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**Clash Cottage, Blairfindy, Glenlivet CLOSING DATE, AB37 9DL  
POA**

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



UNDER OFFER - CLOSING DATE - MONDAY 17 JANUARY 2022 AT 12 NOON -A delightful and charming detached two bedroom cottage in stunning location and boasting gorgeous views of truly outstanding Highland scenery in this 'get away from it all' setting. The property benefitted from some renovation including new windows, heating system and kitchen to offer well proportioned accommodation comprising of a bright and airy lounge with open fire place, generous entrance vestibule, two double bedrooms, shower room, modern kitchen with room for dining, hallway, landing and an attic room with W.C. Outside the gardens extend to approximately 0.6 acres and offer outstanding open country views including Ben Rinnes and are easily maintained with large lawns which are complimented with mature planting and shrubs and there is off street parking with driveway. This especially rare opportunity will suit a variety of purchasers including those who may be seeking a rural retreat with letting potential or as a main or second home. Viewing is essential to appreciate this exceptional Highland location. Energy Performance Certificate Rating F, Council Tax Band C

## POA



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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 Vestibule

3.92m x 2.58m 12'10" x 8'6"

From the front garden this generous area is accessed via a high performance composite door with glazed panel which leads into the entrance vestibule with good hanging space for outerwear, storage for shoes and boots with an integrated matwell and a further opening leads into the hallway.

## Hallway

The hallway has further doors leading to the lounge, shower room and kitchen/dining in addition to two under stair cupboards providing ample storage. There are carpeted stairs with decorative balustrades leading to the first floor accommodation, there is wood laminate flooring and ceiling lighting.

## Lounge

3.74m x 4.46m 12'3" x 14'8"

This wonderfully spacious and bright lounge takes full advantage of the amazing open views towards Ben Rinnes mountains with picture windows to the front. Centred around an impressive open fire set on tiled hearth and surround making it the ideal place to relax and unwind. There is laminate wood flooring and ceiling lighting.

## Kitchen/Dining Room

3.92m x 5.54m 12'10" x 18'2"

The well equipped, sophisticated and sizable kitchen is fitted with quality white base, wall, drawer and display units with under unit mood lighting and complimentary work surfaces. There is a range of integrated appliances including plumbing for a dishwasher, washing machine, a fridge freezer, microwave, oven and grill and an induction hob with an illuminated extractor over. Additionally, there is a 1½ bowl sink and drainer with a chrome mixer tap, recessed down lighting, windows to the rear providing excellent natural light and laminate

wood flooring. The kitchen flows through to the sizable and bright dining area where there is ample space to locate a dining table with chairs and provides a superb space in which to socialise with family and entertain friends.

## Shower Room

2.08m x 1.52m 6'10" x 5'0"

A pleasant shower room comprising of WC, pedestal wash hand basin with mixer tap and illuminated vanity unit above, corner pivot door shower enclosure with Mira electric shower and tiling behind in addition to a window to the rear, laminate wood flooring, ceiling lighting and ladder chrome towel radiator.

## Landing

The bright landing enjoys a velux window to the rear of the house which offers excellent natural light and the decorative stair balustrades surround the stairwell. There are doors leading to both bedrooms and the attic room in addition to carpet flooring and ceiling lighting.

## Bedroom One

3.51m x 4.62m 11'6" x 15'2"

A bright and inviting double bedroom enjoying a velux window to the front looking over the hills and beyond. There is carpet flooring, integral wardrobe and ceiling lighting.

## Bedroom Two

3.50m x 3.49m 11'6" x 11'5"

A delightful double bedroom with a velux window to the front, carpet flooring and ceiling lighting.



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### Attic Room

3.12m x 2.93m 10'3" x 9'7"

A small hallway from the landing leads into the delightful attic room that is currently being used for storage and benefits from an integral wardrobe with hanging space but would equally be at home as a games room or home office. There is carpet flooring, ceiling lighting and a further door leading to a wc.

### W.C

1.13m x 2.93m 3'8" x 9'7"

This handy room comprise a w.c, pedestal basin with twin chrome taps, ceiling lighting and carpet flooring.

### Outside

Steel gates open into a sweeping lawn driveway which leads to the front of the property and along the side to a spacious area allowing numerous vehicles to park and turn. The front garden is mostly laid to lawn interspersed with a mixture of bushes, shrubs and mature trees surrounding it in addition to a concrete path leading around the house. The side garden provides further impressive areas to sit out in the sunshine and relax or light up the barbecue and entertain your guests while enjoying lovely views to the surrounding forest and hills beyond. The property is bounded by a mixture of timber and post and wire fencing and there is a stone built outbuilding measuring (3.0m x 4.8m). The land extends to circa 0.6 acres in total and offers superb convenience and flexibility.

### Services

It is understood that the property is served by mains electricity, a private water supply and drainage is to a septic tank.

### Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://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 F

### Entry

By mutual agreement.

### Price

UNDER OFFER

CLOSING DATE - MONDAY 17 JANUARY 2022 AT 12 NOON

### Viewing and Offers

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

Strathspey House

Grantown on Spey

Moray

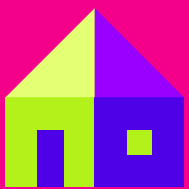
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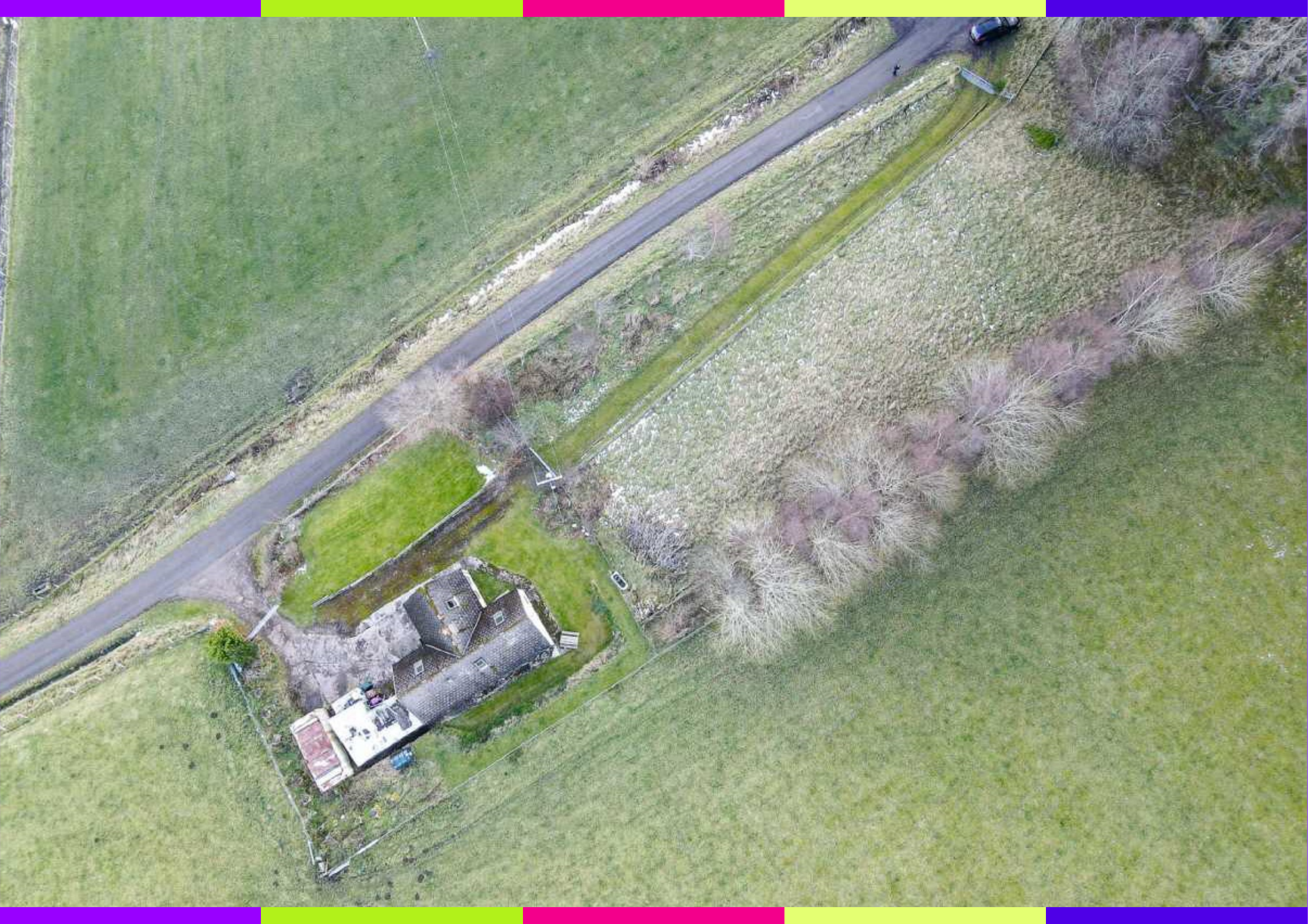








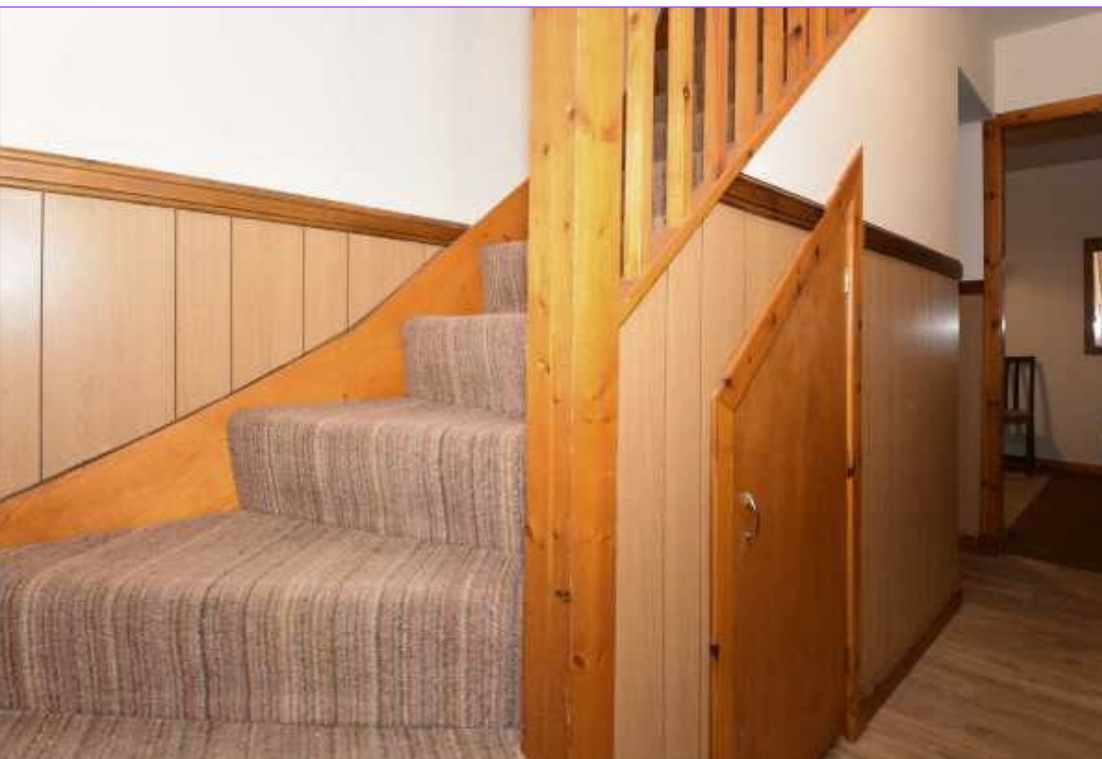






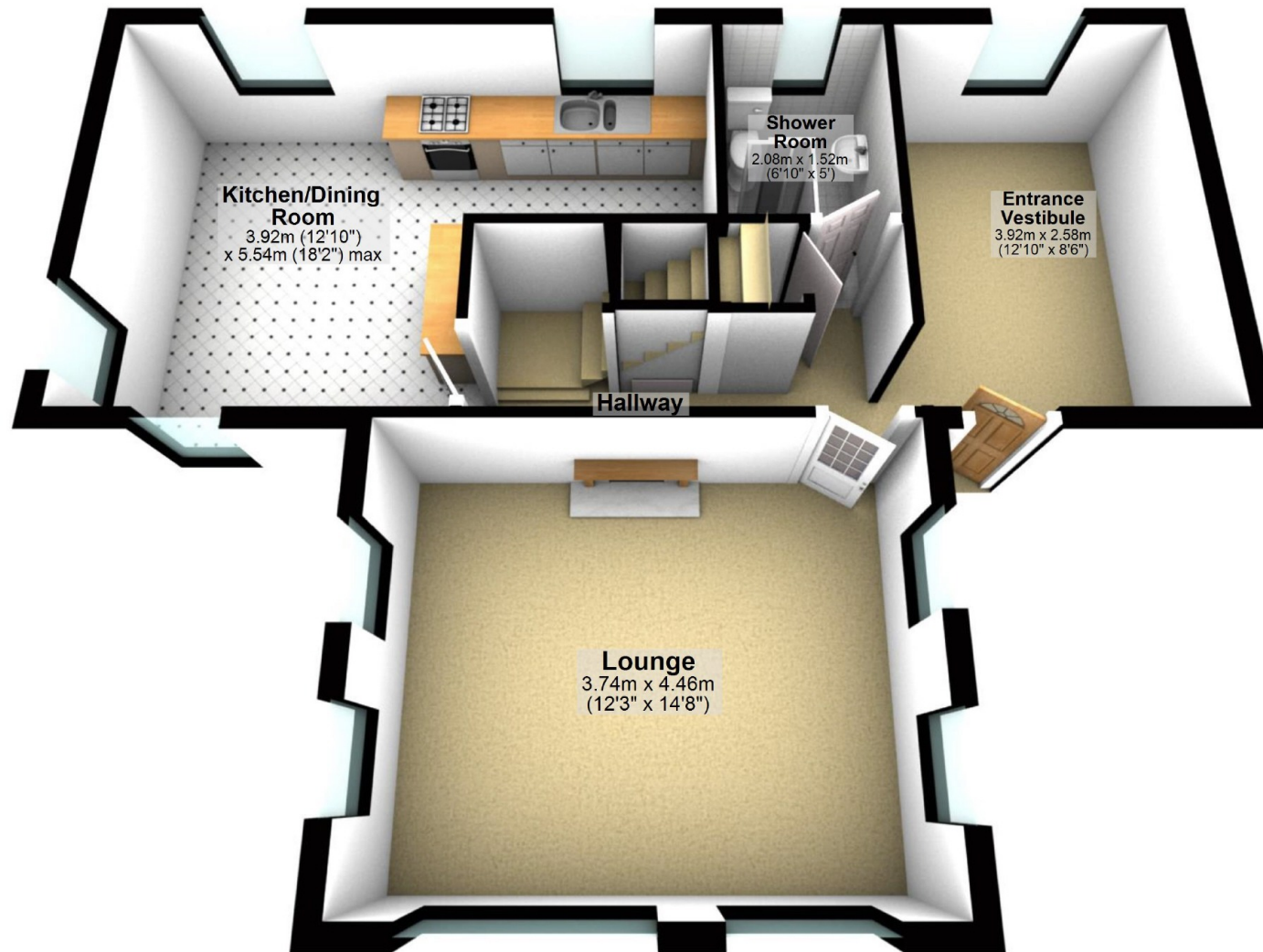








## Ground Floor



Plans not to scale, for illustration only



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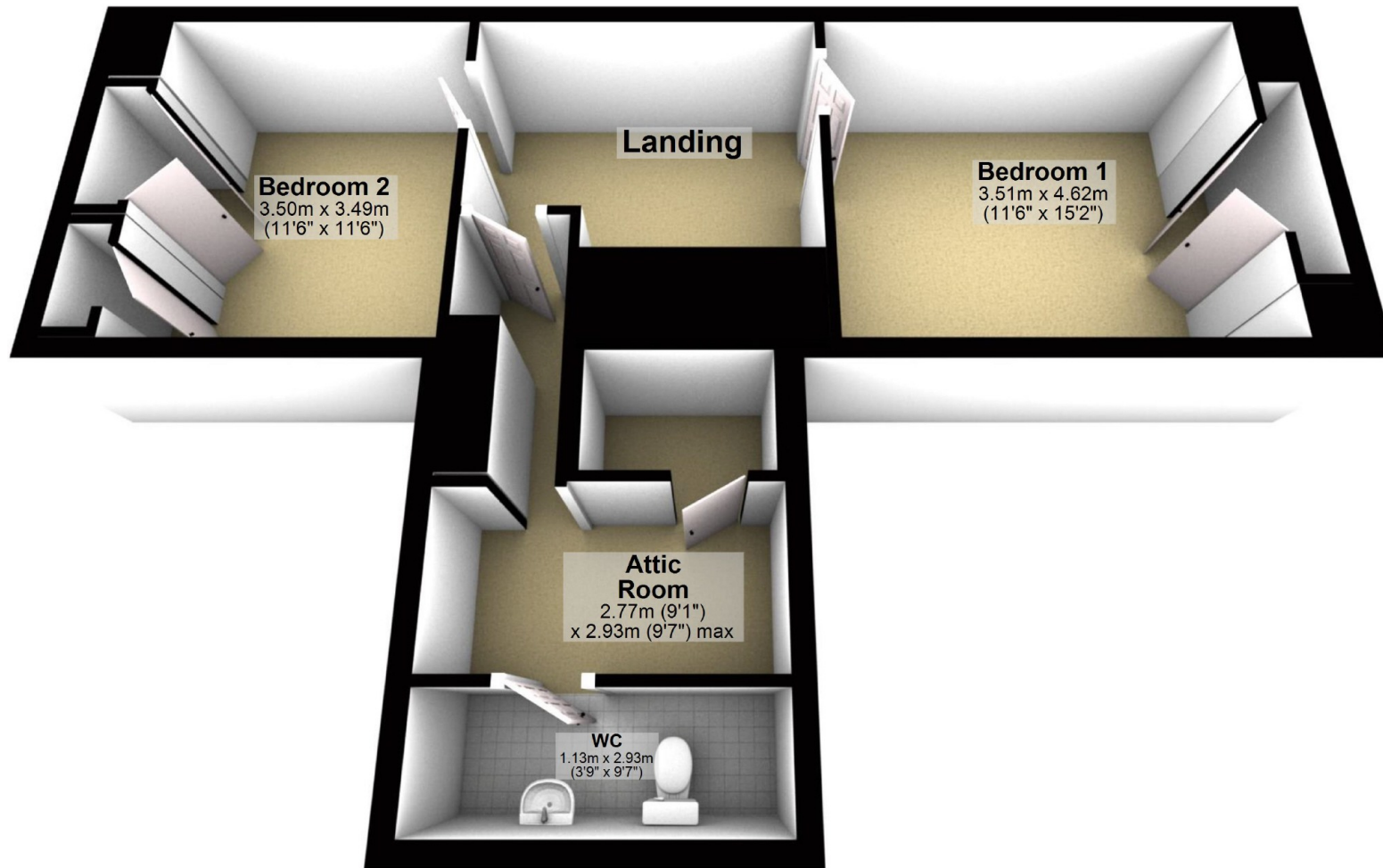
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## First Floor



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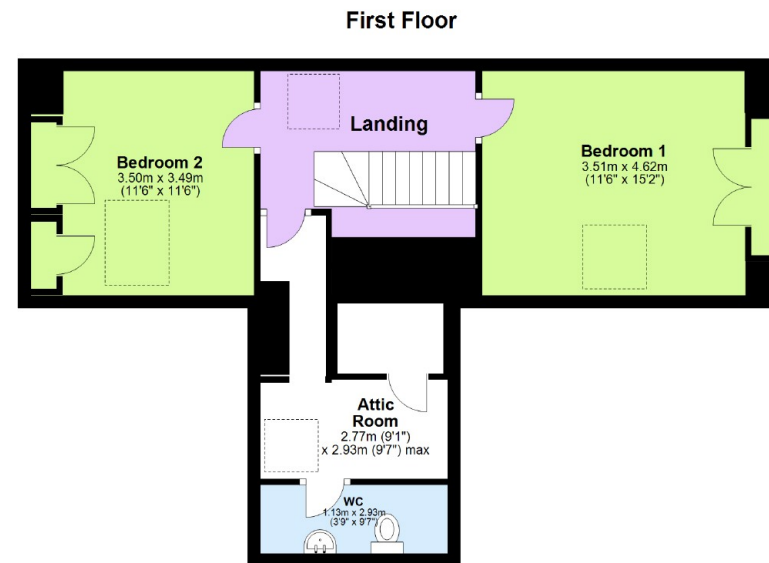
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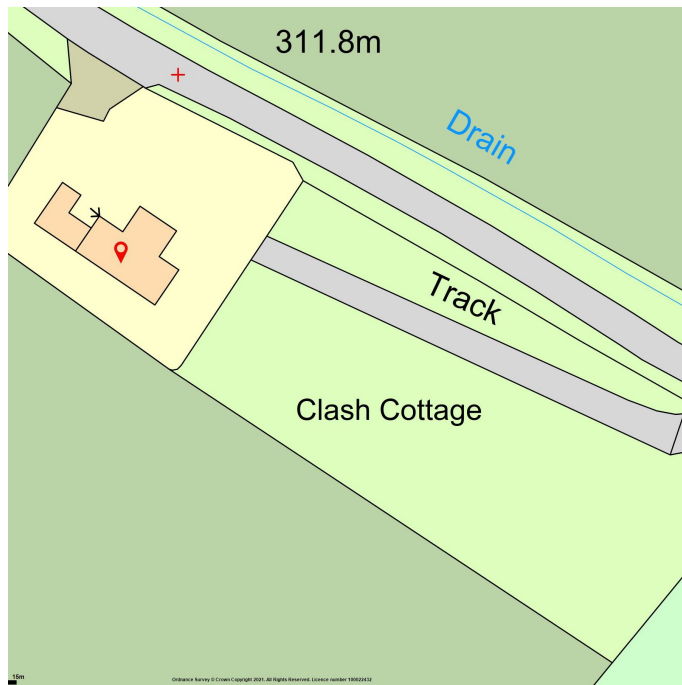
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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