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5 Glenlivet Lodges, Glenlivet, AB37 9DR
Fixed asking price £75,000

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

Fantastic holiday lodge recently fully refurbished to a high standard to include all furniture and fittings as seen. Quality and affordable two bedroom accommodation with stunning uninterrupted views over the Glenlivet Estate towards the Cairngorms National Park. Located off the B9009 between Dufftown and Glenlivet, the property offers an ideal location from which to explore the Cairngorms National Park and Whisky Country or to take advantage of the fantastic summer and winter sporting activities including fishing on the rivers Spey and Avon or skiing at the Lecht or Cairngorm. The property benefits from a generous plot size with a delightful aspect and offers the potential for a delightful holiday home or as an investment with letting potential. All furniture and contents of kitchen are included.

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

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Fax: 01479 874806

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Glenlivet

The area is remarkably beautiful and unspoilt. Primary schooling is at Glenlivet Primary and secondary education is at Speyside High in Aberlour. There is a free transport service to both. Aberlour (11 miles) provides a range of services including garage, hotel, butcher, general store, post office, 3 churches, hospital and health centre, community centre including a swimming pool, tennis court and bowling green. The area is ideal for access to the Cairngorm Mountain Range, Glenlivet Estate with its summer and winter sporting facilities, Mountain Bike Trails, the Malt Whisky Trail and fishing on the Rivers Spey and Avon. The area is famed for its range of outdoor pursuits. Fishing can be taken on the Spey and Avon, two of Scotlands finest rivers, and shooting and stalking is available on nearby estates. Ballindalloch has a golf course, hillwalking and skiing at the Lecht and Cairngorms and water sports on the Moray Firth. The international airports at Aberdeen and Inverness offer an excellent range of domestic and European flights.

Entrance Hall

From the door to the side of the lodge there is access into the L shaped entrance hall which has laminate flooring and doors to the lounge, bathroom and both bedrooms. There is an integrated shelved cupboard housing the hot water cylinder and fuse board. There is a hatch to the loft space.

Lounge / Dining / Kitchen

5.68m x 4.91m 18'8" x 16'1"

This L shaped room comprises the lounge with dining area and kitchen on open plan to create a sense of space and amenity combined with outstanding open views through the floor to ceiling

opening doors to the front across the open countryside of the Glenlivet Estate and Cairngorms National Park. The lounge area is centred around a wall mounted electric fire and the double glazed patio doors provide access to a decked area to allow the outside in. There is ample room for a dining table and chairs in the dining area and the contemporary kitchen area boasts a good range of fitted base and wall units, integrated fridge, dishwasher and fitted washing machine, single stainless steel sink with chrome mixer taps and a ceramic hob with oven and extractor hood. There is an additional window to the side providing excellent natural light side and included in the sale are all the furniture and electrical items.

Bedroom One

3.94m x 2.38m 12'11" x 7'10"

A well proportioned double bedroom located to the rear of the lodge with a large picture window. There is an integrated wardrobe with hanging and shelving storage, carpet flooring, an electric panel heater and ceiling lighting.

Bedroom Two

3.94m x 2.36m 12'11" x 7'9"

Another double bedroom with a window to the rear, integrated storage wardrobe, carpet flooring, ceiling lighting and an electric panel heater.

Bathroom

1.96m x 1.51m 6'5" x 4'11"

A well equipped and presented bathroom with back to wall WC in white, pedestal wash hand basin and bath with shower and screen. There is a tiled floor and full height wall tiling adds to the modern feel. There is a wall mounted mirror with glass shelf and light. There is a velux window to the side and a Glen

warm air heater.

Outside

The generous garden area is laid to grass with open views to the countryside beyond and is bounded with low level delineation fencing. There is space to park two vehicles.

Services

It is understood that the property has mains electricity, private water and drainage. Owners are liable for a 1/6 th share of the water supply and septic tank upkeep and a 1/13th share road maintenance liability.

Home Report

The lodge is exempt from the need to produce a Home Report as they are classed as seasonal or holiday accommodation. The lodge must be vacant for a four week period in any calender year.

Entry

By arrangement

Price

Fixed Price of £75,000

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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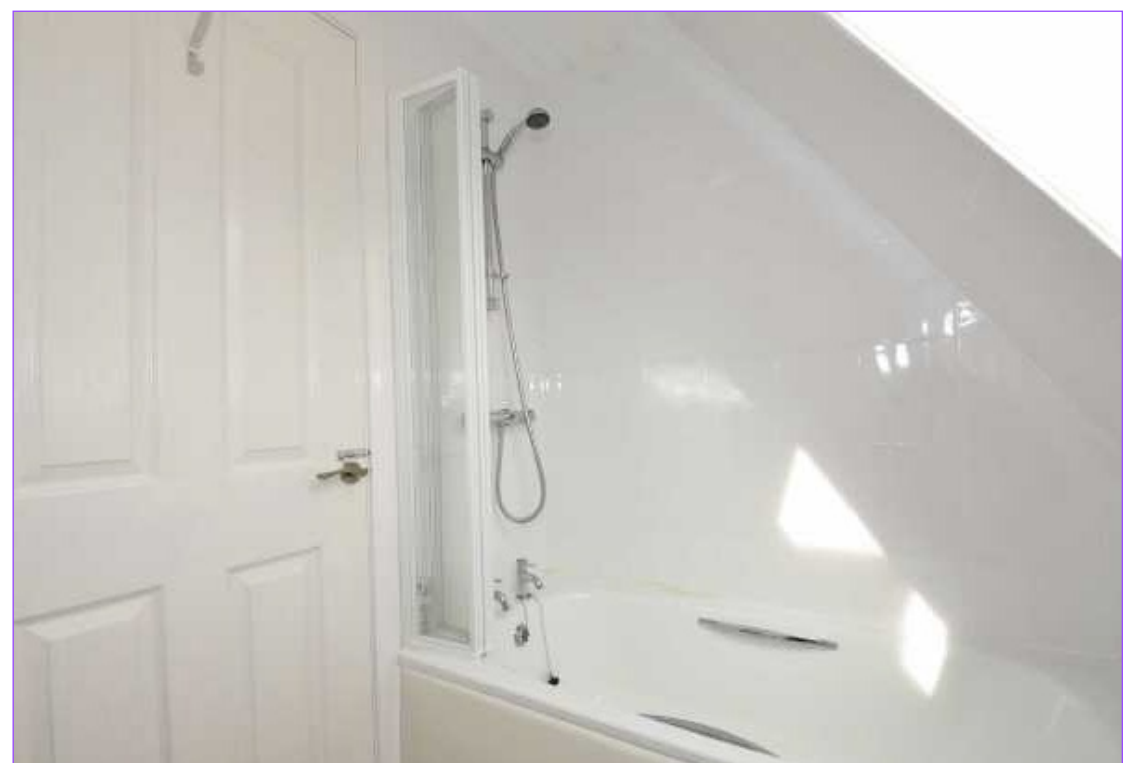
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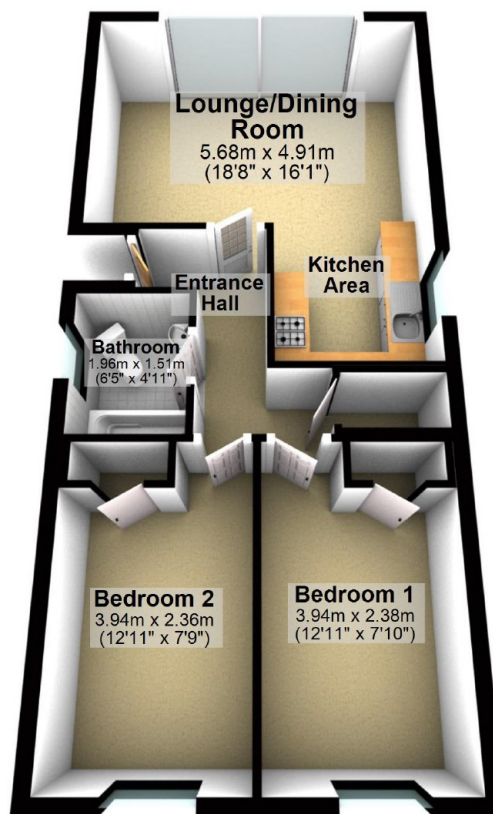
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Lodge Floorplan



Plans not to scale, for illustration only



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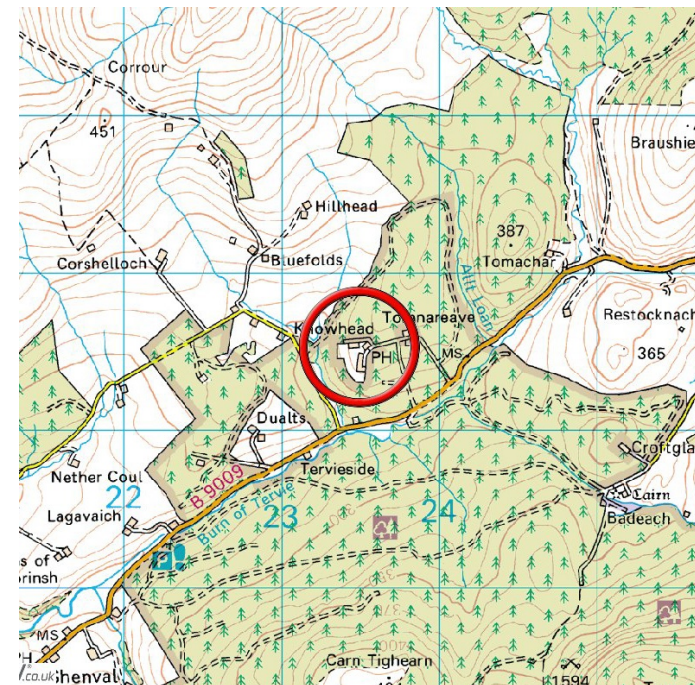
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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