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solicitors and estate agents

Sawmill Cottage, Drumin, Glenlivet, AB37 9AN

**SOLD £365,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



SOLD - Sawmill Cottage occupies a substantial plot of approximately one acre in the heart of Glenlivet, offering both space and privacy. This charming two-storey home is equipped with modern amenities, ensuring a comfortable and convenient lifestyle. Upon entering the property, you are greeted by a welcoming entrance and hallway that lead to various parts of the house. The sitting room features large windows that offer delightful views of the garden, creating a bright and airy ambiance. The property boasts a spacious kitchen dining area, complete with an Aga range, perfect for both casual family meals and more formal entertaining. Adjacent to the kitchen is a practical utility room and a convenient WC. The dining room, which can also serve as an additional bedroom, adds flexibility to the living space. The conservatory, with glazing on three sides, provides a stunning panoramic view of the garden and direct access to the outdoors, making it an ideal spot for relaxation and enjoying nature. Upstairs, the accommodation includes three well-appointed bedrooms, two of which feature en-suite facilities. Outside, the gardens are a true rural idyll, meticulously landscaped with a variety of plantings that provide year-round colour and interest. An impressive greenhouse is perfect for gardening enthusiasts, while ample parking is available for several vehicles. The property also includes a detached garage, providing additional storage and workspace. An excellent combination of a beautifully maintained house and enchanting garden, set in a perfect location. This property provides a unique opportunity to enjoy a tranquil and picturesque lifestyle. EPC D, Council Tax E  
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.

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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 is adjacent to 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 Tomintoul, 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 D

### Entrance Vestibule

1.68m x 1.77m (5'6" x 5'9")

The entrance from the driveway leads through a solid timber door, adding a touch of rustic elegance to the property. A window to the side allows natural light to illuminate the space, complemented by a feature window that offers a view into the hallway. The entrance area features carpet flooring, adding warmth and comfort underfoot, while a ceiling light provides ample illumination. The space is finished with cornicing, enhancing the overall aesthetic.

### Hallway

The hallway features elegant oak flooring and provides access to most of the ground floor accommodation. It includes doors leading to various rooms and a staircase ascending to the first-floor landing. Ceiling lighting ensures the hallway is well-lit, while a further set of stairs leads up to the sitting room, creating a seamless flow throughout the home.

### Sitting Room

4.94m x 5.04m (16'2" x 16'6")

The sitting room boasts dual aspect large picture windows that overlook the private gardens, flooding the space with natural light and offering stunning views. A multi-fuel stove with a stone hearth, surround, and mantle provides a stunning focal point. The room features oak flooring, ceiling lighting, and coving.

### Dining Room / Bedroom

3.65m x 3.45m (11'11" x 11'3")

Currently utilised as a dining room, this versatile space features a large window that looks out to the gardens, providing a lovely view and plenty of natural light. This room could easily be used as a double bedroom if required, offering flexibility to suit your needs.

### Bedroom Four

3.96m x 3.45m (12'11" x 11'3")

This bedroom is a light and airy double, featuring an integral wardrobe for ample storage. A window to the side allows natural light to brighten the room, and a door leads to the en-suite bathroom. The room is finished with carpet flooring and ceiling lighting.

### En-Suite

1.94m x 1.91m (6'4" x 6'3")

The accessible en-suite features a mains pressure shower, pedestal wash hand basin with chrome mixer tap, mirror and cabinet for convenient storage. The space is also equipped with a shaver light with a socket, an opaque window for privacy, a warm air heater and an extractor fan. There is wet wall surround, ceiling lighting and vinyl flooring.

### Kitchen / Dining

5.07m x 4.50m (16'7" x 14'9")

This quality shaker-style country kitchen boasts a fantastic range of base, drawer, and wall units, offering ample storage and worktop space. Under-unit mood lighting highlights the stainless steel sink with a chrome mixer, integrated appliances, and the iconic AGA oil-fired range cooker with hotplates. The kitchen is set on a tiled floor, adding to its rustic charm whilst natural light floods the space from front and rear picture windows, complemented by recessed down lighting and spotlights, all providing pleasing garden views. There is ample space for a breakfast table and chairs, with doors leading to the utility room, hall, and conservatory, ensuring easy access and a seamless flow throughout the home.

### Utility

1.94m x 2.70m (6'4" x 8'10")

Accessed from the kitchen, the utility room provides additional storage and worktop space in addition to being plumbed for a washing machine. It features durable floor tiling and a convenient door leading to the rear of the property.

### Conservatory

3.72m x 3.79m (12'2" x 12'5")

The conservatory boasts glazing on three sides with floor-to-ceiling windows, offering panoramic views of the gardens and flooding the space with natural light. French doors open directly to the garden, providing seamless indoor-outdoor living. Inside, a door connects the conservatory to the kitchen and dining area, ensuring smooth flow throughout the home. The bright and airy space is perfect for relaxing and entertaining.



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#### WC

1.50m x 1.24m (4'11" x 4'0")

From the kitchen, the hallway leads to a conveniently located cloakroom, ideal for guests, which includes a WC and a pedestal wash hand basin. Additionally, there is a separate airing cupboard that houses the pressurised water cylinder, offering extra storage and utility.

#### Landing

This bright space, illuminated by a Velux window, leads seamlessly to all first-floor accommodation. It features carpet flooring and ceiling lighting, creating a warm and inviting atmosphere.

#### Principal Bedroom

4.74m x 3.96m (15'6" x 12'11")

Emphasising both size and views, this bedroom epitomises comfort and style. It offers stunning vistas over the gardens and hills, ample space for even the largest beds, and good integral storage. Additionally, the impressive en-suite bath/shower room adds a touch of luxury and convenience..

#### En-suite

2.75m x 2.77m (9'0" x 9'1")

The en-suite bathroom features a bath, a separate shower enclosure, a WC with a concealed cistern, and integrated vanity units with a wash hand basin and storage. It is beautifully finished with a combination of half and full-height tiling, recessed down lighting, a Velux window for natural light, and timber flooring, creating a luxurious and functional space.

#### Bedroom Two

3.99m x 3.43m (13'1" x 11'3")

Another comfortable double bedroom with carpet flooring and which offers lovely views of the garden as well as ample integral storage space. It also includes an en-suite shower room, providing added convenience and privacy.

#### En-Suite

1.83m x 1.88m (6'0" x 6'2")

The en-suite features a shower enclosure, a vanity unit with a wash hand basin and chrome mixer tap, and a WC with a concealed cistern. The space is elegantly finished with a combination of half and full-height tiling, a towel radiator, recessed down lighting, an extractor fan, and a Velux window.

#### Bedroom Three / Home Working Space

2.57m x 3.77m (8'5" x 12'4")

Currently set up as a single bedroom, this room would also be suitable as a home working space. It features carpet flooring and a Velux window, providing ample natural light. Additionally, there is access to a large roof void with floored storage area, offering plenty of extra storage space.

#### Outside

The expansive garden grounds, extending to approximately one acre, offer a stunning mix of lawn, mature mixed planting, native and ornamental trees, and heathers. Vibrant beds surround the property, adding colour and charm and is bordered by mixed woodland and featuring open views of the surrounding hills, the setting is both picturesque and peaceful. The property includes a garage with power, lighting, and an electrically operated door, along with a timber shed, a log store, and an impressive greenhouse. A private raised deck area with a hot tub provides the perfect spot for relaxation and additionally, several welcome home lights enhance safety and convenience.

#### Services

It is understood that the property is served by mains electricity and water supply and drainage is to a septic tank. There is oil fired central heating and for running the Aga.

#### Entry

By mutual agreement.

#### Price

SOLD

#### Viewings and Offers

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

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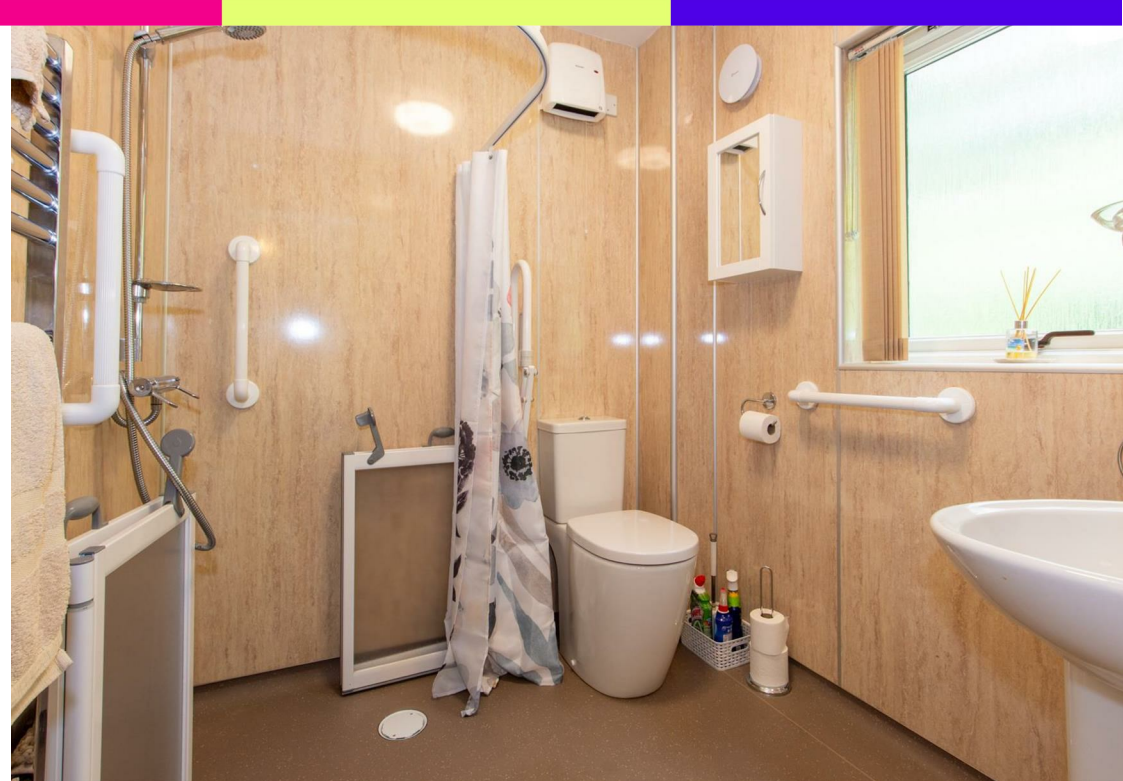
























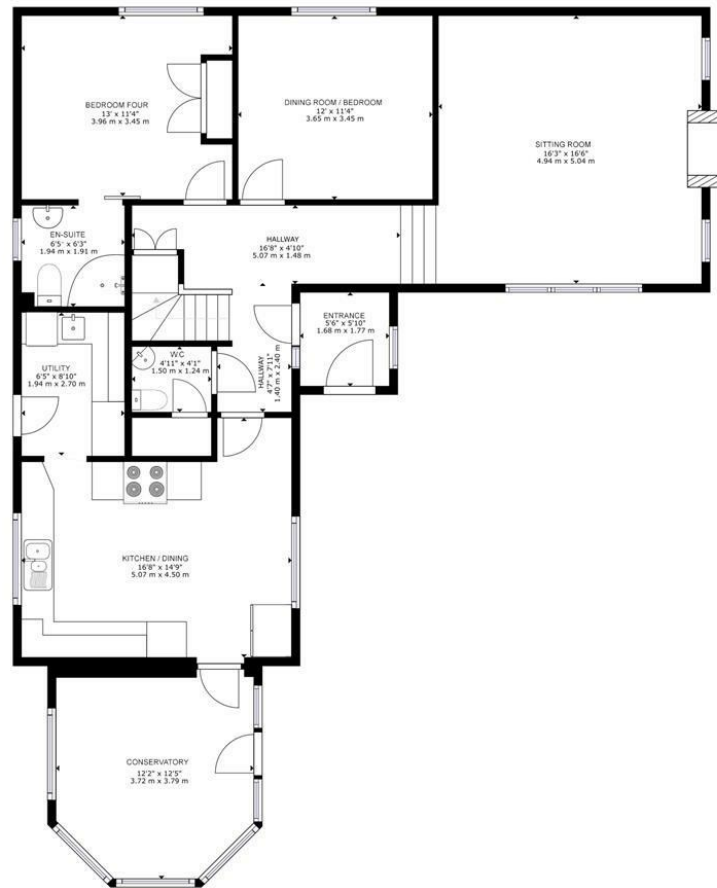












FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1: 1266 sq ft, 117.64 m<sup>2</sup>, FLOOR 2: 692 sq ft, 64.31 m<sup>2</sup>  
REDUCED HEADROOM: 30 sq ft, 2.74 m<sup>2</sup>  
TOTAL: 1958 sq ft, 181.95 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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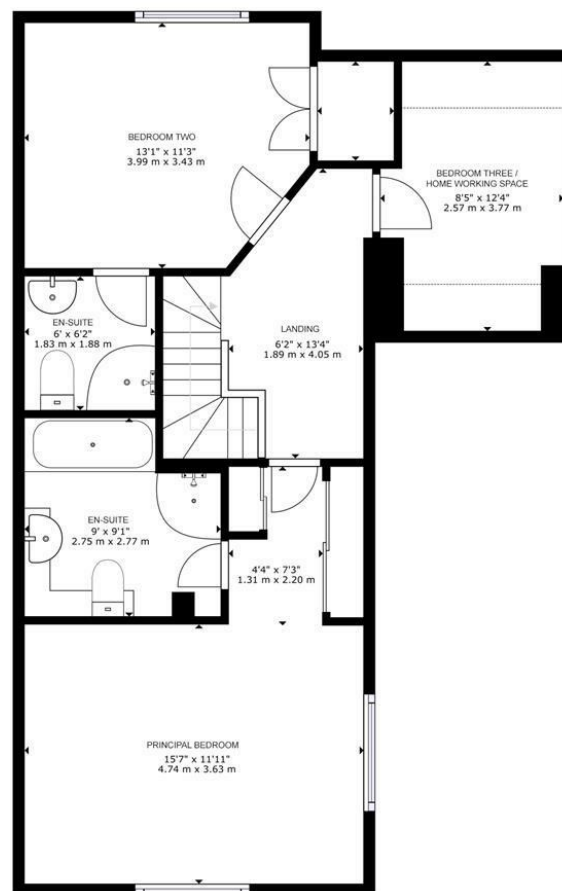
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FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 1266 sq ft, 117.64 m<sup>2</sup>, FLOOR 2: 692 sq ft, 64.31 m<sup>2</sup>  
 REDUCED HEADROOM: 30 sq ft, 2.74 m<sup>2</sup>  
 TOTAL: 1958 sq ft, 181.95 m<sup>2</sup>  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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