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Craigdhu, Chapeltown, Braes Of Glenlivet, AB37 9JS  
Offers over £55,000

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



An amazing opportunity to acquire a lodge / plot in this get away from it all location with outstanding views. The current lodge is in a state of disrepair and uninhabitable but may be capable of rescue with the right investment and attention; alternatively the site would be ideal for a new build subject to the necessary consents. Current accommodation is over one floor and comprises of a bright sun room to the front with outstanding views, large lounge with fireplace, three bedrooms (one en-suite), separate bathroom, kitchen and dining area. Outside there is parking to the front, two timber garages and to the rear there is a lawned garden bounded with mature conifers and a further timber outbuilding. The project is unsuitable for residential lending and offers a rare chance to acquire this site / lodge with grounds extending to approximately 1/3 of an acre. As the current property is uninhabitable there is no home report requirement.

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## Glenlivet

The area is remarkably beautiful and unspoilt. Primary schooling is at Tomintoul Primary and secondary education is at Speyside High in Aberlour. There is a free transport service to both. Aberlour (20 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.

## Sun Room

5.80m x 3.86m 19'0" x 12'8"

A large sunroom with fantastic open views to the front of the property.

## Inner Hall

2m x 1.55m 6'7" x 5'1"

Doors lead to the master bedroom, bathroom and lounge

## Lounge

5.40m x 6.80m 17'9" x 22'4"

A very spacious lounge with an open fireplace and doors to the rear hall and kitchen/ dining room.

## Bathroom

1.87m x 2.10m 6'2" x 6'11"

With a corner bath, WC, wash hand basin and window to the side of the property.

## Master Bedroom

3.3m x 3.2m 10'10" x 10'6"

A double bedroom with integral wardrobe and door to the en-suite bathroom.

## En-Suite Bathroom

1.95m x 3.20m 6'5" x 10'6"

A bright room with twin windows to the side and rear of the property and with a bath, WC and wash hand basin.

## Dining Room

1.95m x 3.0m 6'5" x 9'10"

The dining area has space for a large table and chairs and is on open plan with the kitchen. There is a window to the rear.

## Kitchen

1.95m x 4.42m 6'5" x 14'6"

There is a range of base and drawer units with a sink and window to the rear garden.

## Rear Hall

With doors to the lounge, bedrooms two and three and there is an external door to the rear garden. There is a large walk in storage cupboard.

## Bedroom Two

2.7m x 4.4m 8'10" x 14'5"

A double bedroom with a window to the front of the property.

## Bedroom Three

2.74m x 3.48m 9'0" x 11'5"

Another double bedroom with a window to the side of the property.

## Outside & Outbuildings

Craigdhu sits in a beautiful site extending to approximately 1/3 of an acre and with stunning panoramic views. The front of the site provides off street parking and the rear



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garden is mainly laid to lawn with the boundaries defined with a mixture of timber ranch fencing and mature conifers. There are two large timber garages / stores and there is a further garden room / store.

### Services

It is understood there is mains electricity, a private water supply and private drainage. The oil fired boiler will be removed prior to sale.

### Home Report

As the property is currently uninhabitable there is no home report requirement.

### Entry

By arrangement

### Price

Offers Over £55,000 are invited

### Viewing and Offers

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

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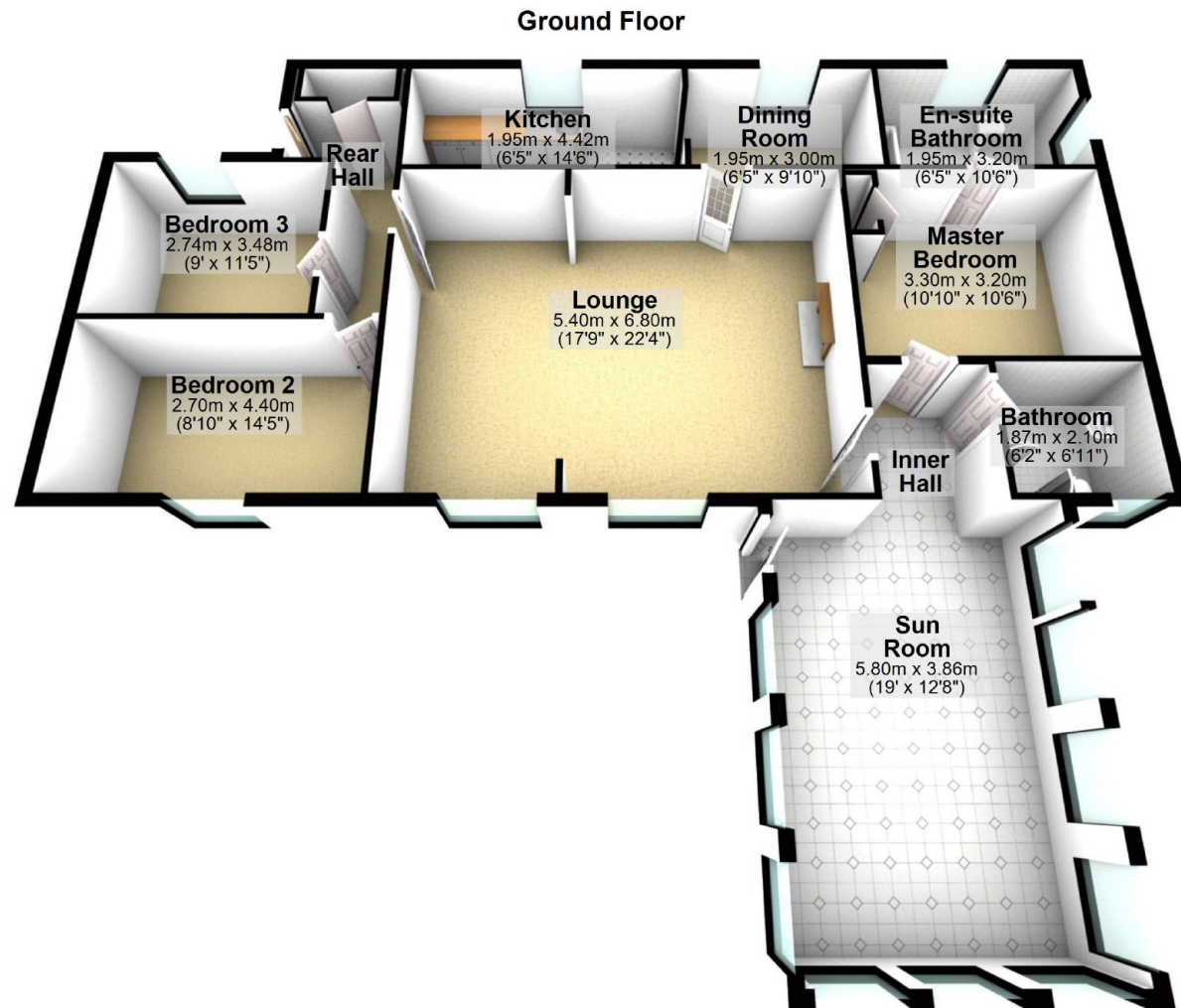












Plans not to scale, for illustration only



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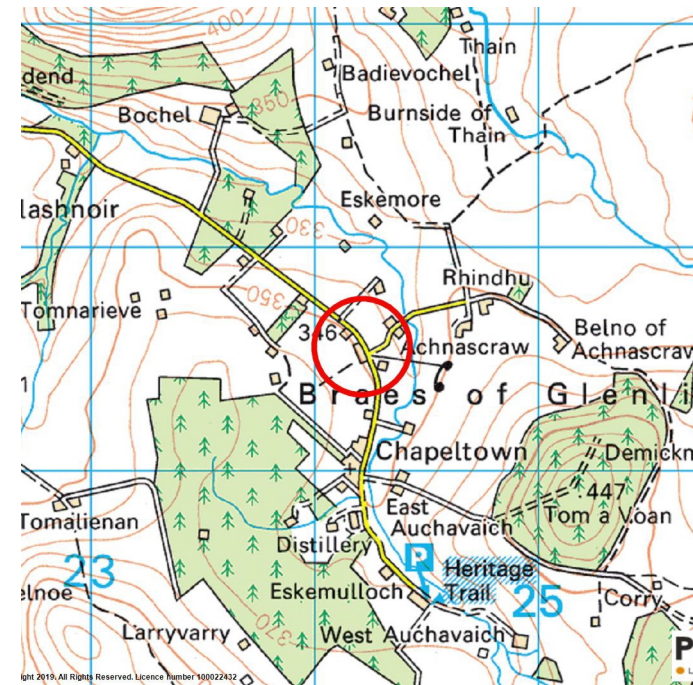
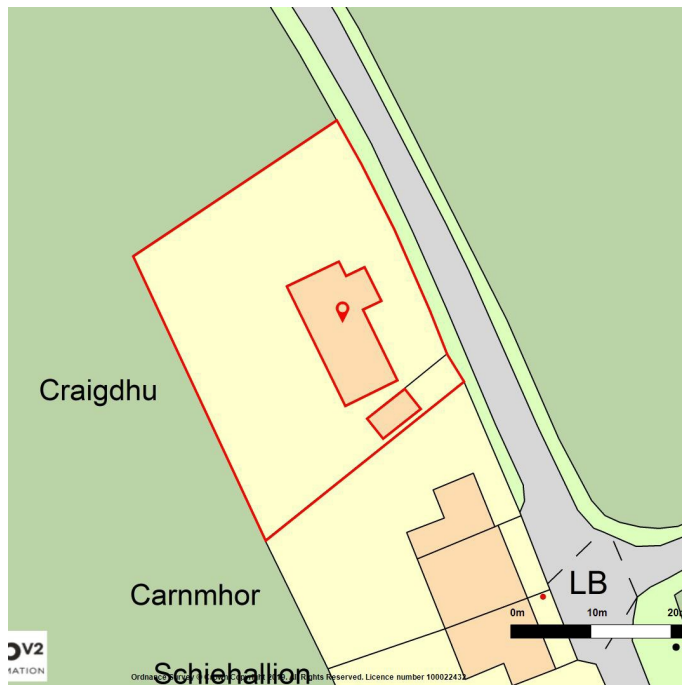
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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