



masson
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solicitors and estate agents

Ben Rinnes, 9 Glenlivet Lodges, Glenlivet, AB37 9DR
Offers over £85,000

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

A rare opportunity to purchase a fantastic holiday lodge which is presented in immaculate condition and in a fantastic setting with outstanding views. The quality three bedroom (1 en-suite) accommodation includes a wonderful open plan lounge with kitchen and dining area which opens onto a decked area with open hill views in addition to a nordic sauna and the inclusion of all furniture and fittings as seen. This is a walk in condition property with stunning uninterrupted views over the Cairngorm National Park located off the B9009 between Dufftown and Glenlivet, the property offers an ideal location from which to explore the Cairngorm National Park and Whisky Country or 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 delightful aspect and offers the potential for a delightful holiday home or as an investment with letting potential. Council Tax Band A. Energy Performance Rating F

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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.

Hall

A double glazed door leads from the external open porch into the spacious hall which in turn leads to most of the accommodation. There is laminate flooring and a hatch to the roof space. There is an airing cupboard with insulated hot water tank and immersion heater which offers towel and linen storage on slatted shelving. The electrical circuit board is also located here.

Lounge/Kitchen

4.92m at widest x 5.17m 16'2" at widest x 17'0"

This wonderful living space is on open plan and comprises of a lounge, kitchen and dining area which enjoys excellent levels of natural light from the floor to ceiling glazing to the front of the property and looks out over the uninterrupted and spectacular hill views. There is a delightful freestanding coal effect electric fire, an oil filled electric convector heater and patio doors leading out to the decked area where an outdoor table and bench provides seating. There is laminate flooring and ceiling lighting. The kitchen has an excellent range of fitted base and wall units with a single stainless steel sink with mixer taps, four ring ceramic electric hob with oven and hood over. There is an integrated fridge, dishwasher and fitted washing machine and a double glazed

window to side provides further natural light into the space. The spacious dining area has ample space for the dining table and chairs.

Master Bedroom

3.41m x 2.52m 11'2" x 8'3"

A well proportioned bedroom which accommodates a king size bed and with a window to rear. There is a wall mounted electric panel heater, carpet flooring and an integral wardrobe provides good storage. A further door leads to the en-suite shower room.

Ensuite Shower Room

1.46m x 1.24m 4'9" x 4'1"

A smart shower room with tiled flooring wet wall and a three piece suite in white comprising wc, wash hand basin with chrome taps and glass shelf with mirror and light over. There is an enclosed quadrant shower cubicle with electric shower and a wall mounted fan heater.

Bedroom Two

3.58m x 2.52m 11'9" x 8'3"

A twin bedroom with carpet flooring, ceiling lighting and an integral wardrobe with shelving and hanging space. There is a window to the rear and an electric panel heater.



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Bedroom Three

3.60m x 2.54m 11'10" x 8'4"

A double bedroom with carpet flooring, ceiling lighting and a window to side. There is an electric panel heater and a double mirrored wardrobe with hanging and shelved storage.

Sauna

1.26m x 1.05m 4'2" x 3'5"

This excellent Nordic pine 2 person sauna offers the ideal space to relax and unwind.

Shower Room

1.63m x 1.55m 5'4" x 5'1"

A well equipped and stylish shower room with a quadrant shower enclosure, wc and pedestal wash hand basin with mirror, glass shelf and wall light. There is a shaver point, wall mounted electric fan heater, floor tiling and extractor.

Outside

There is a small area of garden laid to grass with open views to the beautiful open countryside and hills. There is also a handy small wooden storage shed.

Services

It is understood that the lodge has private water and drainage with mains electricity. There is a broadband connection along with a land line serving the property.

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 calendar year.

EPC Rating F

Price

Offers over £85,000 are invited

The property is being sold fully fitted out with all furniture, fittings, equipment, crockery, cooking utensils, pots, pans, cutlery, crockery, bed linen, towels, hair dryer, travel cot and high chair, vacuum and the cleaning equipment, iron and ironing board, etc

Entry

By mutual agreement

Viewings and Offers

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

Masson Cairns
Strathspey House
Grantown on Spey

Moray

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Tel: (01479) 874800

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Email: property@lawscot.com

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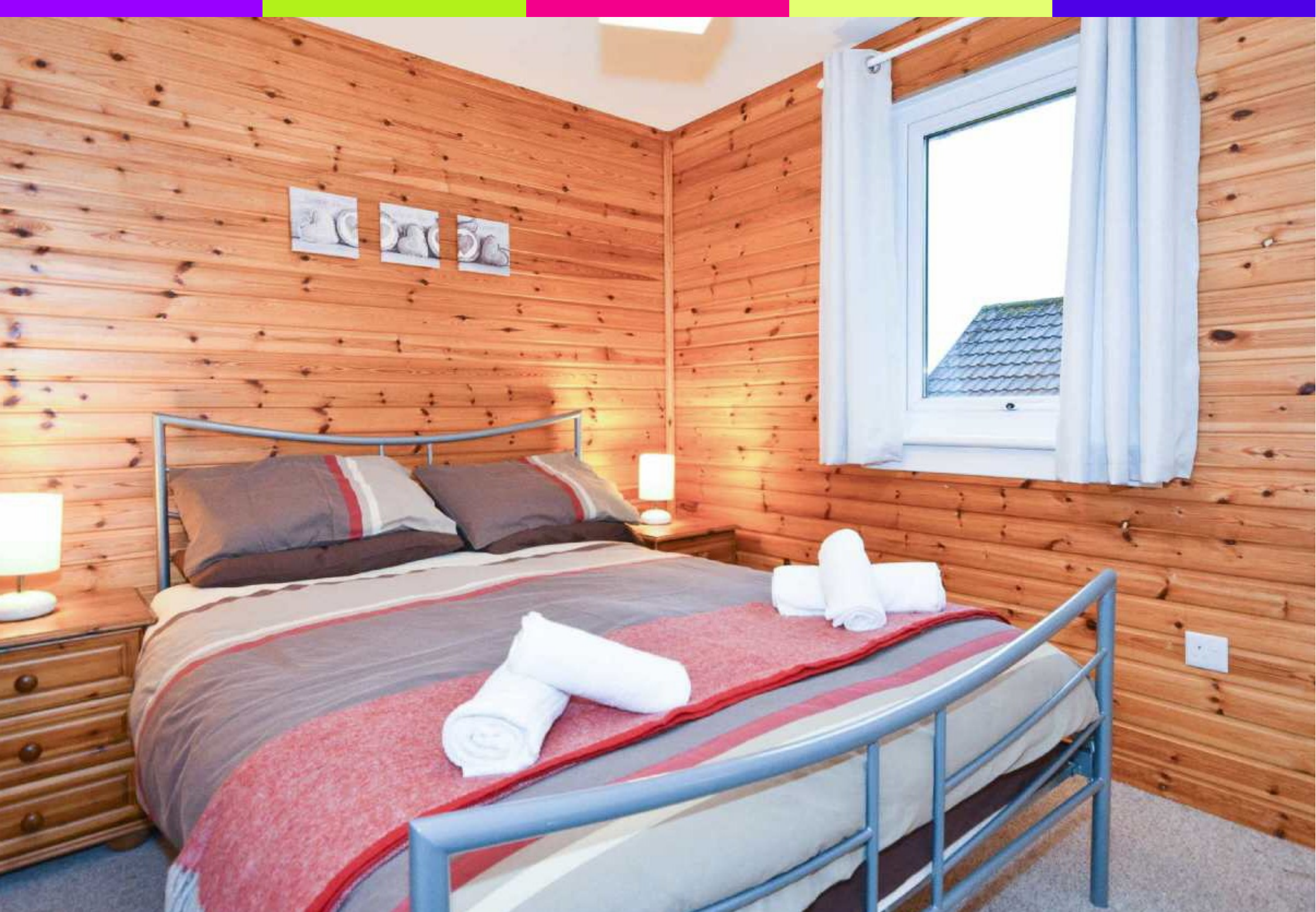
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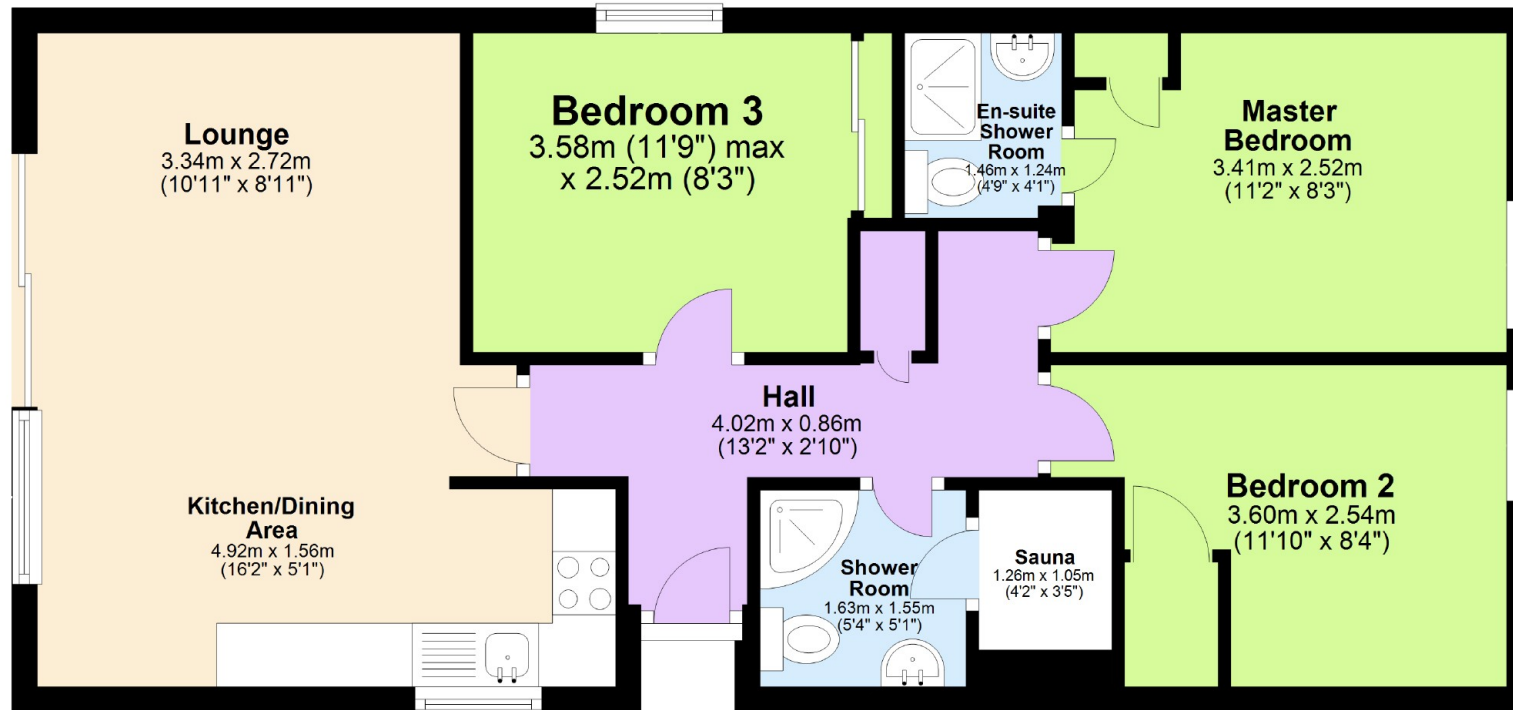
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Ground Floor



Plans not to scale, for illustration only



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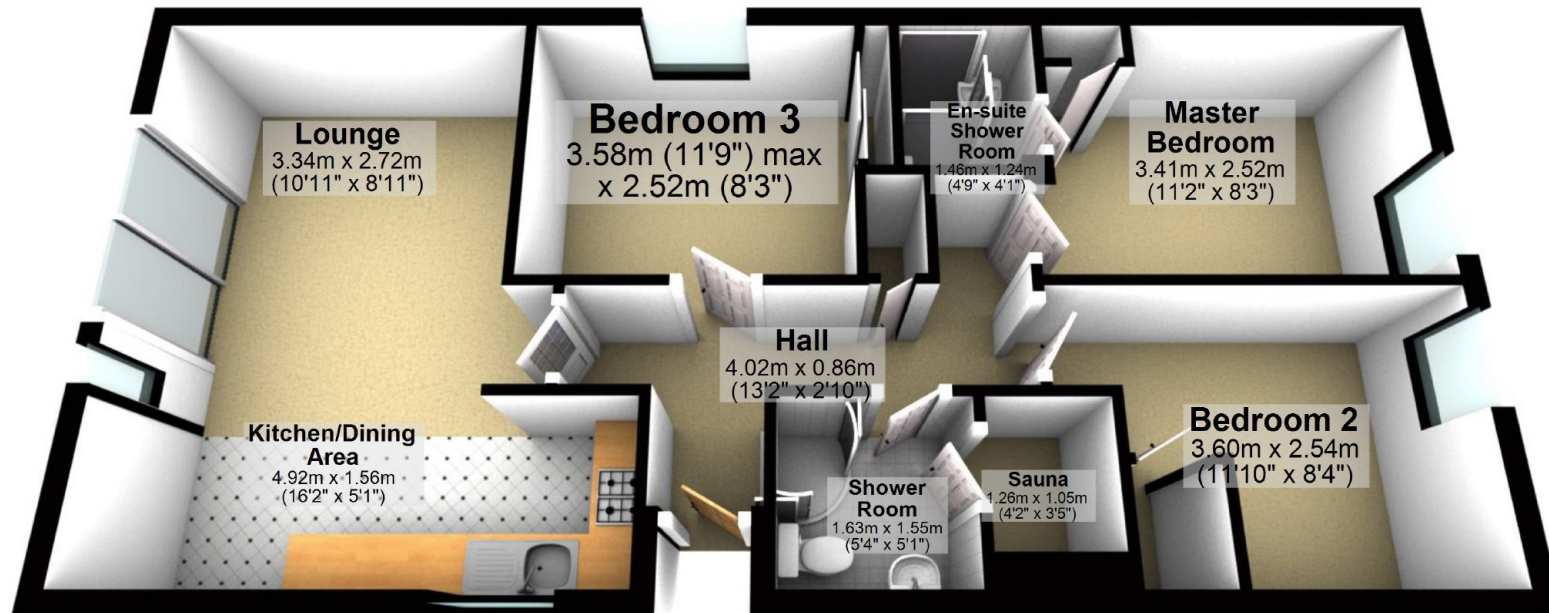
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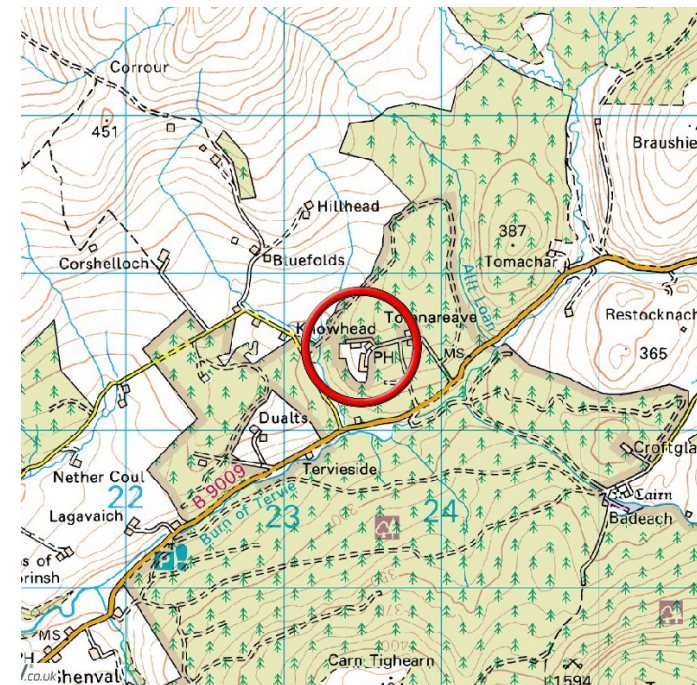
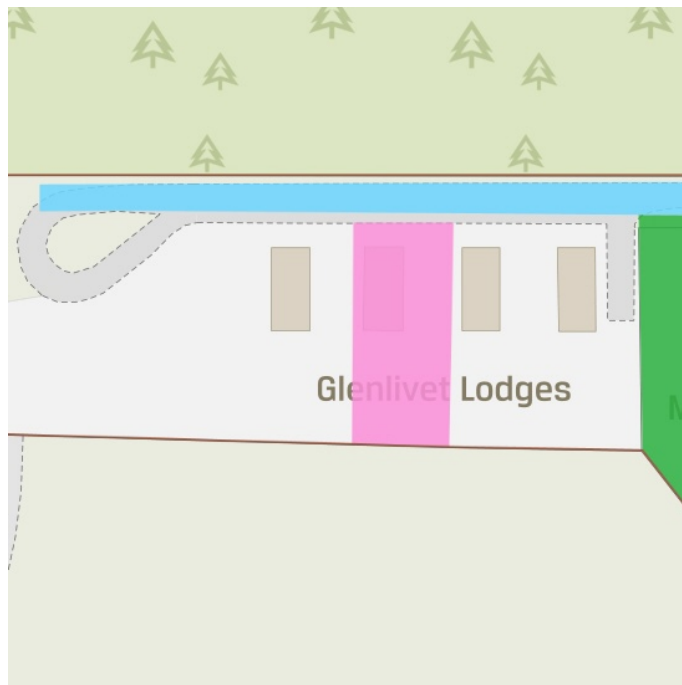
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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