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solicitors and estate agents

Lynn Of Shenval, Cottage & Bothy, Glenlivet, AB37 9DP  
Offers over £230,000

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

An outstanding and unique opportunity; Lynn of Shenval Cottage and Bothy, a beautiful three bedroom refurbished traditional cottage with attached bothy ripe for renovation to provide separate or further accommodation. The properties are nestled in a fantastic location which is surrounded by magnificent scenery and offers outstanding open views. Accommodation in the main house is over two floors and comprises of an open plan kitchen / dining / lounge area with inglenook fireplace and stove, a fully fitted family bathroom, separate WC and three double bedrooms. The bothy is currently utilised for storage and would be ideal as a games area or additional accommodation with feature stone fireplace to the lounge area with potential for an additional kitchen and two bedrooms to the first floor area. This is an ideal purchase for those looking for a holiday home with great income potential or as an outstanding family home with a difference and great flexibility in close proximity to the Cairngorms National Park, Lecht Ski Centre, Whisky Trails and Glenlivet mountain bike trails. Energy Performance Certificate Rating D, Council Tax Band C

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## Glenlivet

From this area there is easy access to the Lecht Ski Centre, the beaches of the Moray Firth in addition to being within easy reach of the whole of the Spey Valley with its well known winter sports facilities, excellent shooting, fishing, hillwalking, sailing, golf, pony trekking etc. This area of the Highlands and Glenlivet in particular, is internationally well known for excellence of its whisky largely due to the purity of the water and the climate which, although it can be crisp in winter, has a relatively low rainfall and high sunshine record. There is an excellent local primary school with a strong outside approach with its own bees, chickens, vegetable patch and wildlife encouragement area. Glenlivet has its own comprehensive GP surgery and there are local community groups such as walking, music, wildlife, indoor bowls and book clubs with a pub and community hall nearby.

Within easy reach are Grantown On Spey, Aberlour and Elgin, all with fine shopping centres, first class hotels, guest houses, primary and grammar schools offering education to University entrance standard, cottage hospitals and health centres.

## Entrance Hall

Double timber and glazed doors open into the charming hallway where doors lead to the lounge, bedroom three, bathroom and carpeted stairs lead up to the first floor. There is a storage cupboard under the stairs which houses the electrical switchgear and there is carpet flooring,

recessed ceiling lighting, smoke alarm, radiator and the heating controls are located here.

## Lounge

3.98m x 3.70m 13'1" x 12'2"

A spacious relaxing lounge which is open plan with the kitchen / dining room with quality engineered oak flooring flowing throughout. The lounge features a warming Jotul multi fuel stove with black slate hearth creating the perfect place to cosy up on a cold night with a warming drink. Windows to the front and side allow fabulous countryside views and there is lovely wall lighting and a radiator.

## Kitchen / Dining

2.44m x 5.05m 8'0" x 16'7"

A marvellous light and well proportioned kitchen / dining room offering a good range of cream wall, drawer and base units with complementary timber worktop incorporating a stainless steel one and a half bowl sink with modern mixer tap. Integrated within the kitchen is a Bosch dishwasher and washing machine, a Hotpoint fridge / freezer and oven / grill and gas hob with stainless steel cooker hood above and there is space to house a 6-8 seater dining table and chairs. Natural light floods in through the high level Velux windows and the windows to the rear and each side of the room allow beautiful countryside views. A traditional real oak door provides access to the garden and there is engineered oak flooring, a radiator, two lovely four point ceiling lights and the Grant boiler is placed here.

## Bedroom Three

3.89m x 3.38m 12'9" x 11'1"

A spacious double bedroom benefitting from windows to the front and rear flooding the room with natural light and providing excellent countryside views. There is carpet flooring, ceiling lighting, a radiator and recessed shelving.

## Bathroom

2.08m x 2.53m 6'10" x 8'4"

A lovely fresh bathroom comprising of WC, wash hand basin with mixer tap and a P-shaped bath with modern twin taps housing a Mira Sport Max electric shower with contemporary glazed shower screen and further complemented with lovely wall tiling surrounding. There is a window to the rear allowing in good natural light, vinyl flooring, ceiling lighting, a radiator and a Greenwood extractor.

## Landing

Carpeted stairs lead up to the first floor landing which in turn provides access to bedrooms one and two and the WC. A large carpeted cupboard provides great storage and there is a radiator, recessed ceiling lighting, carpet flooring and a Velux window situated to the front allows in lovely natural light.

## Bedroom One

4.02m x 3.71m 13'2" x 12'2"

A welcoming double bedroom benefitting from a beautiful Bay window to the front offering fabulous views over the stunning open countryside. There is carpet flooring, recessed ceiling lighting and a radiator.



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## Bedroom Two

4.02m x 3.22m 13'2" x 10'7"

A bright double bedroom enjoying a Velux window to the rear and a lovely Bay window to the front allowing beautiful scenic countryside views. There is carpet flooring, recessed ceiling lighting, radiator and loft access hatch.

## WC

1.02m x 1.08m 3'4" x 3'7"

A delightful room comprising of a back to wall WC with integrated chrome flush button and a lovely corner wash hand basin with mixer tap. A window to the rear allows in great natural light and there is a chrome towel radiator, vinyl flooring, recessed ceiling lighting and an Xpelair extractor.

## Bothy

Adjoining the property is a superb traditional stone bothy with corrugated metal sheet roofing. The bothy is currently utilised for storage and with the relevant planning permission would be ideal as a games area or additional accommodation with feature stone fireplace to the lounge area with potential for an additional kitchen and two bedrooms to the first floor area. There is light and power supply.

## Outside

The garden grounds which surround the property extend to approximately 0.5 acres and are predominantly laid to lawn with mature shrubs, bushes and trees and bounded with a mix of post and wire fencing, hedging and stone wall. There is a timber shed which offers good storage for garden and sports equipment, a fabulous large greenhouse which also has space for a table and

chairs where you can sit and enjoy the peace and quiet, an oil tank, an outside tap and parking for several vehicles.

## Services

It is understood the property is served by mains electricity with a private water supply and drainage to a septic tank. There is oil fired central heating.

## Home Report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.

EPC Band D

## Entry

By arrangement

## Price

Offers over £230,000 are invited

## Viewings and Offers

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

Strathspey House

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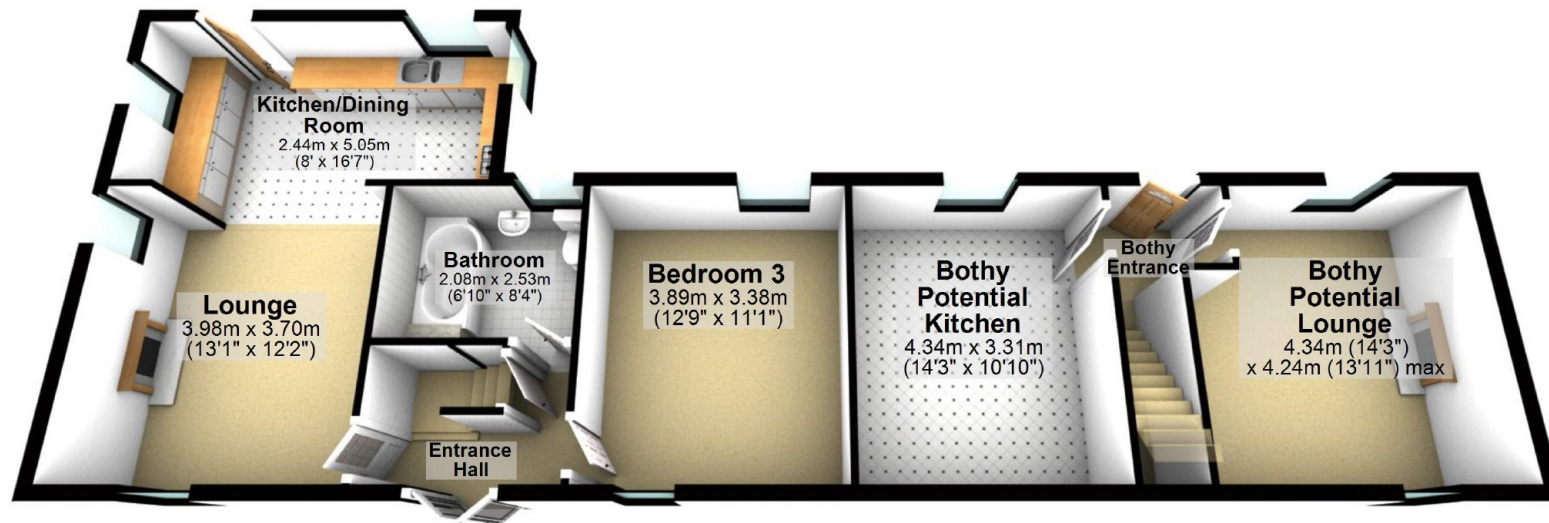








## Ground Floor



Plans not to scale, for illustration only



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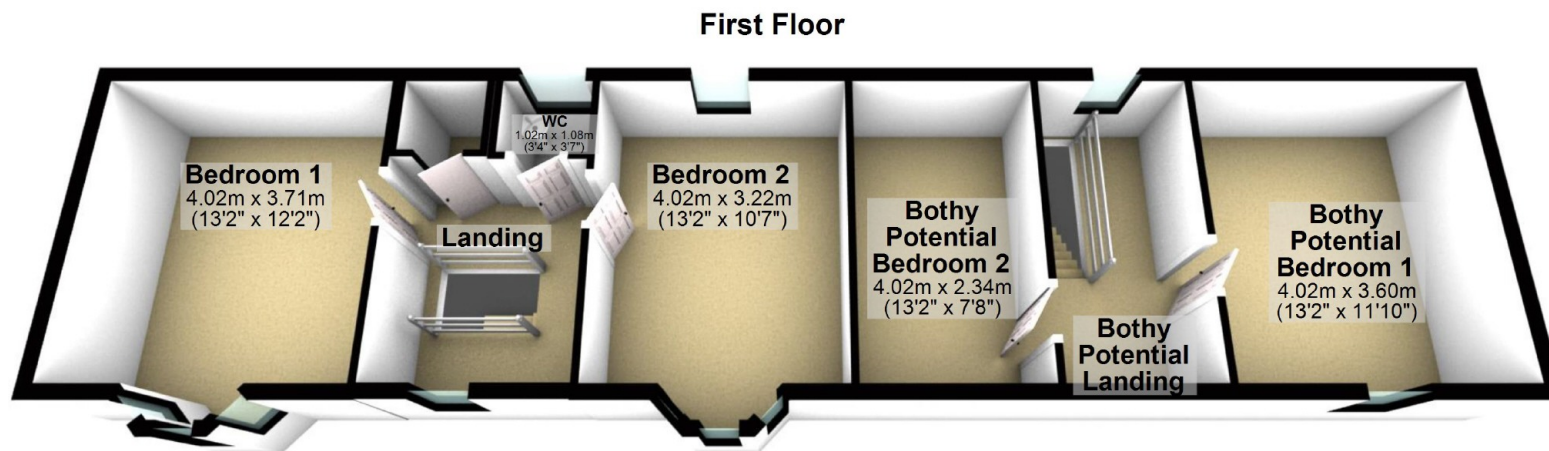
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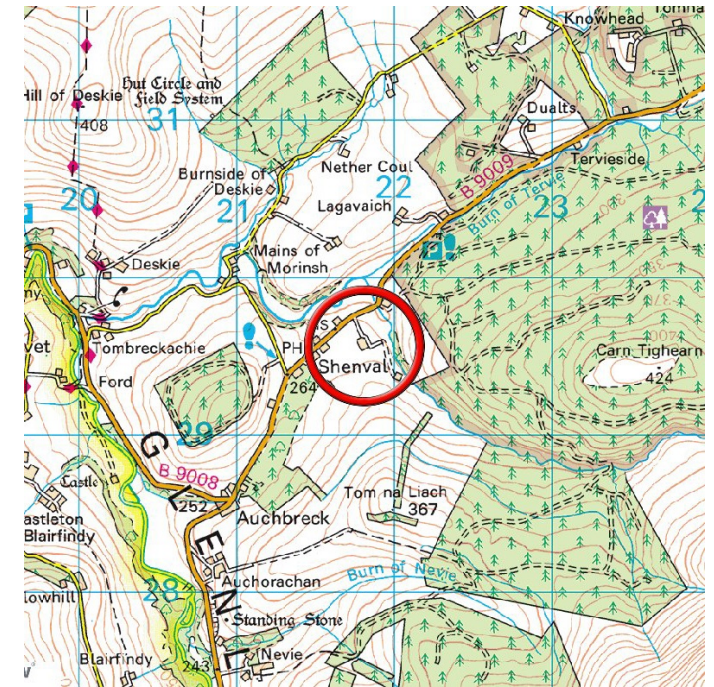
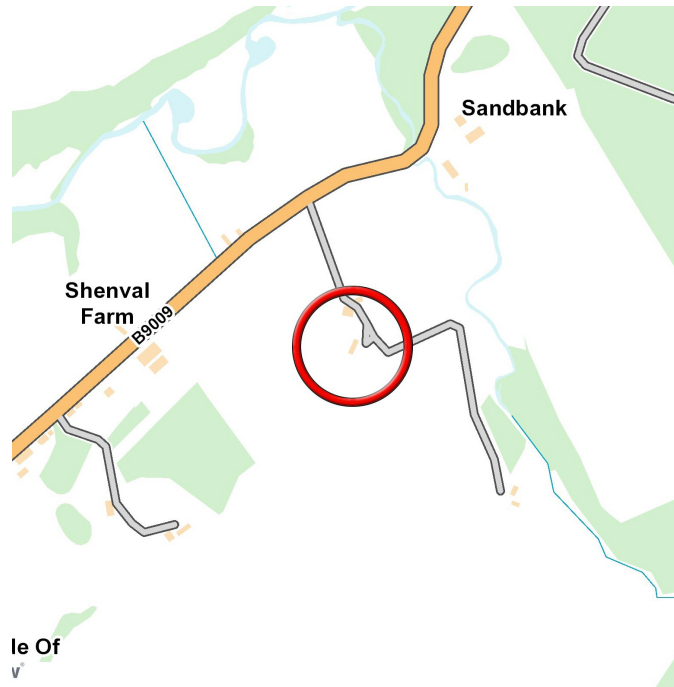
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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