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Moss Side Of Shenval, Glenlivet, AB37 9DP
Offers over £225,000

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

A delightful and charming detached three bedroom cottage in an attractive location in this 'get away from it all' location in Glenlivet. The property is presented in superb condition with well proportioned and maintained accommodation comprising of a large and airy lounge, home office space, three double bedrooms, a modern family bathroom, an airy kitchen with room for dining, hallway, landing and entrance vestibule. Outside the gardens offer outstanding views of the Highland scenery and are easily maintained with large lawns which are complemented with mature planting and shrubs and there is off street parking with driveway. Offering ideal family living or for use as a second / holiday home with letting potential, this is a rare and solid opportunity to acquire a property within this sought after location. There are delightful walks, woodland access and within easy reach of the local amenities. Viewing is essential to appreciate the quality and standard of accommodation offered by this rarely available property ideally located to take advantage of the recreational facilities and amenities of the Cairngorm National Park with excellent road, rail and air links to Edinburgh, Glasgow, Aberdeen and the south. EPC rating Band G, Council Tax banding C

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Shenval, 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 Vestibule

2.28m x 1.28m 7'6" x 4'2"

From the driveway, there is a paved footpath leading to the high quality composite door with glazed panel providing access into the inviting entrance vestibule. Inside there is space for

shoe and boot storage in addition to windows to the side & front flooding the room with light. There is vinyl flooring, ceiling lighting and an opening leading into the hallway.

Hallway

The hallway has further doors leading to the lounge and bedroom one. There are carpeted stairs with decorative balustrades leading to the first floor accommodation, there is wood effect laminate flooring and recessed down lighting.

Lounge

3.90m x 3.72m 12'10" x 12'2"

A bright and airy lounge offering comfortable accommodation with a window to the front of the property. There is a feature electric fire with decorative timber surround and mantle in addition to doors leading to the home office and inner hallway. There is wood effect laminate flooring and ceiling lighting.

Kitchen / Dining Room

3.72m x 3.18m 12'2" x 10'5"

This attractive and very generous space is well proportioned with a light and airy feel and enjoys views of the hills and beyond provided by large windows to the side and front in addition there is a door providing access to the rear. The kitchen is fitted with good quality base and wall units with complimentary worktop space. There is space for a cooker, plumbing and space for a dishwasher, washing machine, tumble dryer and fridge freezer. The

area provides ample space for a multiple person dining suite and is ideal for family living and entertaining guests.

Bathroom

2.18m x 1.73m 7'2" x 5'8"

This fresh and stylish bathroom offers a contemporary three piece suite in white comprising of a dual flush wc, pedestal wash hand basin with chrome taps and bath with bath shower mixer handset and electric shower over. There is an opaque window to rear, laminate flooring, recessed down lighting and illuminated mirror.

Inner Hallway

The inner hall leads from the lounge to the kitchen/dining room and bathroom. There is an airing cupboard housing the water tank, wood effect laminate flooring and ceiling lighting.

Home Office

2.85m x 1.97m 9'4" x 6'6"

A fantastic space for home working and additional storage with a window to the rear. There is wood effect laminate flooring and ceiling lighting.

Bedroom One

3.72m x 2.81m 12'2" x 9'3"

A sizeable ground floor bedroom with a window to the front, wood effect laminate flooring and ceiling lighting.



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First Floor Landing

The generous first floor landing enjoys a velux window to the front in addition to cupboards with sliding doors providing excellent level of storage with hanging and shelving space. There is access to both first floor bedrooms, carpet flooring, ceiling lighting and a wall cupboard housing the electrics.

Bedroom Two

3.24m x 3.0m 10'8" x 9'10"

A bright and inviting double bedroom enjoying windows to the front looking over the hills and beyond. There is carpet flooring and wall lighting.

Bedroom Three

3.28m x 3.24m 10'9" x 10'8"

A delightful double bedroom with windows to the front, carpet flooring and wall lighting.

Outside

There are sizeable private and well maintained garden grounds to front and rear with marvellous open hill views. Entry is gained through a timber gate, with a paved path leading to the front of the property. The gardens are mainly laid to lawn at the front and to the rear of the house with some mature tree and shrub planting. The house is further bounded by a mixture of timber and wire fencing, there is a child's timber play house and also a lockable timber secure store (6.1m x 3.06m), gravel parking for several vehicles and an outside tap.

Services

It is understood that there is mains water and electricity with drainage to a septic tank. Broadband is 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. If viewing on Rightmove click the EPC link and the home report will download.
EPC Rating G

Entry

By arrangement

Price

Offers over £225,000 are invited

Viewing and Offers

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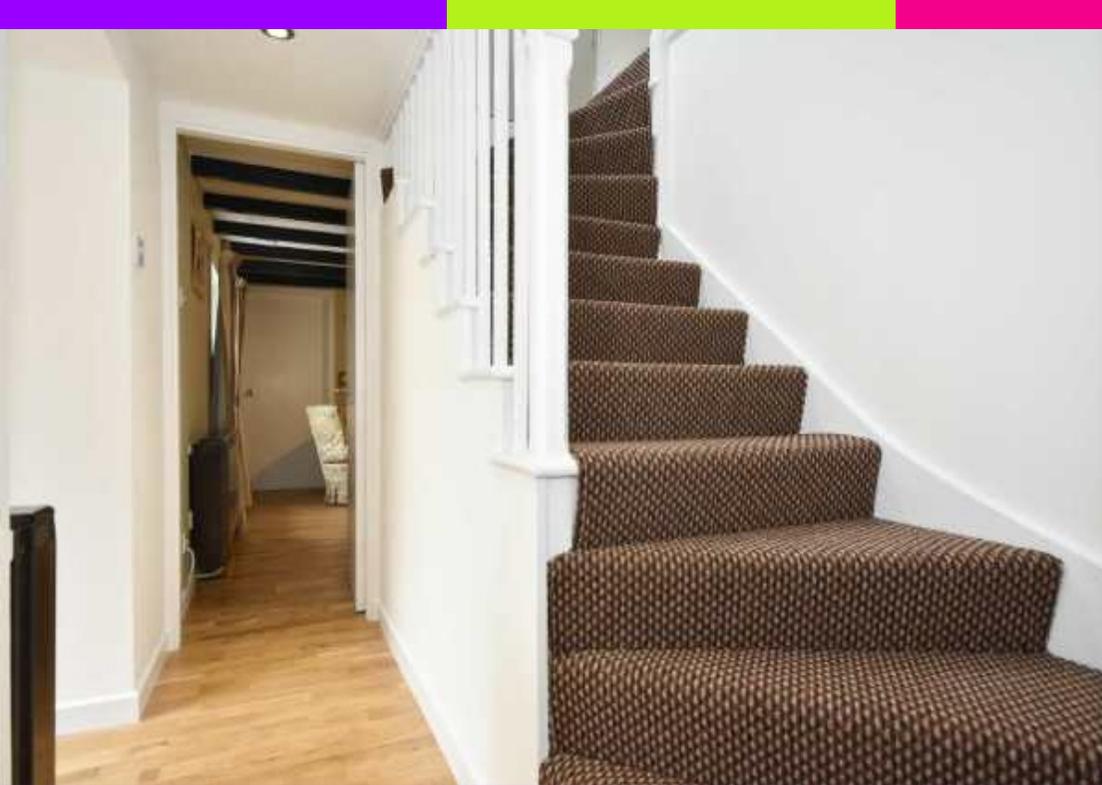
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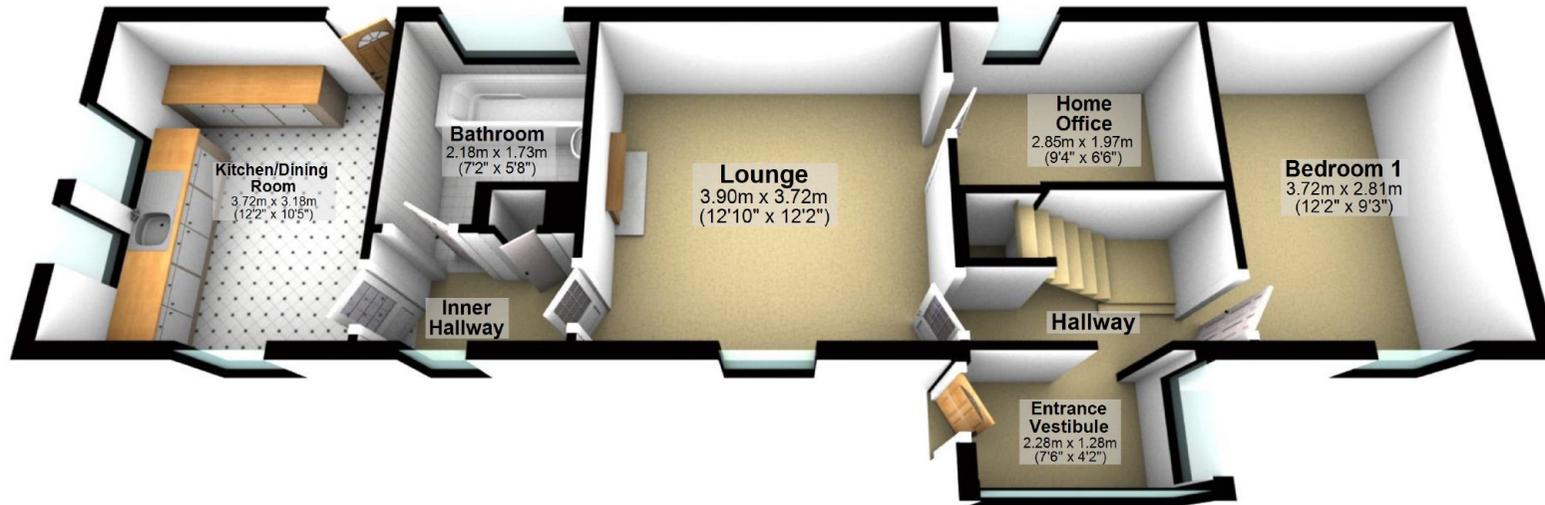
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Ground Floor



Plans not to scale, for illustration only



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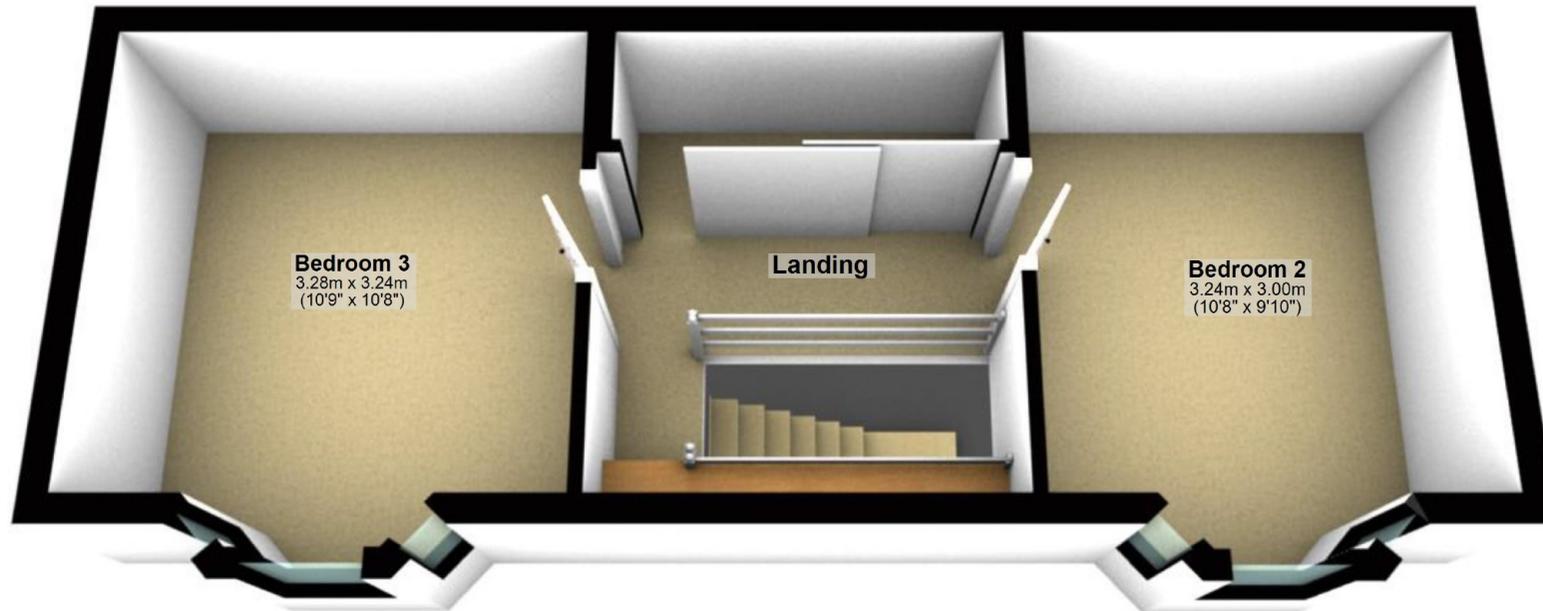
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First Floor



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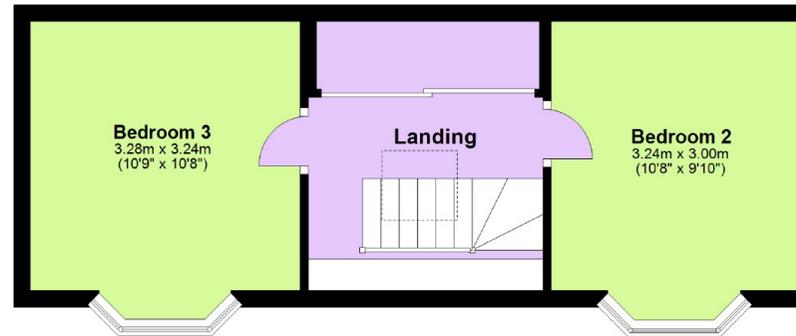
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Ground Floor



First Floor



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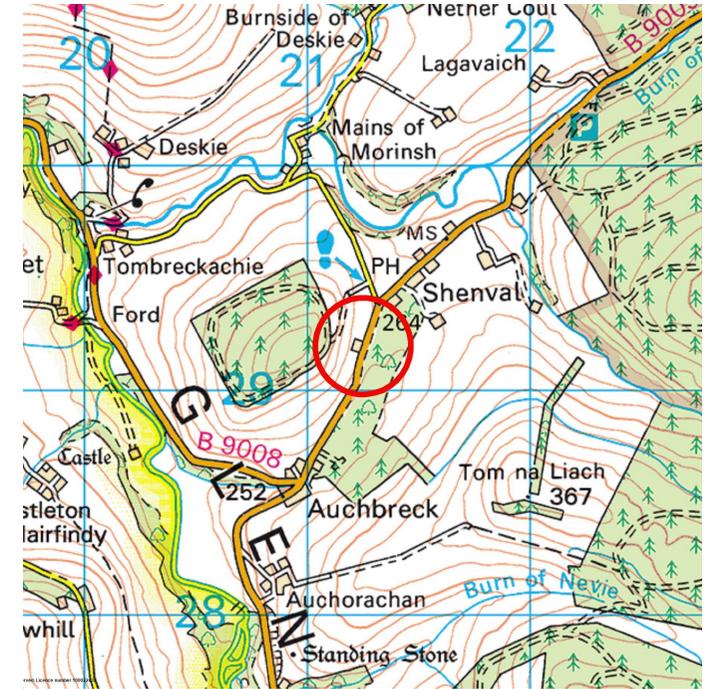
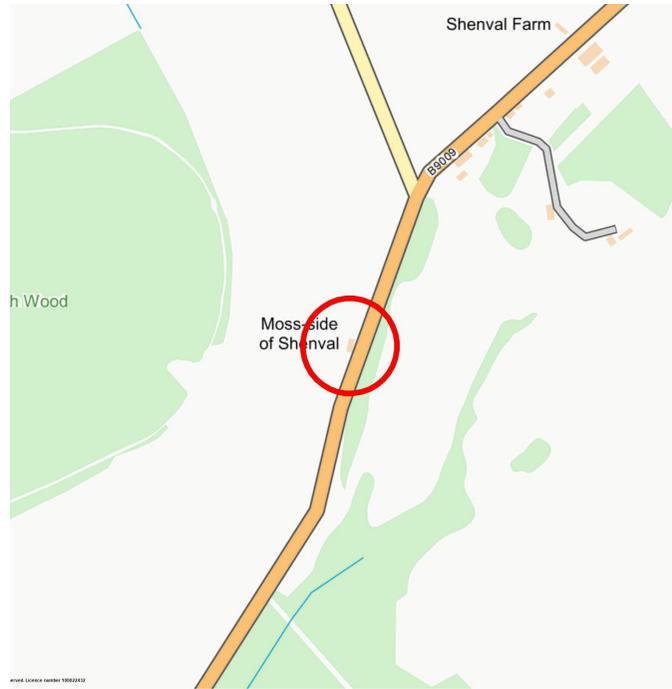
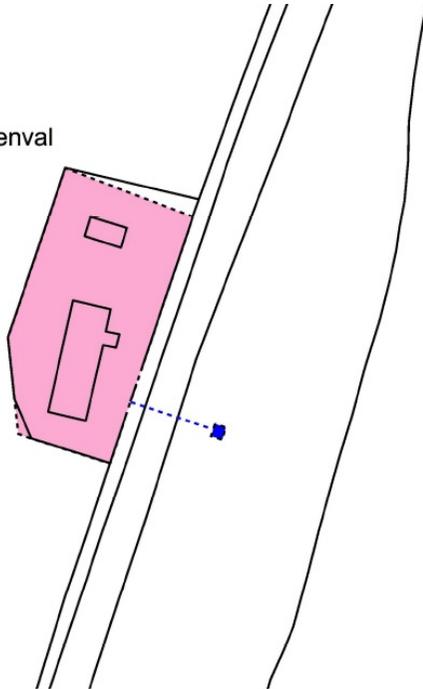
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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