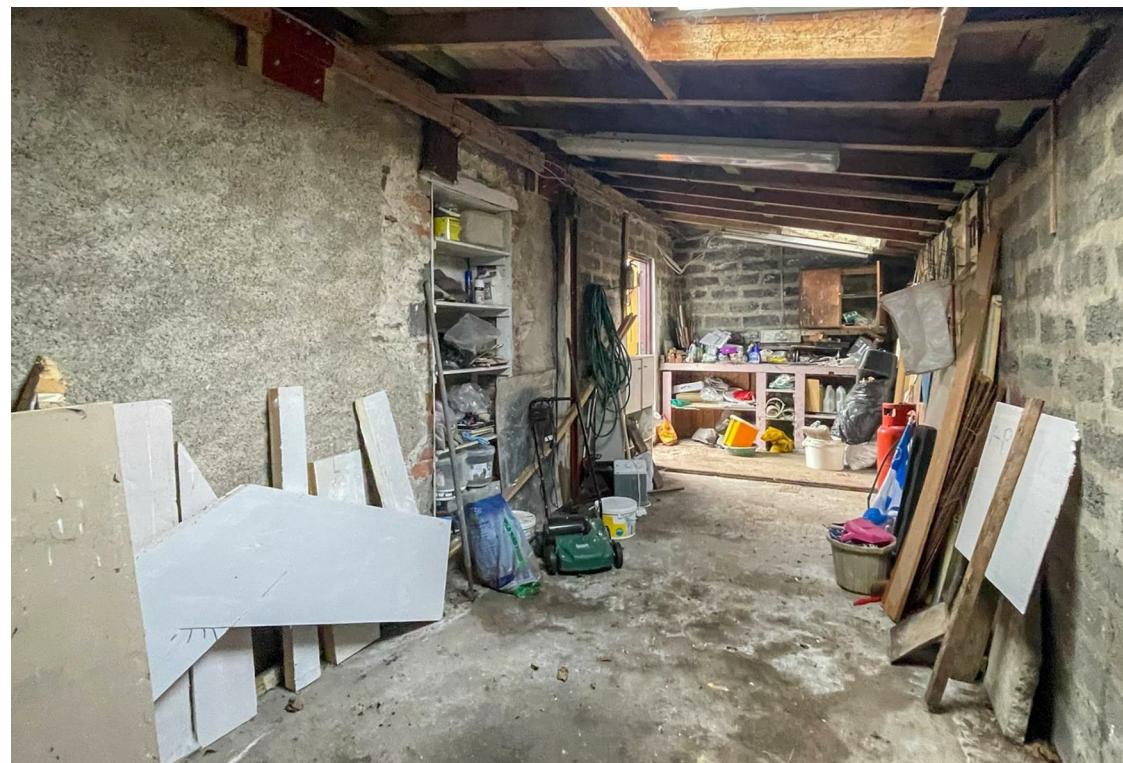
INDICATIVE PLOT BOUNDARY

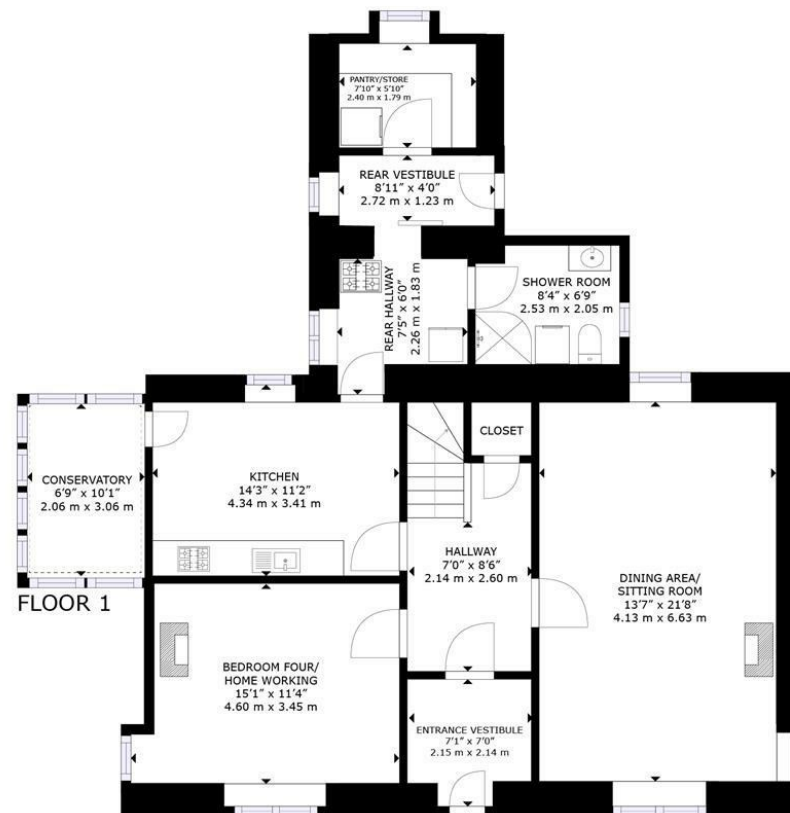












GROSS INTERNAL AREA
 FLOOR 1: 1,132 sq. ft, 105 m², FLOOR 2: 778 sq. ft, 72 m²
 TOTAL: 1,910 sq. ft, 177 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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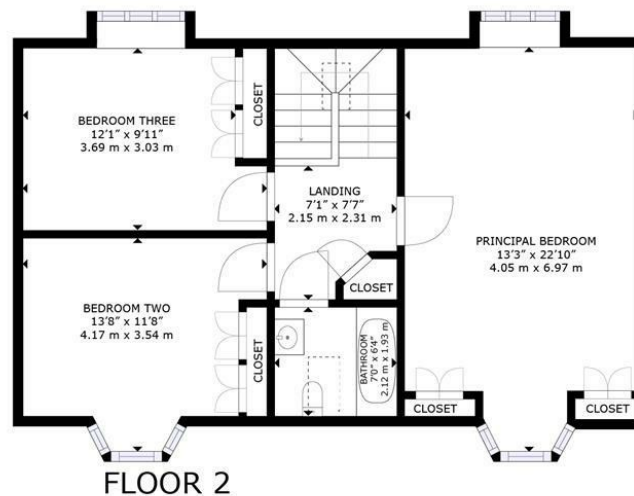
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	19	
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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