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1 Altnabhainne Distillery Cottages Glenrinnis, Glenlivet, AB55 4DB

UNDER OFFER £195,000

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solicitors and estate agents

UNDER OFFER - Set within a peaceful rural setting at the foot of Ben Rinnes, 1 Altnabhainne Distillery Cottages enjoys an open outlook across the surrounding countryside and offers well-balanced, light-filled accommodation arranged on one level, extending to approximately 111 sq m. A welcoming entrance hall leads through to a generous sitting room where large windows draw in natural light and frame views over the garden and rolling landscape beyond, creating a comfortable and relaxed principal living space. The adjoining dining area sits naturally between the sitting room and the kitchen, lending itself well to both everyday family life and entertaining. The kitchen/breakfast room is thoughtfully laid out with ample fitted storage, extensive worktops and a central island providing informal seating, while a window and door connect the space directly to the garden. Three well-proportioned double bedrooms are positioned to the quieter side of the house, each benefiting from built-in storage and pleasant rural outlooks. A modern family bathroom is fitted with a bath and overhead shower, complemented by a separate WC for added practicality. Externally, the property is set within established garden grounds laid mainly to lawn with graveled areas, raised beds and timber edging, providing space to relax, garden and enjoy the setting beneath Ben Rinnes. A sheltered patio area offers an ideal spot for outdoor dining, while the wider landscape enhances the sense of privacy and tranquility. Well maintained and sensibly arranged, the property represents an appealing country home with manageable grounds in a particularly attractive and unspoilt location. EPC B, Council Tax D, Home Report available online at massoncairns.com

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Glenrinnes

Glenrinnes is a picturesque and quietly unspoilt Highland glen set at the foothills of Ben Rinnes, renowned for its dramatic scenery, open countryside and strong sense of rural character. The area is characterised by rolling farmland, native woodland and expansive views, offering an exceptional setting for those seeking privacy, tranquility and a true connection to the natural environment. Despite its peaceful feel, Glenrinnes is well placed for access to the surrounding Speyside villages and towns, with Aberlour, Dufftown and Grantown on Spey all within comfortable driving distance, providing everyday amenities, schooling and services. The glen is particularly appealing to outdoor enthusiasts, with excellent walking, cycling and hill routes on the doorstep, while the wider Speyside area is celebrated for its whisky distilleries, fishing on the River Spey and year-round leisure opportunities, making Glenrinnes an outstanding location for both permanent living and lifestyle buyers.

Transport Links

Located in the heart of the Highlands, Glenrinnes offers a number of convenient travel options for local, regional, and international travel.

Road: Glenrinnes 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 from Dufftown and Glenlivet connecting to neighbouring towns and villages.

For schooling, Glenrinnes falls within the Moray Council area, which provides a comprehensive education system. Primary education is available at Mortlach Primary School, a small but well-regarded school located right in Dufftown. 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 B

Entrance & Hallway

The entrance opens into a welcoming vestibule with practical flooring and space for coats and footwear. Steps lead up to the main hallway, which is well proportioned and finished with soft carpet, creating a comfortable central circulation space. From here, doors provide access to the sitting room, kitchen and dining area, bedrooms, bathroom and WC, with built-in storage cupboards adding everyday practicality. Ceiling and wall lighting ensure the space is bright and inviting, while the layout clearly separates living and bedroom accommodation.

Sitting Room & Dining Area

3.51m x 5.37m & 3.23m x 2.91m (11'6" x 17'7" & 10'7" x 9'6")
The sitting room is a bright and inviting space, generously proportioned and centred around large windows that draw in natural light and enjoy pleasant views across the garden and surrounding countryside. Timber flooring and simple ceiling lighting create a warm, relaxed atmosphere, with ample space for a full range of lounge furniture. On open plan with the sitting room, the dining area provides a natural continuation of the living space, comfortably accommodating a family dining table and benefiting from additional window light and with a further door leading through to the hallway.

Kitchen / Breakfast

4.98m x 4.13m (16'4" x 13'6")
The kitchen/breakfast room has a relaxed Scandinavian feel, with clean-lined units, pale timber worktops and a central breakfast island creating a sociable and practical heart to the home. There is space for an American-style fridge freezer, plumbing for a dishwasher and a useful cupboard housing the water cylinder with additional storage. A

double integrated oven and ceramic hob with stainless steel extractor sit neatly within the layout, complemented by a built-in home beer tap to the island. A window looks out to the garden, while a glazed door provides direct access outside, and simple pendant and ceiling lighting completes the bright, uncluttered feel.

WC

1.95m x 1.02m (6'4" x 3'4")

The WC is finished in a bright, contemporary style, fitted with a modern white suite and a compact vanity unit with basin, chrome mixer tap and mirror above. A loft hatch with pull-down ladder provides access to a very spacious attic, which is insulated and fully floored, offering excellent additional storage space.

Bedroom One

3.09m x 3.97m (10'1" x 13'0")

Bedroom One is a comfortable double room with ample space for bedroom furniture, finished with laminate flooring and ceiling lighting. A window draws in natural light and enjoys open views across the surrounding countryside, offering some fantastic views.

Bedroom Two

2.97m x 3.96m (9'8" x 12'11")

Bedroom Two is a well-proportioned double room with space for a bed, desk and additional bedroom furniture, making it equally suitable as a guest room, child's bedroom or home office. The room benefits from ceiling lighting, carpeted flooring and a window providing natural light and views to the surrounding area, with open storage adding practical everyday functionality.

Bedroom Three

2.94m x 3.96m (9'7" x 12'11")

Bedroom Three is a well-proportioned and versatile room, offering space for a double bed along with desk and storage furniture. Finished with carpeted flooring and ceiling lighting, the room benefits from an integral storage wardrobe, a window providing natural light and a pleasant outlook, making it equally suitable for use as a bedroom, home office or study.

Bathroom

1.96m x 2.37m (6'5" x 7'9")

The bathroom is finished in a fresh, contemporary style with crisp tiling and a clean, uncluttered feel. It is fitted with a modern white suite



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comprising a bath with glass screen and overhead rainfall shower, a wall mounted vanity storage unit, vanity drawers with an integrated basin and chrome mixer tap, and a WC. Recessed wall niches provide practical shelving, while a high level window brings in natural light and ventilation. A designer heated towel rail and simple ceiling lighting complete the space, creating a bright and functional room.

Outside & Garage

6.30m x 2.80m (20'8" x 9'2")

Externally, the property sits within a generous and well-organised garden setting that makes the most of its open countryside position at the foot of Ben Rinnes. The grounds are laid out with a combination of lawn, gravelled pathways and raised timber-edged beds, creating a low-maintenance yet productive outdoor space with areas for seating, planting and growing. A sheltered outdoor cooking and entertaining area adds real lifestyle appeal, while the wider garden enjoys excellent privacy and far-reaching rural views. The setting is further enhanced by renewable features including solar panels and an air source heat pump, blending sustainability with the natural landscape. Open aspects across surrounding fields and woodland complete the sense of space and tranquillity, offering a particularly attractive outdoor environment. To the front of the property there is off-street parking along with an attached garage, providing secure parking and useful storage. The garage is fitted with power and lighting and offers excellent versatility for use as a workshop, storage space or hobby area. An external electric vehicle charging point is installed, adding to the property's modern and sustainable credentials. The driveway and approach are neatly laid out, with the setting framed by open countryside and views towards the surrounding hills, reinforcing the attractive rural position at the foot of Ben Rinnes.

Services

It is understood that there is mains electricity, private water and drainage to a septic tank. There is air source heat pump central heating. On the roof of the property there are also Solar PV Panels with a Feed in Tariff. The solar panels in the rear garden with battery storage are available by separate negotiation.

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
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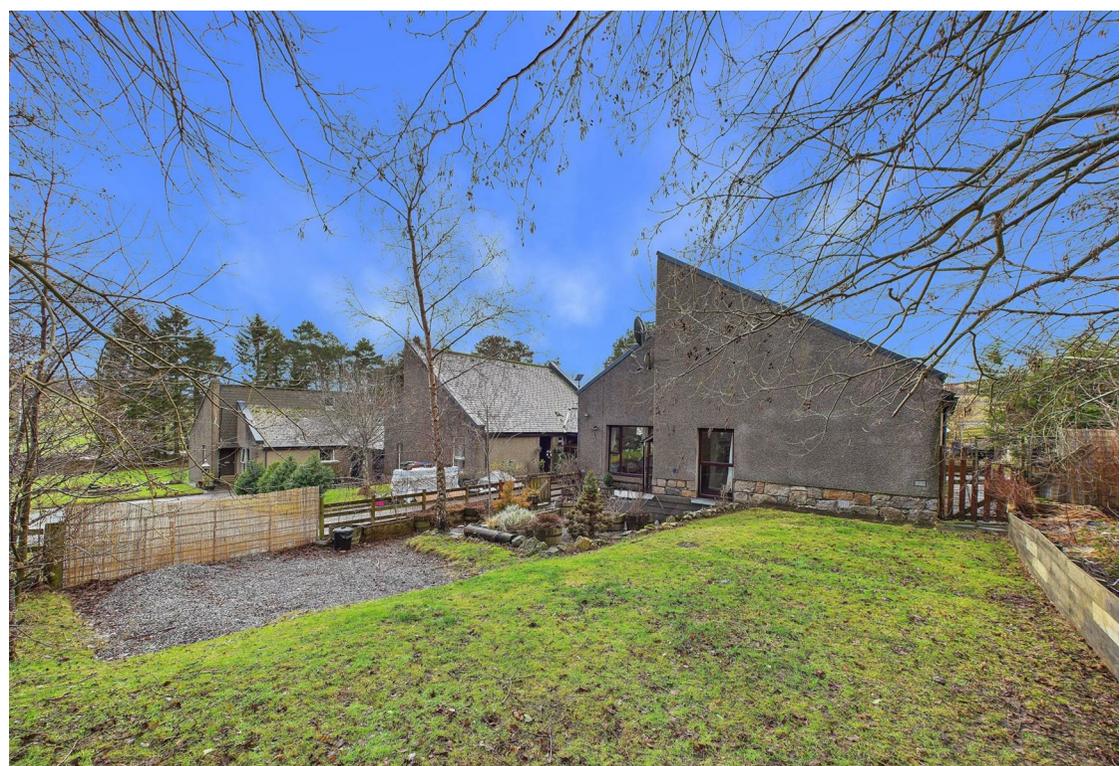
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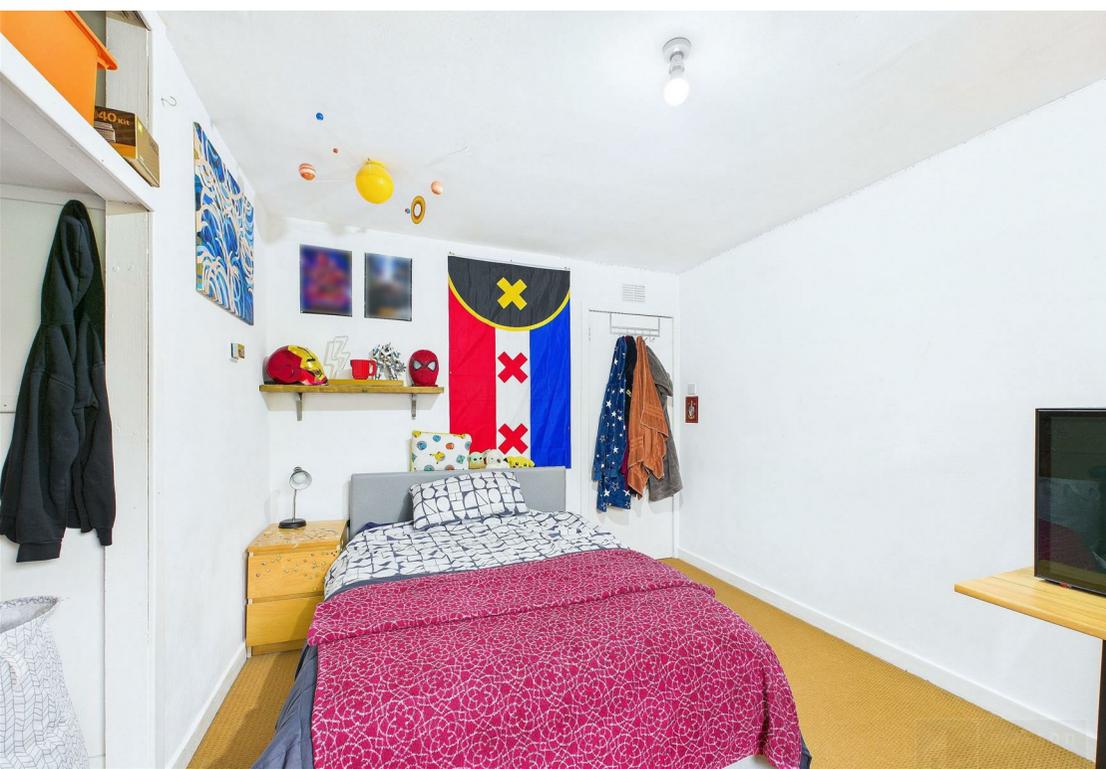




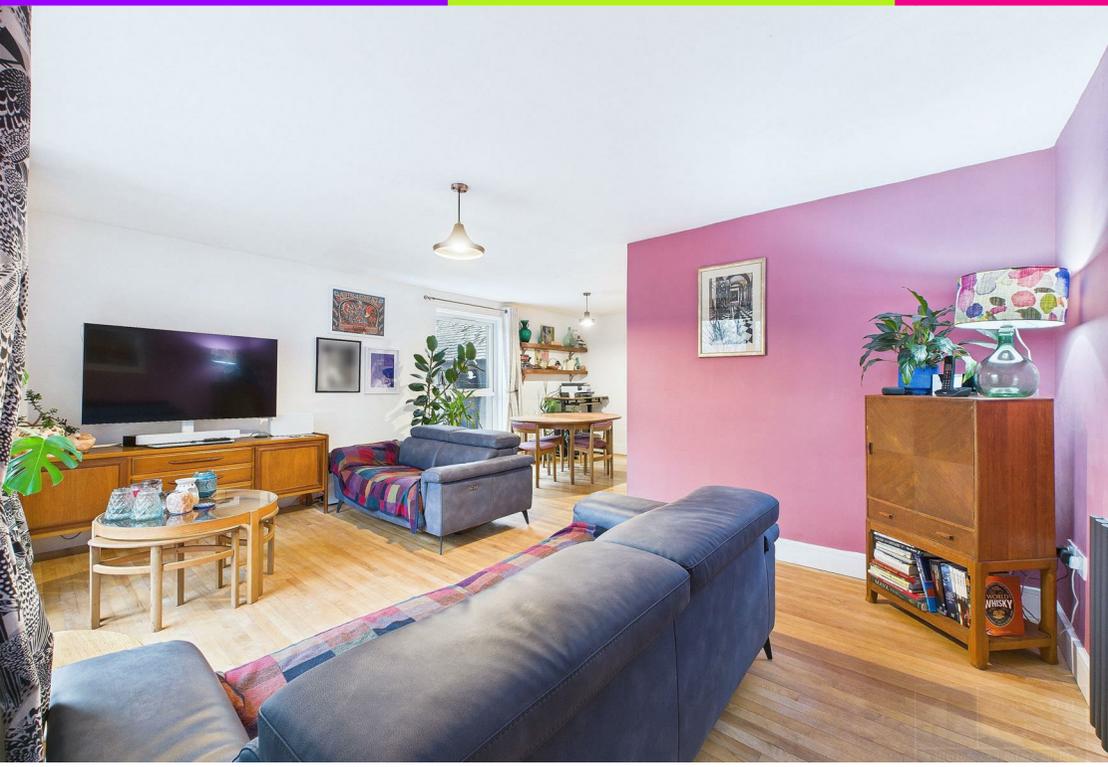


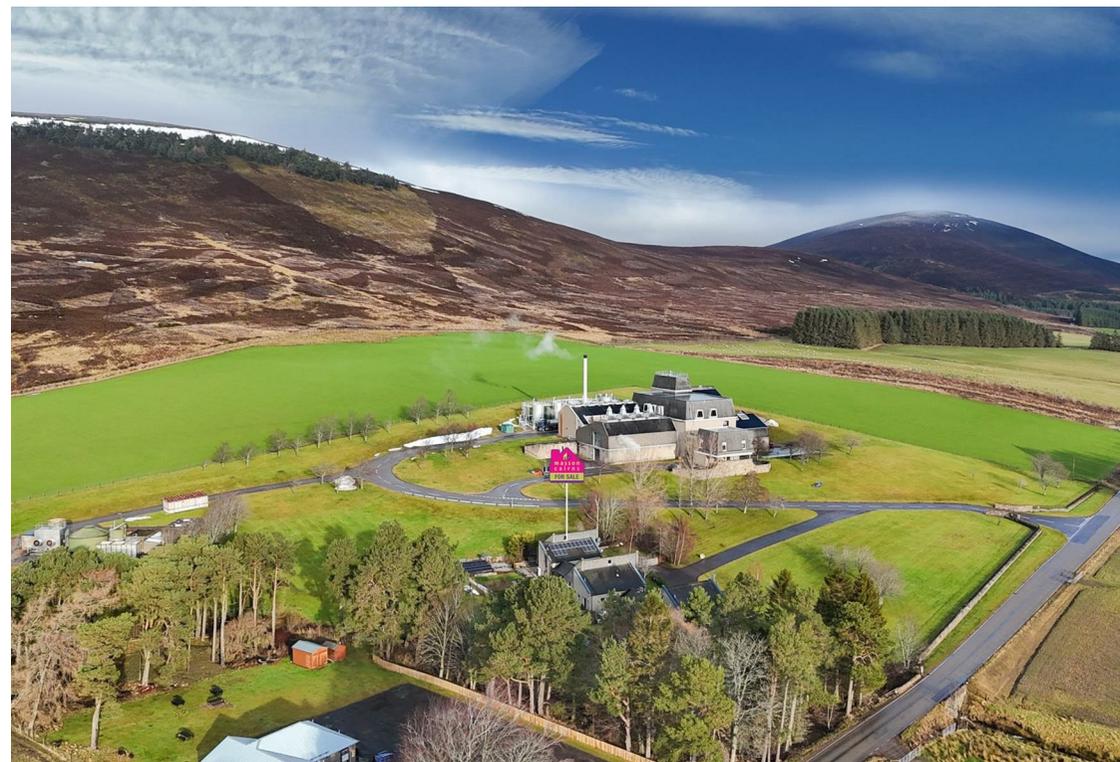














Approximate total area⁽¹⁾
111.3 m²
1198 ft²

(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.

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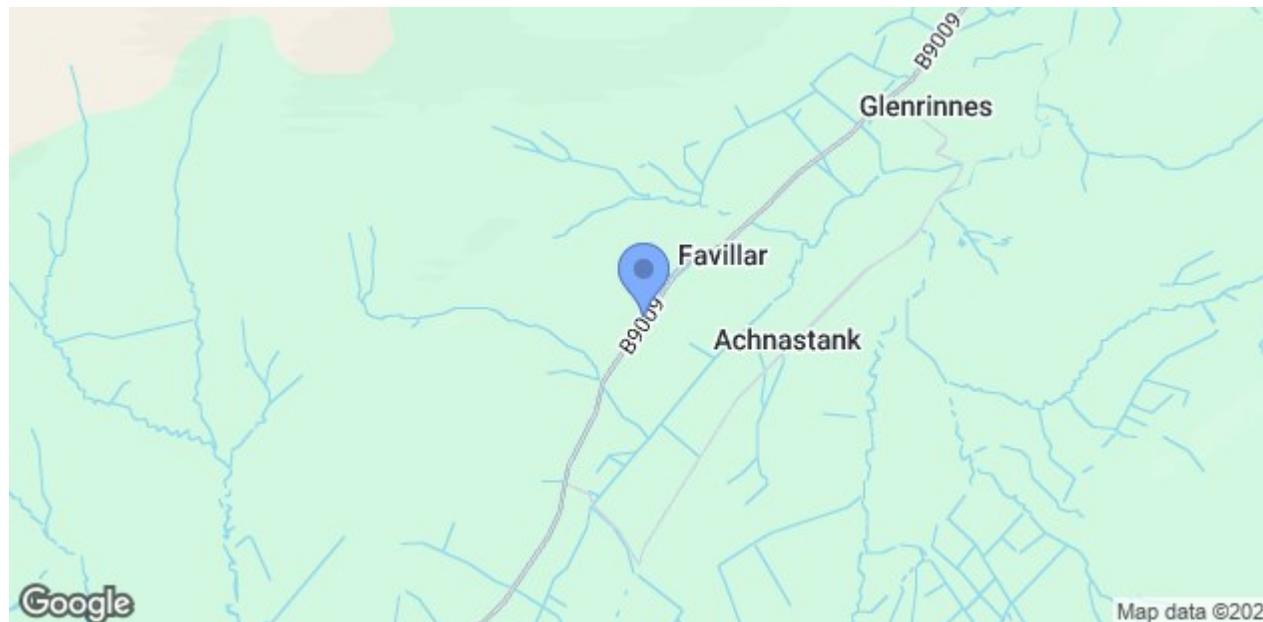
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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