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Glenmuir, Auchnarrow, Ballindalloch, AB37 9JN

Offers Over £220,000

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solicitors and estate agents

Glenmuir is a well-proportioned three bedroom detached bungalow set within a generous plot extending to just over 0.4 acres and enjoying superb views from the gardens across open countryside to Ben Rinnes. The home offers comfortable single storey living with a bright and welcoming sitting room featuring a large picture window that fills the space with natural light, a well-laid-out kitchen and dining area with ample storage and room for family meals, three bedrooms and a bathroom with a four piece suite. The property is approached by a gated gravel driveway which provides excellent off-street parking and leads to the well-kept gardens that surround the home. Predominantly laid to lawn with mature planting, the grounds offer plenty of scope for outdoor living, whether it be creating landscaped areas, enjoying family gatherings, or simply relaxing in the fresh Highland air. The rear garden is a particular highlight, with its privacy and open aspect giving uninterrupted views towards Ben Rinnes, providing a truly special backdrop throughout the seasons. With its generous outdoor space, versatile interior and enviable setting, Glenmuir presents an excellent opportunity for those looking to put their own stamp on a home in a sought-after location. It combines the ease of single-level living with a lifestyle that embraces the beauty of the surrounding countryside. EPC E Council Tax D . Home report available from massoncairns.com

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### **Auchnarrow**

A charming hamlet situated on the road from Tomintoul to Dufftown. It is approximately four miles from Tomintoul. Also close by is the village of Tomnavoulin, famous for the Tamnavulin Glenlivet Distillery, near the Old Mill centre. There is a Post Office at Tomnavoulin. Tomintoul is an attractive village conveniently situated near the Lecht Ski Slope. It is the highest village in the Highlands, with fine shopping centre, hotels and guest houses, primary school (in Tomintoul and Glenlivet) and excellent sporting facilities, including Salmon and Trout fishing on the nearby River Avon.

### **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 Tomintoul and 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](http://massoncairns.com) where an online copy is available to download.

EPC Rating E

### **Hallway**

With access through a upvc glazed door to the front of the home, the hallway provides a welcoming link to the main accommodation, with carpet flooring underfoot and ceiling lighting. It offers direct access to the sitting room, kitchen/dining area, bedrooms, and bathroom, creating a natural flow throughout the home. There is a large walk in cupboard ideal for storing outerwear and boots / shoes in addition to a smaller shelved storage cupboard.

### **Sitting Room**

4.87m x 4.07m (15'11" x 13'4")

The sitting room is a generously sized and welcoming space, offering excellent natural light from dual-aspect windows to the front and rear of the home that frame pleasant views of

both the gardens and surrounding countryside. A focal point of the room is the fireplace, creating a homely atmosphere and there is carpet flooring and ceiling lighting. The layout comfortably accommodates a variety of furnishings, making it a versatile and practical area well-suited to family living.

### **Kitchen / Dining**

2.86m x 3.73m (9'4" x 12'2")

The kitchen and dining area is a bright and practical space, offering ample room for family meals and everyday living. Fitted with a good range of cabinets and worktops, it includes space for modern appliances and benefits from laminate flooring and ceiling lighting. The layout flows naturally into a dining area that comfortably accommodates a table and chairs, while a large window allows plenty of natural light to fill the room. There is a shelved storage cupboard and a further door leads out to the gardens.

### **Bathroom**

2.96m x 1.68m (9'8" x 5'6")

The bathroom is well-presented and thoughtfully designed, offering both a bath and a separate corner shower enclosure with wet wall surround. A pedestal wash hand basin and WC complete the suite, while a frosted window allows natural light to brighten the space while maintaining privacy. There is a mirrored wall vanity unit, ceiling lighting and vinyl flooring.

### **Bedroom One**

3.84m x 2.76m (12'7" x 9'0")

A light and airy double bedroom with a picture window that floods the space with natural light. There is ample space for freestanding furniture in addition to the room being finished with carpet flooring and ceiling lighting.



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### Bedroom Two

2.83m x 2.60m (9'3" x 8'6")

Another bright and light double room with a large window providing good natural light and views. There is a large integral mirrored wardrobe that provides excellent hanging and shelved storage. There is carpet flooring and ceiling lighting.

### Bedroom Three

2.82m x 2.66m (9'3" x 8'8")

Currently arranged as a single bedroom with carpet flooring and ceiling lighting. There is a window to the front offering natural light and a range of integral cupboards offer excellent storage.

### Outside

The grounds at Glenmuir are a true highlight, offering generous outdoor space that extends to just over 0.4 acres and combines practicality with scenic appeal. A gated gravel driveway provides excellent off-street parking, while the extensive gardens are mainly laid to lawn and framed by mature planting, providing a sense of privacy and space. To the rear, the garden opens to beautiful open views towards Ben Rinnes, making it an ideal setting for outdoor relaxation or entertaining. The property also benefits from a useful garden shed and an oil storage tank, ensuring both convenience and functionality.

### Services

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

### Entry

By mutual agreement.

### Price

Offers over £220,000 are invited

### Viewings and Offers

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

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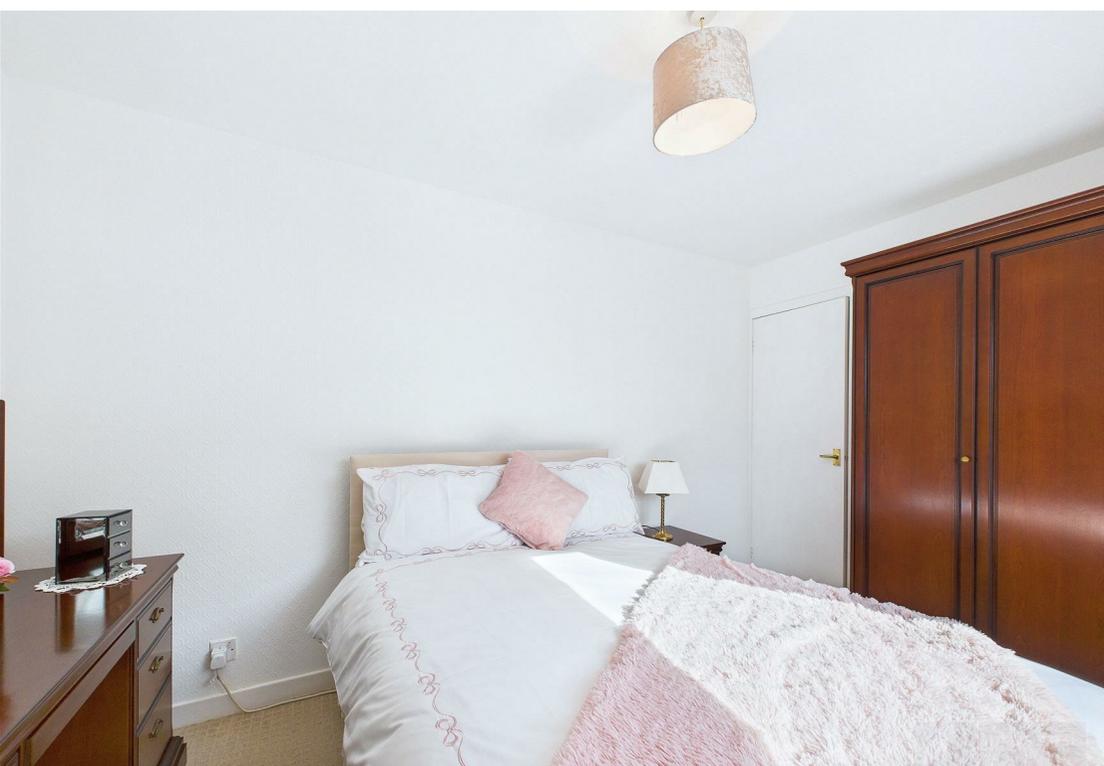
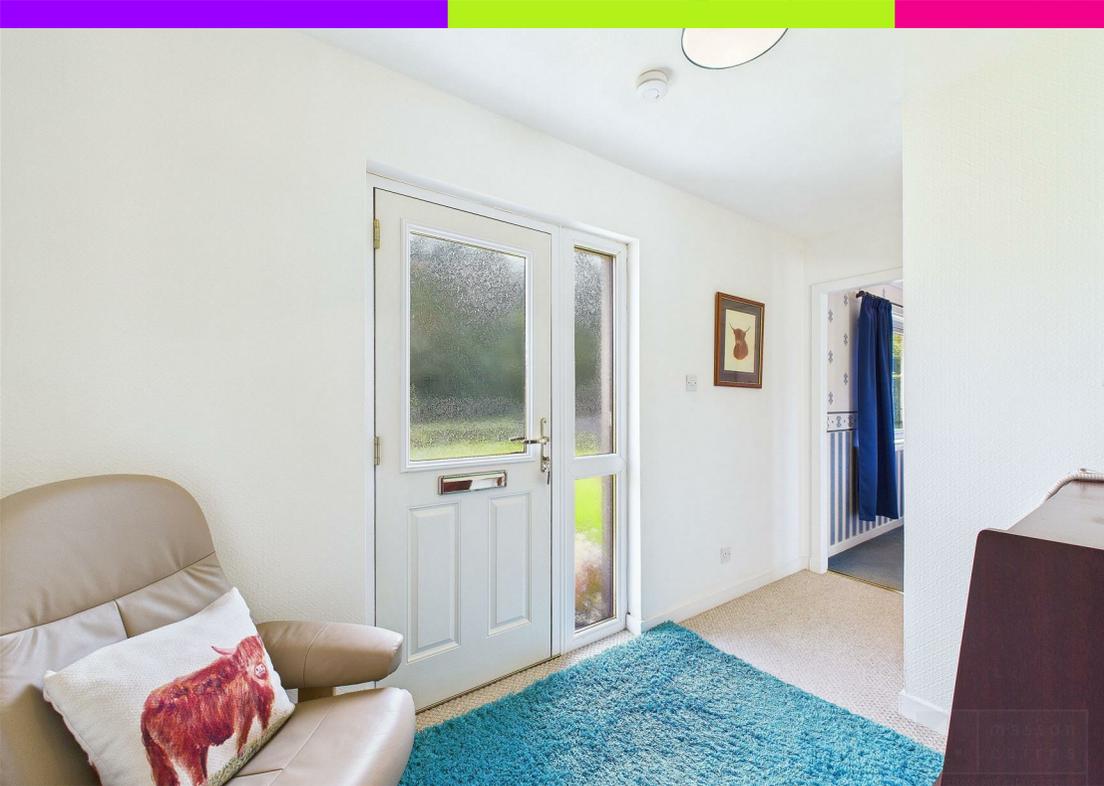
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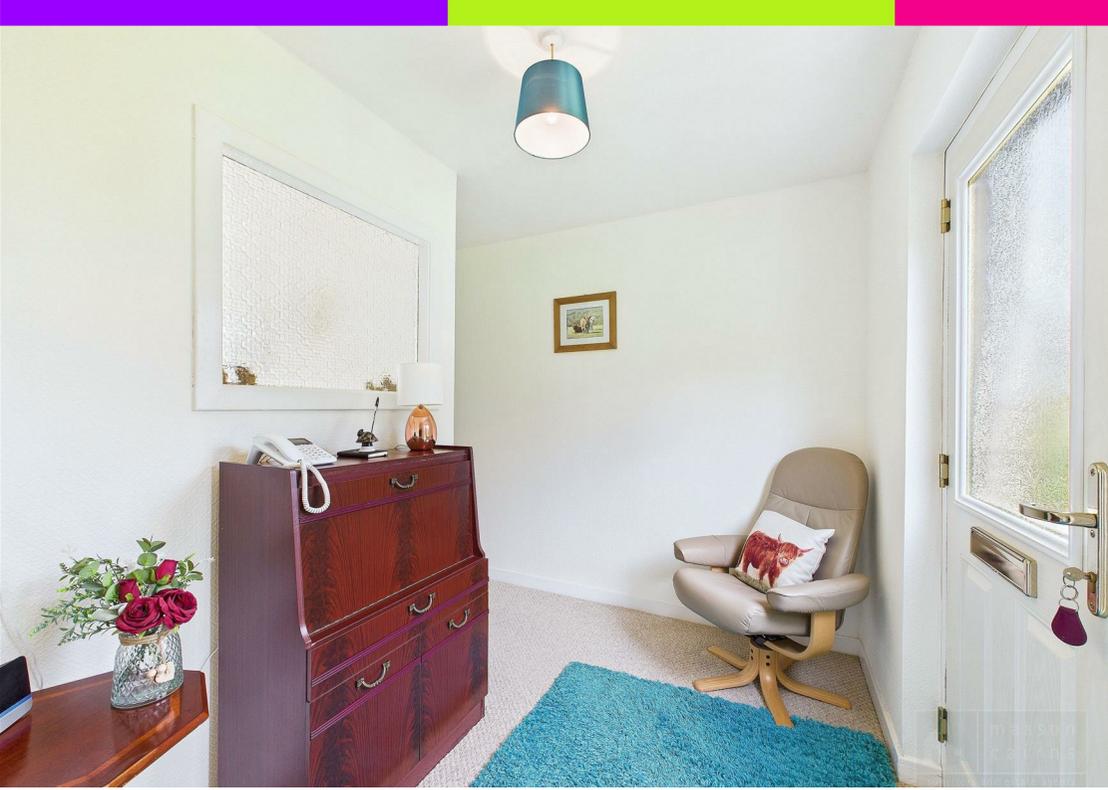
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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