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Nether Clashnoir, Chapeltown, Glenlivet, AB37 9JR

SOLD £240,000

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

solicitors and estate agents

SOLD - Nether Clashnoir is a beautiful characterful two bedroom traditional cottage, with an attached outbuilding. The cottage offers well proportioned, comfortable accommodation, nestled in an idyllic location offering spectacular countryside views. This charming cottage benefits from double glazing, oil fired central heating and comprises of a lounge with multi fuel stove, spacious well-appointed kitchen / dining, large bright sun room, two double bedrooms, a bathroom and the loft provides additional usable space. Outside there is a generous garden offering superb views of the idyllic surrounding countryside with parking for several vehicles and a spacious outbuilding with the potential for development providing great amenity. With a combination of hill views, privacy and space, viewing is essential to appreciate the location of this desirable property which would suit a variety of buyers, within easy reach of all the sporting and recreational facilities of this beautiful area. Energy Performance Certificate Rating D, Council Tax Band C.

To obtain a copy of the home report, please visit our website 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 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

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

2.13m x 2.69m (6'11" x 8'9")

A quality UPVC door opens in to the light and welcoming entrance vestibule and a window to the front allows lovely views over the garden. Doors open to the hallway and a large cupboard which benefits from shelving and hooks providing excellent storage. There is durable and practical tiled flooring and ceiling lighting.

Hallway

The cosy hallway provides access to the sitting room, two bedrooms, and the shower room. Timber laminate flooring adds a touch of warmth to the space. Natural light enters the space, through a glazed door from the entrance vestibule helping to illuminate the space, in addition to the ceiling lighting.

Sitting Room

4.69m x 4.58m (15'4" x 15'0")

A light and welcoming sitting room featuring a large picture window with verdant views of the front garden and wider countryside. The focal point of the room is the multi fuel stove with slate hearth and decorative timber mantle. Doors provide access to the kitchen / dining and the sun room. There is ceiling lighting and timber laminate flooring.

Kitchen

4.69m x 4.31m (15'4" x 14'1")

This bright and spacious kitchen / dining provides a wonderful range of duck egg blue shaker style wall, drawer and base units with complimentary worktop and brushed chrome door handles. Windows to the front and side allow fabulous scenic views of the countryside and a one and a half bowl stainless steel sink with mixer tap is situated perfectly at the side window, taking full advantage of these views. There is a washing machine, dishwasher, fridge/freezer, and freestanding cooker. There is a six point ceiling light, durable vinyl flooring. The electrical switchgear is located in one of the kitchen units and a glazed panel door provides access into the sun room and there is a loft access hatch.

Sun Room

2.31m x 7.08m (7'6" x 23'2")

Windows surround this sun room flooding the room with natural light and creating a bright and inviting room in which to relax and take in the joyous views. This lovely room could be used for a variety of purposes as there is space to situate relaxing chairs, a dining set and a working space. There are two ceiling lights, carpet flooring and vinyl flooring at the external door area and a UPVC door provides access to the garden.

Principal Bedroom

3.99m x 2.80m (13'1" x 9'2")

A relaxing double bedroom featuring a large window to the front offering beautiful views over the front garden and surrounding countryside. There is timber laminate flooring and ceiling lighting.

Bedroom Two

2.80m x 2.81m (9'2" x 9'2")

A charming double / twin bedroom with a window to the rear overlooking the garden and surrounding countryside. There is timber laminate flooring, ceiling lighting and a loft access hatch with aluminium ladder.

Loft

Also featured is the converted loft area which can be accessed via a large hatch and a pull down ladder from the second bedroom. This provides access to three usable spaces, that would be ideal for additional storage or to use as attic rooms. The space extends to approximately 42 sqm in total and has lighting and power. Further natural light and ventilation is provided via the Velux windows.



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Bathroom

2.80m x 1.69m (9'2" x 5'6")

This shower room features a WC, a high-level window for natural light. A chrome towel radiator adds a touch of elegance, while the vanity unit, complete with an rectangular sink and matte black lever tap, sits against a backdrop of full-height wet wall panelling. The separate shower enclosure, also with full-height wet wall panelling, includes a glazed screen and offers both a rainforest shower head and a wall-mounted option for a spa-like experience.

Outbuilding

The property benefits from a spacious attached outbuilding, which has been upgraded including a new damp course concrete floor making it ripe for conversion subject to obtaining any necessary planning permission. A door allows access into the outbuilding with an additional door to the rear, there is a large glazed window to the front that provides a source of natural light.

Outside

The property sits in spacious garden grounds which offer spectacular views of the stunning surrounding countryside. The garden grounds are mainly laid to lawn and interspersed with colourful shrubs and plants with a decorative low level wall to the front and a low level timber fence surrounding the rear and sides. Double wrought iron gates provide access to the large gravel area which provides parking and turning for several vehicles in addition to a fitted electric car charger. There is a summerhouse (2.04m x 1.59m) and timber shed (1.76m x 1.91) and a wood fire hot tub that sits on a decked area that provides a special area for relaxing and enjoying the outdoor space.

Services

It is understood that the property is served by mains electricity, a private water supply and drainage is to a septic tank. 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
Strathspey House
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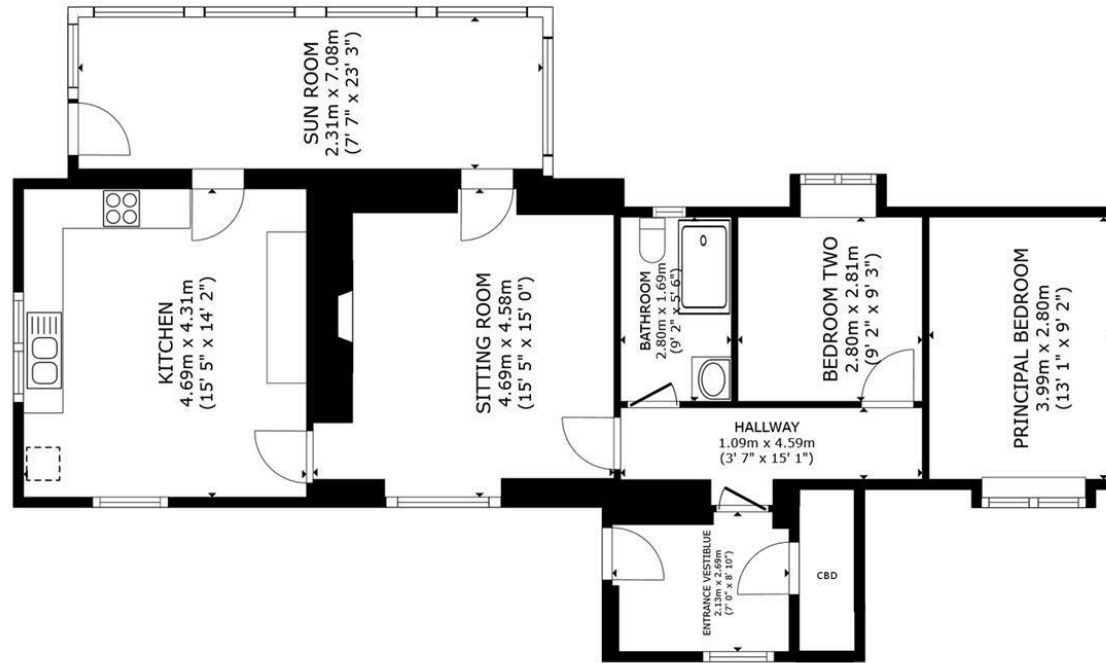












FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 99.0 m² (1,065 sq.ft.)
 EXCLUDED AREAS : SHED 5.9 m² (64 sq.ft.)
 TOTAL : 99.0 m² (1,065 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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