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solicitors and estate agents

The Shielling, 9 Lower Castleton, Glenlivet, AB37 9DE
Offers Over £190,000

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

The Shieling, 9 Lower Castleton is an attractive three-bedroom detached bungalow enjoying a peaceful position in Glenlivet, with mature gardens, a detached garage and wonderful open views across the surrounding Highland countryside. The property also benefits from air source heat pump heating and solar PV panels, helping to enhance its overall energy efficiency. An entrance vestibule opens into the central hallway, which provides a natural flow through the accommodation. The sitting room is a generous and welcoming space, with a broad picture window drawing in plenty of natural light and a traditional fireplace creating a comfortable focal point. Across the hall, the kitchen and dining room is well proportioned for everyday living, fitted with an extensive range of timber units, worktops and integrated cooking appliances, with ample space for a dining table. There are three bedrooms, including two comfortable doubles and a versatile third bedroom that would also work particularly well as a study or home office. A shower room serves the accommodation, while a rear hallway leads through to a useful rear vestibule and adjoining shed/store, providing excellent everyday storage and practical access to the garden. Outside, the established grounds are a real feature, with lawns, colourful planting, mature shrubs and sheltered areas from which to enjoy the outlook. The detached garage offers secure parking, workshop or additional storage space, while the elevated rural setting gives the property an appealing sense of privacy and connection with the surrounding landscape. Altogether, this is a well-balanced home offering flexible accommodation on one floor, useful ancillary space and an attractive Glenlivet setting. EPC D, Council Tax C, 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 Drumlin, 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. At Ballindalloch there is a shop/fuel station/post office

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

1.52m x 1.34m (4'11" x 4'4")

A bright entrance vestibule entered through a modern exterior door with glazed side panel, allowing in good natural light. A useful built-in storage cupboard houses the electrical consumer unit, while an internal glazed timber door with side panel opens through to the main hallway. The space is finished with vinyl flooring and ceiling lighting.

Hallway

A spacious central hallway providing access to the sitting room, kitchen/dining room, all three bedrooms and the shower room. A loft hatch with fitted ladder provides convenient access to the attic space which is largely floored and fully insulated, providing excellent addition storage, while a useful cupboard for storage. Finished with vinyl flooring and ceiling lighting.

Sitting Room

5.34m x 3.61m (17'6" x 11'10")

A generously proportioned and bright sitting room located to the front of the home with a large picture window providing excellent natural light and an outlook over the garden. A feature tiled fireplace with inset stove forms a welcoming focal point, with ample space for a variety of lounge furniture and additional occasional pieces. Finished with herringbone vinyl flooring and ceiling lighting.

Kitchen / Dining Area

3.31m x 4.17m (10'10" x 13'8")

A bright and well-proportioned kitchen and dining area positioned at the rear of the house, enjoying attractive views across the surrounding countryside towards the hills. Fitted with a comprehensive range of timber base, wall and drawer units with complementary worktops and tiled splash backs, incorporating a stainless-steel sink

beneath the window, gas hob, integrated oven and space for additional appliances including a washing machine. There is ample room for a family dining table and chairs, while a useful shelved pantry cupboard provides excellent additional storage and additional cupboard houses the hot water tank, an access to the rear vestibule and there is tile-effect vinyl flooring and ceiling lighting.

Bedroom One

3.59m x 3.28m (11'9" x 10'9")

A well-proportioned double bedroom positioned to the front of the property, with a large window providing good natural light and an outlook across the front garden. A built-in wardrobe provides useful hanging and shelved storage. There is vinyl wood effect flooring and ceiling lighting.

Bedroom Two

3.59m x 3.07m (11'9" x 10'0")

Positioned to the rear of the property, with a large window providing pleasant views over the garden and towards the surrounding countryside and hills. The room benefits from integral storage, vinyl wood effect flooring and ceiling lighting

Bedroom Three

2.85m x 3.07m (9'4" x 10'0")

Positioned to the rear of the property, this is another comfortable double bedroom with a window drawing in good natural light and providing attractive views over the established garden towards the surrounding countryside and hills beyond. The room is well proportioned and benefits from built-in storage, vinyl wood effect flooring and ceiling lighting, making it equally suitable as a permanent bedroom, guest room or home working space.

Shower Room

2.49m x 1.75m (8'2" x 5'8")

A bright and practical shower room fitted with a WC, pedestal wash hand basin and a generous shower area with glazed screen. The shower benefits from tiled detailing together with easy-care wet wall panelling, while an opaque window provides natural light and privacy. There is a wall-mounted mirror and vanity cabinet, vinyl flooring and ceiling lighting.

Rear Vestibule

A useful and practical space providing direct access to the rear garden, with room for a fridge freezer together with additional freestanding storage units. The area is finished with tile-effect vinyl flooring and ceiling lighting, offering a convenient ancillary storage and everyday utility space.

Outside

The gardens are a particular feature of The Shielling and have clearly been carefully



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established over time, creating attractive and varied outdoor spaces around the property. To the front, a gated entrance opens onto a gravel path leading to the house, with neatly kept lawns bordered by an appealing mixture of mature shrubs, flowering plants and established beds that provide colour and interest throughout the garden. A gravel driveway extends along the side of the bungalow, providing useful off-street parking and access towards the detached timber garage, while the external air source heat pump unit is discreetly positioned alongside the house.

The rear garden is especially appealing, enjoying a sheltered aspect together with attractive views towards the surrounding countryside and hills including the impressive Ben Rinnes. Predominantly laid to lawn, it is enclosed and well stocked with mature shrubs, hedging, flowering borders and fruit trees, creating a pleasant degree of privacy while retaining the wider rural outlook. There are several areas for sitting out and enjoying the garden, including paved sections close to the house, while the established planting creates a particularly colourful and productive setting.

For those with an interest in gardening, there is excellent provision for growing fruit, vegetables and plants, with a greenhouse measuring approximately 4.16m x 1.99m, protected growing beds and useful cultivated areas. Timber sheds and stores provide generous space for garden equipment, tools and general storage, with water collection barrels also positioned around the garden. Altogether, the outside space offers an excellent combination of attractive mature gardens, productive growing areas, practical storage and parking, all enhanced by the impressive Highland countryside beyond.

Timber Garage

2.83 x 5.29m (9'3" x 17'4")

A substantial detached timber garage providing excellent additional storage and workshop space. The garage is accessed via double timber doors and also benefits from a separate pedestrian door and window for natural light. Internally, the space is timber lined with a boarded floor and includes fitted shelving, workbench areas, power points and lighting, making it particularly useful for general storage, hobbies or workshop use.

Services

It is understood that there is mains electricity, private water and drainage to a communal septic tank. There is air source heat pump central heating and solar pv panels.

Entry

By mutual agreement.

Price

Offers over £190,000 are invited

Viewings and Offers

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

Masson Cairns

Strathspey House

Grantown on Spey

Moray

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Tel: (01479) 874800

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What Three Words Location

What Three Words Location: [///studio.sprains.sofa](https://www.what3words.com/s/3942-9244-8344)

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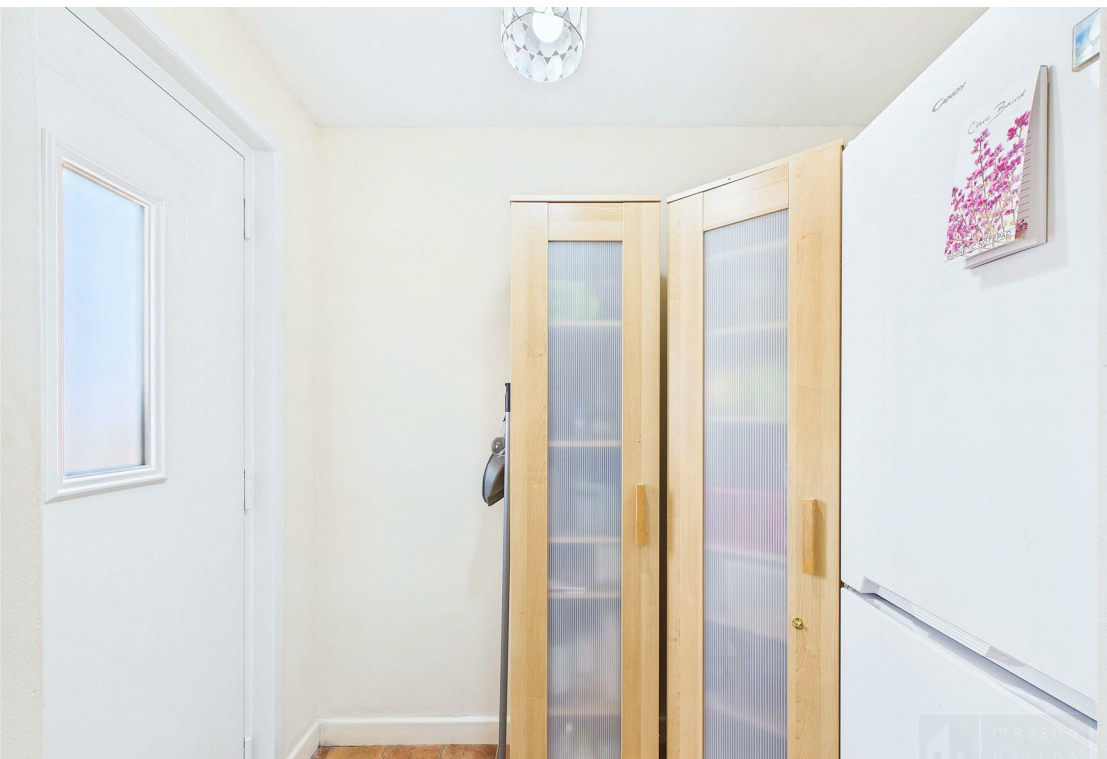
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Approximate total area⁽¹⁾
92.9 m²
1000 ft²

(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.

GIRAFFE360

Floor 0 Building 1

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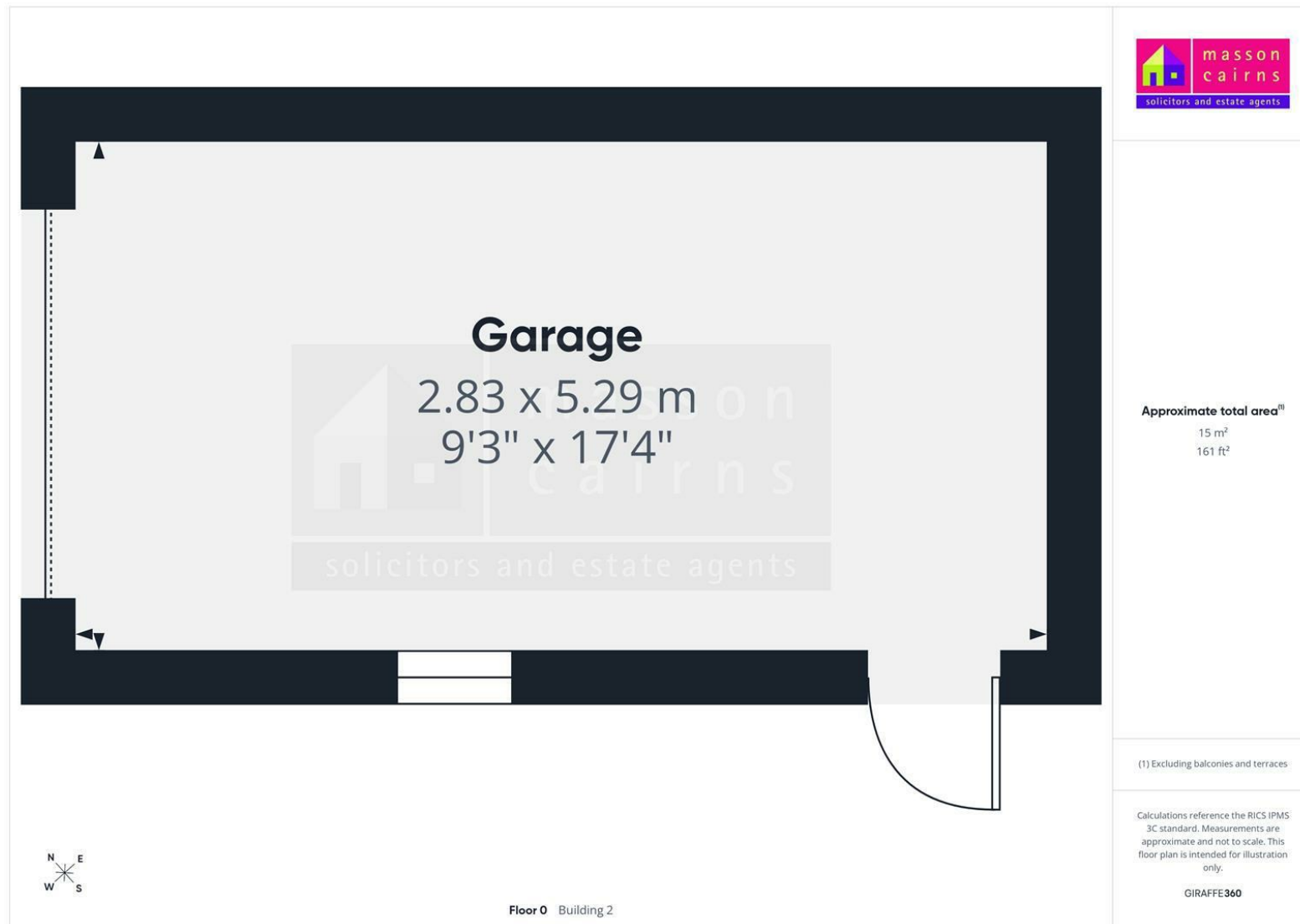
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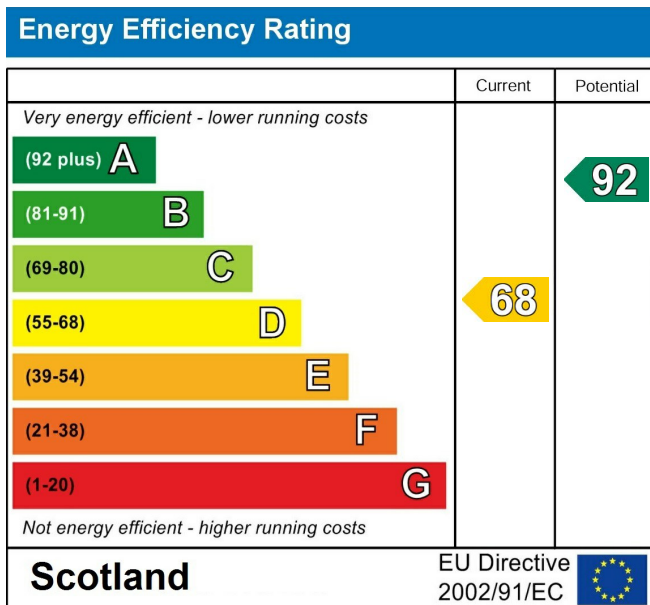
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While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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