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Lagan Lian, Avonside, Glenlivet, AB37 9HP

Offers Over £400,000

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Fully renovated/insulated by present owners to a very high standard, this exceptional four-bedroom stone and slate residence offers an unparalleled blend of luxury, comfort, and rustic charm. Set within approximately 1.3 acres of breathtakingly landscaped gardens, this property is a haven of peace and natural beauty in Avonside/Glenlivet, promising an idyllic lifestyle for those who value privacy and the outdoors. Upon entering, the grandeur of the open-plan sitting room captivates with its elegant design and functionality with large doors that open onto a raised decking area, offering expansive views of the surrounding countryside, perfect for entertaining or tranquil solitude. The space flows seamlessly into a sophisticated dining area and a state-of-the-art kitchen equipped with luxury granite worktops—every chef's dream. The ground floor also features a cosy sun room, a welcoming entrance hall, a convenient shower room, and a separate bathroom, alongside a well-appointed bedroom, ensuring comfortable living arrangements for guests or family members. The upper level of this home is thoughtfully designed with a landing that doubles as a home working space, three additional bedrooms—including one with an en-suite bathroom. External features include several versatile outbuildings, two double garages, and a utility room, providing ample space for hobbies, storage, or potential development. The property's grounds are a masterpiece of garden design, with manicured lawns, mature trees, and vibrant flower beds creating a sanctuary for wildlife and a playground for gardening enthusiasts. This home is not just a residence but a lifestyle choice, offering a rare opportunity to own a piece of paradise in one of Scotland's most sought-after locations. Whether it's the allure of highland living or the promise of a tranquil retreat, this property is sure to captivate and inspire. EPC C, Council Tax D

To obtain a copy of the home report, please visit our website massoncairns.com

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Avonside

Avonside, nestled in the heart of Glenlivet, is a truly enchanting locale. This serene corner of Scotland is as renowned for its sweeping landscapes as it is for its sense of peace and tranquillity.

Glenlivet itself is a place of timeless beauty, home to rolling hills, verdant valleys, and picturesque waterways. Here, the river Avon gently weaves its way through the land, lending Avonside its distinctive name and character. This tranquil waterside setting affords Avonside an atmospheric charm that is both captivating and restorative.

The community in Avonside is as warm as the scenery is beautiful. It's a place where neighbours become friends, and the rhythm of life is dictated by the changing seasons and the abundant local wildlife. Whether you're watching the morning mists lift from the valley or admiring a spectacular sunset over the Cairngorms, life in Avonside is a constant celebration of nature's spectacle.

Transport Links

Located in the heart of the Highlands, Glenlivet offers a number of convenient travel options for local, regional, and international travel.

Road: Glenlivet is well-connected via road with the A95, a major route running through Speyside, providing easy access to both Aberdeen to the east and Inverness to the west.

Air: The nearest airports are Inverness Airport (approximately 56 miles away) and Aberdeen International Airport (approximately 59 miles away), offering both domestic and international flights.

Rail: The nearest railway station is Aviemore (around 31 miles away), which is on the main line from Inverness to London, providing connections to major cities across the UK.

Public Transport: There are regular bus services that run through Glenlivet connecting it to neighbouring towns and villages.

For schooling, Glenlivet falls within the Moray Council area, which provides a comprehensive education system. Primary education is available at Glenlivet Primary School, a small but well-regarded school located right in Glenlivet. For secondary education, pupils typically attend Speyside High School in Aberlour, which is approximately 14 miles away and offers a broad curriculum.

For further education, the University of the Highlands and Islands offers a range of courses and has several campuses throughout the Highlands, with the nearest being in Elgin and Inverness. Other universities in Aberdeen and Dundee are 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.

EPC Rating C

Entrance Hall

The entrance is marked by a charming half glazed door, opening into an L-shaped hall that sets a welcoming tone with its practical yet stylish tiled flooring. Conveniently positioned, an under-stair cupboard provides additional storage space, maximising the utility of the area. From this hallway, you can seamlessly access the open-plan living space, which promises a blend of comfort and modern aesthetics while additional rustic oak doors along the hallway lead to essential amenities, including a well-appointed shower room and separate bathroom.

Open Plan Sitting Room / Dining Area

4.20m x 8.12m / 4.0m x 6.25m (13'9" x 26'7" / 13'1" x 20'6")

Experience the pinnacle of highland living in this exquisitely designed open-plan sitting room that effortlessly incorporates dining and kitchen spaces, creating a harmonious living environment. The sitting area is bathed in natural light with windows on both the front and rear, in addition to large doors that open onto an expansive decking area. This outdoor space, offers unobstructed views of the surrounding landscape and allows the beauty of the highlands to seamlessly integrate with the interior. At the heart of the sitting area, a wood-burning stove with a picturesque viewing window sits on a slate hearth, providing a cosy focal point for relaxing evenings. The dining space is thoughtfully positioned with a window overlooking the front of the property and includes ample room for a large dining set, perfect for hosting gatherings. Conveniently, it connects to the sun room and a bedroom, with nearby stairs leading to the first floor.

Kitchen

4.06m x 2.85m (13'3" x 9'4")

This luxuriously appointed kitchen combines elegance with high functionality, featuring solid oak construction across a comprehensive array of base, wall, and drawer units. The kitchen is equipped with high-quality integrated Neff appliances, including electric oven and combination oven incorporating a microwave, a larder fridge/freezer, and a dishwasher for a sleek and organised look. The recessed one-and-a-half bowl sink with a stylish chrome mixer tap is strategically positioned underneath a double window, offering a pleasant view while attending to kitchen tasks. Adding to the kitchen's appeal and utility is an Insinkerator stand alone hot tap, Neff gas hob with an illuminated extractor hood above, ensuring a well-ventilated cooking environment. The countertops and splashback are crafted from luxurious granite, which extends to form a functional and attractive breakfast bar, ideal for casual meals and social interactions. The kitchen flows openly into the sitting and dining room area, creating an expansive open-plan space that's perfect for entertaining and daily living. Recessed downlighting throughout provides ample lighting, enhancing the ambiance and highlighting the kitchen's modern features and elegant finishes. This thoughtful layout and design make it a centrepiece of the home, blending aesthetics with practicality.

Bathroom

2.57m x 2.11m (8'5" x 6'11")

The bathroom area is elegantly designed to combine style with functionality. It features a wall-hung wash hand basin equipped with a sleek chrome mixer tap and integral vanity drawers, providing a modern touch that complements the overall aesthetics of the space. Above the basin illuminated vanity mirror, offering convenience, extractor fan and a chrome towel radiator is installed to ensure towels are always warm and dry, adding a luxurious feel to the room. The walls are adorned with both full and half-height tiling, which contributes to a sophisticated look and there is a bath equipped with a center tap, a glazed screen, and a rainforest shower head. Recessed downlighting provides ample illumination and an opaque window to the side ensures privacy while allowing natural light to soften the space, making it a perfect retreat.

Shower Room

2.57m x 4.19m (8'5" x 13'8")

The luxurious shower room exudes elegance and functionality which is meticulously designed. It features comprehensive tiling that encompasses the floor, full-height, and half-height walls, adding a touch of sophistication while an opaque window situated at the rear of the room ensures privacy while allowing for natural light. The space is equipped with a modern WC and twin wall-hung wash hand basins adorned with sleek chrome monobloc taps. Integrated vanity drawers beneath the sinks provides ample storage, in addition to a further wall hung unit enhancing the room's clean and uncluttered aesthetic. The centerpiece of the room is a spacious walk-in shower, enclosed by a clear glazed screen and equipped with a luxurious rainforest shower head. Above the basins, a large wall mirror is paired with strategically placed lighting to facilitate a bright and inviting vanity area. An extractor fan maintains a fresh environment, and a chrome towel radiator adds a hint of luxury while keeping towels warm and ready for use. Recessed downlighting throughout the room casts a soft, ambient glow, further enhancing the atmosphere.

Sun Room

2.44m x 4.77m (8'0" x 15'7")

The sun room is a beautifully designed space that maximises natural light and connection with the outdoors, featuring extensive glazing on three sides. This arrangement not only floods the room with sunlight but also offers panoramic views of the surrounding garden and wider countryside. Additionally, a door leads directly to the garden, allowing for easy access and a seamless indoor-outdoor living experience. Inside, the sun room includes integral storage solutions that are both functional and aesthetically pleasing. The storage areas are enhanced with decorative panelling, adding a touch of elegance and visual interest to the room.

Principal Bedroom

4.0m x 3.24m (13'1" x 10'7")

This double bedroom is tastefully designed, combining practicality with a modern aesthetic. It features a large window to the front, allowing natural light to flood the space and create a bright and welcoming atmosphere. Recessed downlighting is strategically placed throughout the room, offering ample illumination that enhances the room's ambiance while providing an option for mood lighting in the evenings. The flooring is beautifully tiled, lending the room a contemporary and clean look that is also easy to maintain.

Landing

The landing is an expansive and multifunctional space, accessed via a feature staircase that adds a touch of architectural elegance to the home. Upon arriving at the landing, one is greeted by a bespoke inbuilt seating area, crafted with precision and designed for comfort. This cosy nook provides an ideal spot for relaxation or reading, enhancing the functionality of the space. Adjacent to the seating area, a larger section of the landing is illuminated by a Velux window, creating a bright and airy atmosphere. This area is currently utilised as a home working space, offering ample room and natural light for a comfortable and productive environment. The presence of oak flooring throughout lends a warm and inviting feel to the landing, while also ensuring durability and ease of maintenance. Recessed downlighting is strategically placed to provide excellent illumination across the entire landing, while an eaves cupboard provides additional organised storage. Further doors from the landing lead to the three first floor bedrooms, establishing a smooth flow throughout the upper level of the home.

Bedroom Two

3.05m x 4.27m (10'0" x 14'0")

This additional double bedroom is equipped with Velux windows on both sides, the room receives an abundance of natural light whilst the addition of a third feature window serves as an architectural focal point, offering unique views and adding character to the room. The room is floored with oak, which infuses warmth and a touch of timeless elegance, complementing any decor style while providing a durable surface that stands up to daily wear and tear while recessed downlighting is thoughtfully installed throughout the room.

Bedroom Three

2.67m x 4.42m (8'9" x 14'6")

This double bedroom is characterised by its bright and airy atmosphere, courtesy of Velux windows positioned on both sides while the oak flooring adds warmth. There is recessed down lighting and a further door in the bedroom leads to an en-suite bathroom, providing privacy and convenience.

En-Suite Bathroom

2.67m x 2.11m (8'9" x 6'11")

The en-suite features a bath complete with a tiled splashback and a sleek chrome mixer tap. Adjacent to the bath, the space includes a WC and a vanity unit that integrates seamlessly with the wash hand basin. The chrome mixer tap on the basin matches the bath's fixtures, providing a cohesive look throughout the bathroom. Above the basin, an illuminated mirror is strategically placed, offering excellent lighting for grooming while adding a touch of sophistication. Recessed downlighting throughout the en-suite ensures ample lighting, contributing to a bright and welcoming atmosphere.



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A Velux window to the side of the room allows for additional natural light and ventilation, enhancing the overall ambience and making the space feel larger and more open. The continuity of oak flooring from the bedroom into the en-suite maintains a seamless transition and adds warmth to the bathroom.

Bedroom Four

3.45m x 3.53 (11'3" x 11'6")

This bright and airy double bedroom is perfectly designed to create a welcoming and comfortable atmosphere. It features both gable and Velux windows, which allow for an abundance of natural light to stream in throughout the day, illuminating the space. The room is laid with oak flooring, which adds a layer of warmth and elegance while recessed downlighting is installed throughout the bedroom, offering controlled and ambient lighting.

Location Finder

What3Words: ///modes.swooned.aside

On A95 from Grantown turn right onto the Tomintoul Road (A939). Travel for a number of miles before taking a left onto the B9136 - signposted 'Glenlivet' (just over the Bridge of Avon). Follow this road for approximately 5 miles until you see a signpost pointing left for "Fodderletter 4". Take this left turn and cross the metal bridge. Immediately after crossing the bridge turn right and you will see Balcorach Car Park. Follow this track alongside the river until you come to a cattle grid - turn immediately left then follow the two concrete tracks up through the field, carry on over two further cattle grids, past two properties and Lagan Lian is located at the end of this shared farm track.

Alternatively, coming from the Glenlivet end of the B9136, turn right at the sign "Fodderletter 4" and follow the previous instructions.

Outside

Nestled within approximately 1.3 acres of picturesque landscape, the outdoor space of this property epitomizes tranquility and natural beauty. A grand gravel driveway welcomes visitors through a gated entrance, leading to two detached double garage spaces for convenient parking and storage. As one traverses the grounds, the charm of the mature garden unfolds, featuring lush lawns adorned with majestic trees and vibrant shrubbery. The landscape is meticulously curated, offering a harmonious blend of open spaces and secluded alcoves, perfect for leisurely strolls or contemplation. The gentle murmur of a nearby stream adds a serene soundtrack to the ambience, meandering through the garden from a nearby loch, cascading gracefully via a garden pond, and eventually joining the flowing waters of the River Avon. This natural water feature enhances the idyllic setting, inviting inhabitants to connect with nature and find solace in its rhythmic flow. Elevating the outdoor experience, an expansive decking area beckons, providing an ideal vantage point to bask in the splendour of the Highlands. With unobstructed views of the surrounding landscape, it serves as a prime gathering spot for relaxation, alfresco dining, or simply soaking in the breath-taking vistas. Beyond the cultivated garden lies a tranquil oasis of mature woodland, enveloping the home in a verdant embrace. This secluded retreat offers a sanctuary for wildlife and a sense of seclusion, inviting exploration and connection with the natural world. Whether for short leisurely walks, adventurous escapades, or quiet reflection, the woodland adds depth and character to the property, enriching its allure and providing endless opportunities for outdoor enjoyment. A metal pedestrian gate at side of garden gives access to birch woodland and hills beyond.

Outbuildings & Garages

Nestled away from the main house, there is a traditional stone and slate outbuilding which offers essential utility functions with a touch of practical elegance. Featuring three entrance doors for convenience. Door 1, Heated Utility and Boiler Room: The first entrance leads to a well-appointed utility room and plant room. Inside, an efficient layout houses the oil-fired boiler, hot water tank, and water treatment plant, ensuring seamless service for the adjacent house. The utility area boasts ample counter space, stainless steel fixtures, and provisions for laundry

appliances. Natural light filters in through a rear window, complementing the practical tile flooring and ceiling lighting. Door 2, Larder/Store Room: Step through the second entrance door into a spacious walk-in larder/pantry, exuding rustic charm and functionality. This inviting space offers abundant freestanding shelving for organised storage, with slate tile flooring and ceiling lighting enhancing its appeal. A loft hatch provides access to additional attic space, promising versatility and convenience for storage needs. Door 3, Heated Hobby/Workroom: Accessed through the third entrance door, this area offers supplementary storage space, completing the outbuilding's comprehensive storage solutions. Ideal for stowing away seasonal items or miscellaneous belongings, it adds further utility and flexibility to the property and has a window to the rear. BBQ Hut: The BBQ Hut stands as a versatile retreat, blending style with practicality across its 10 square meters of space. Designed to comfortably accommodate up to 15 guests, it sets the stage for memorable gatherings with friends and family. Whether for sizzling summer barbecues or cosy winter gatherings, this charming hut offers warmth and shelter year-round. With adaptable benches for seating or sleeping, it transforms effortlessly into a unique guest room or leisure space, making it a standout feature of the property. Garages: Lagan Lian boasts two detached garages, equipped with concrete flooring, power, and lighting, these garages offer a haven for vehicles, garden tools, and workshop activities. Whether housing cars, sporting equipment, or serving as a hobbyist's retreat, the two garages exemplify practicality and versatility, enhancing the property's appeal.

Fishing

The nearby River Avon (pronounced locally as A'an) and its tributaries including the Livet are part of a network of rivers and burns that rise in the Cairngorms and flow through Strath Avon to the River Spey.

All are part of the River Spey Special Area of Conservation. This recognises their importance for four threatened wildlife species: Atlantic salmon, otter, freshwater pearl mussel and sea lamprey. The Avon supports some of the highest altitude salmon in Scotland, with good numbers of juvenile salmon occurring at over 600m altitude. Salmon and Sea Trout Fishing on the River A'an at a preferential rate can be obtained on application to Strathavon Farmers' Angling Association

Services

It is understood that there is a private water supply, drainage to a septic tank and mains electricity. There is oil fired central heating providing underfloor heating throughout the ground floor with radiator system to first floor. Double glazed throughout. High Speed Broadband supplied by Wifi Scotland

Entry

By mutual agreement.

Price

Offers over £400,000 are invited

Viewings and Offers

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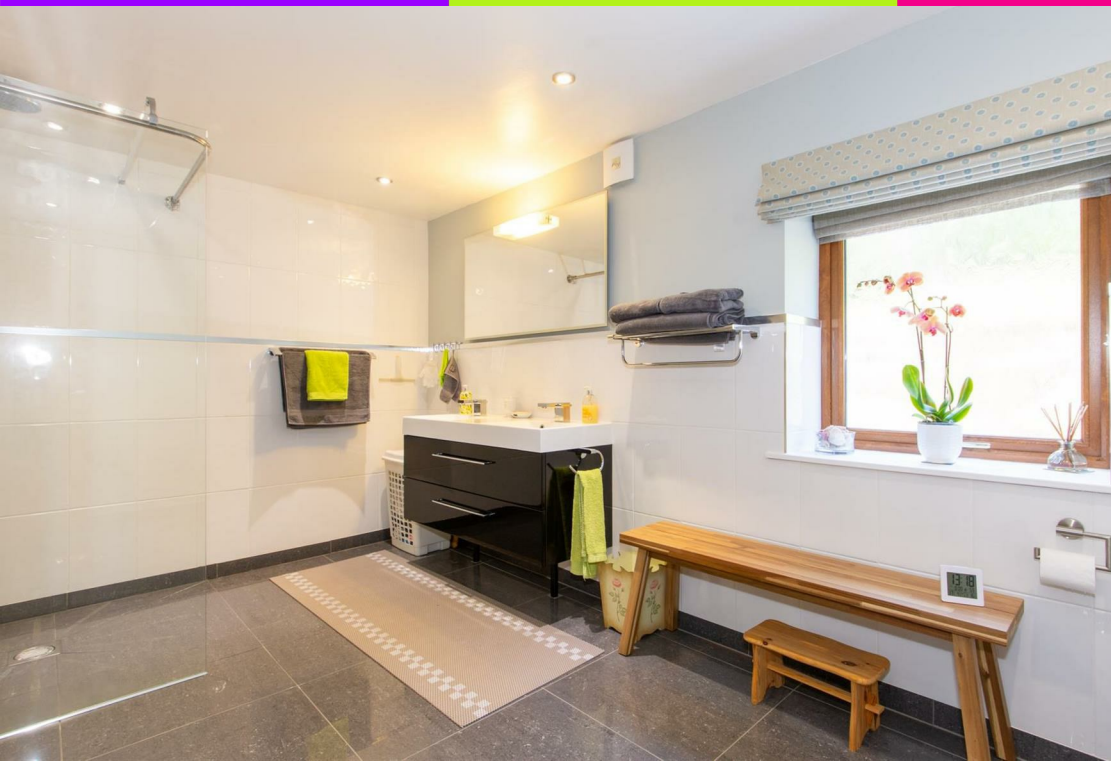
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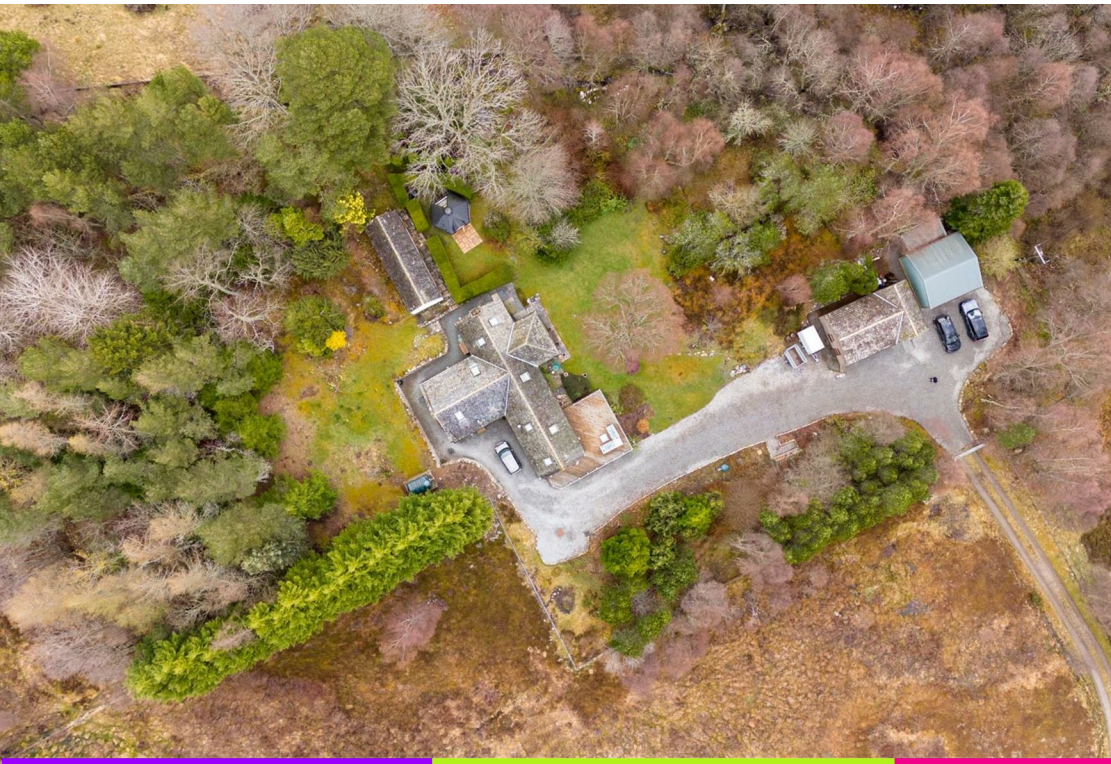
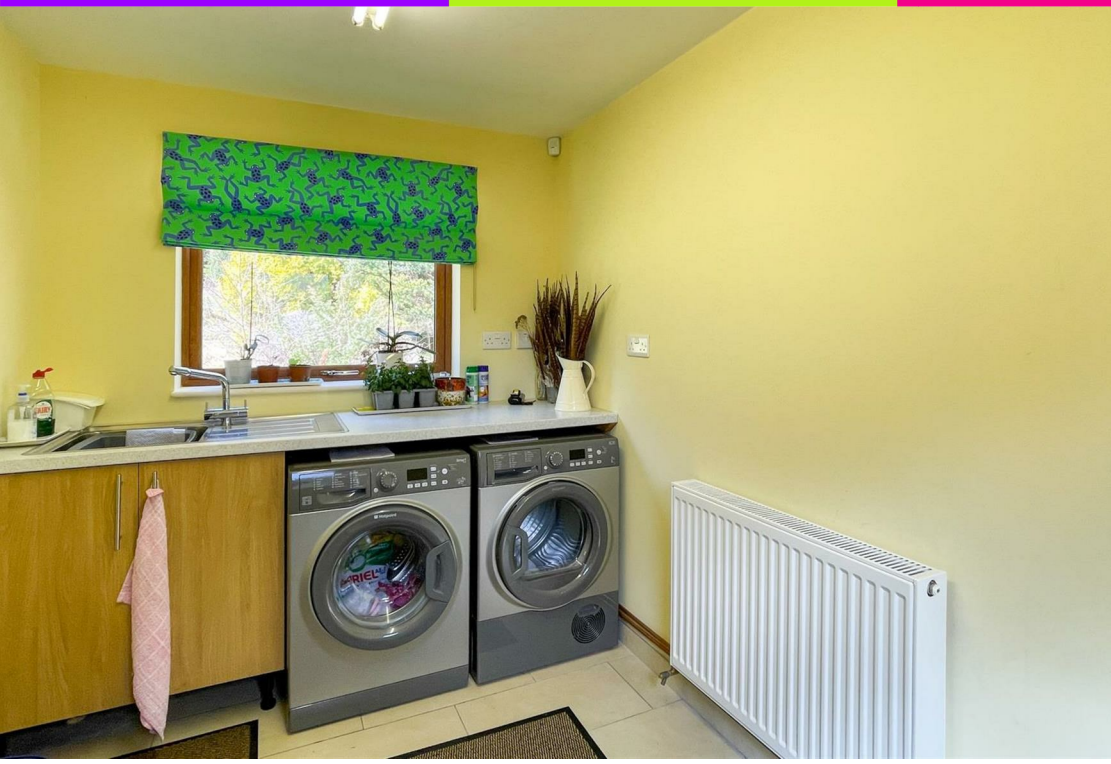


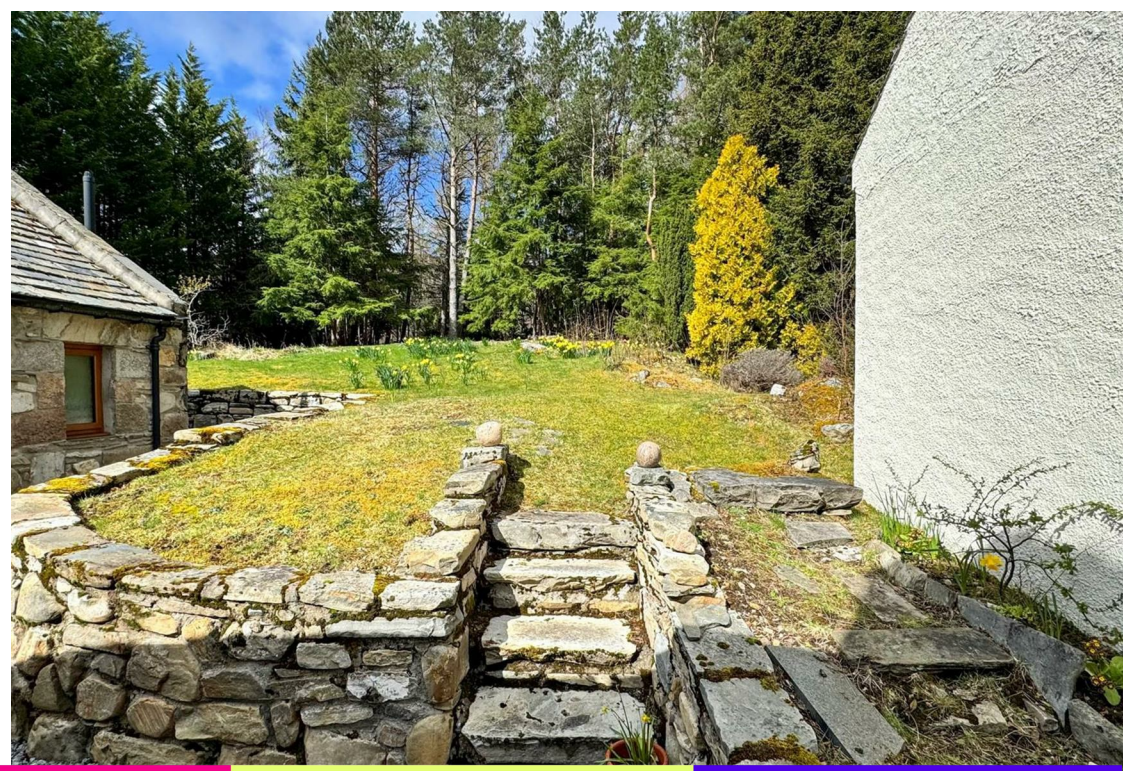
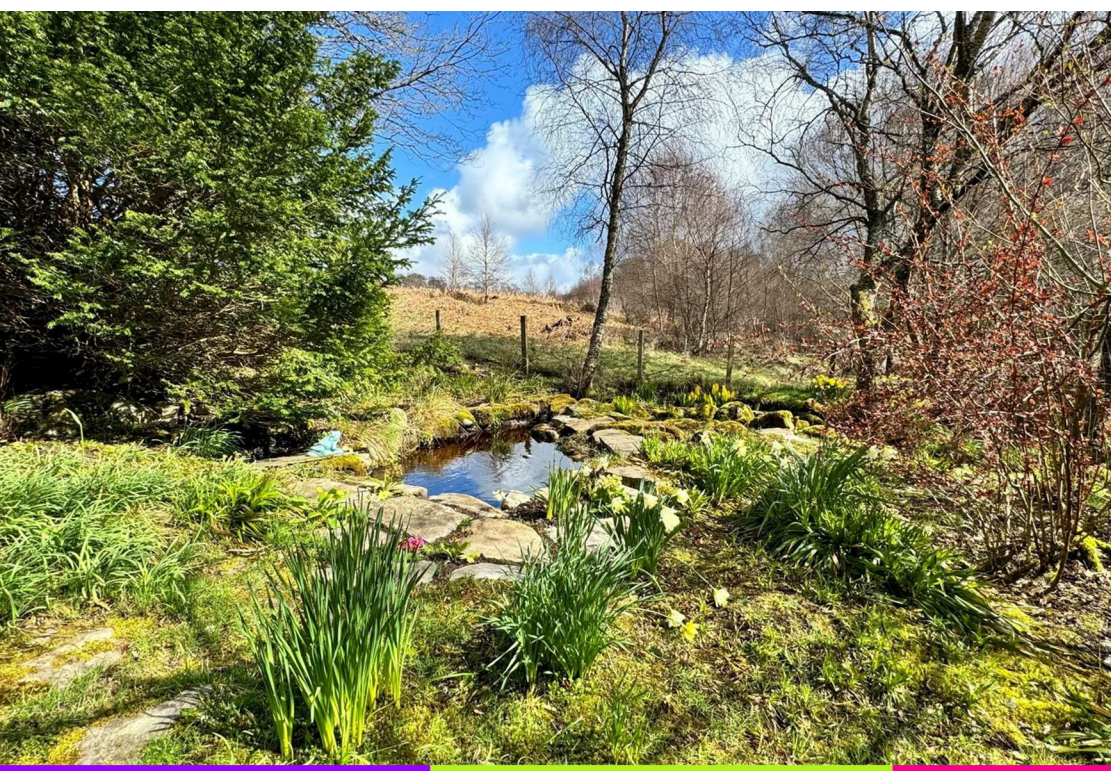
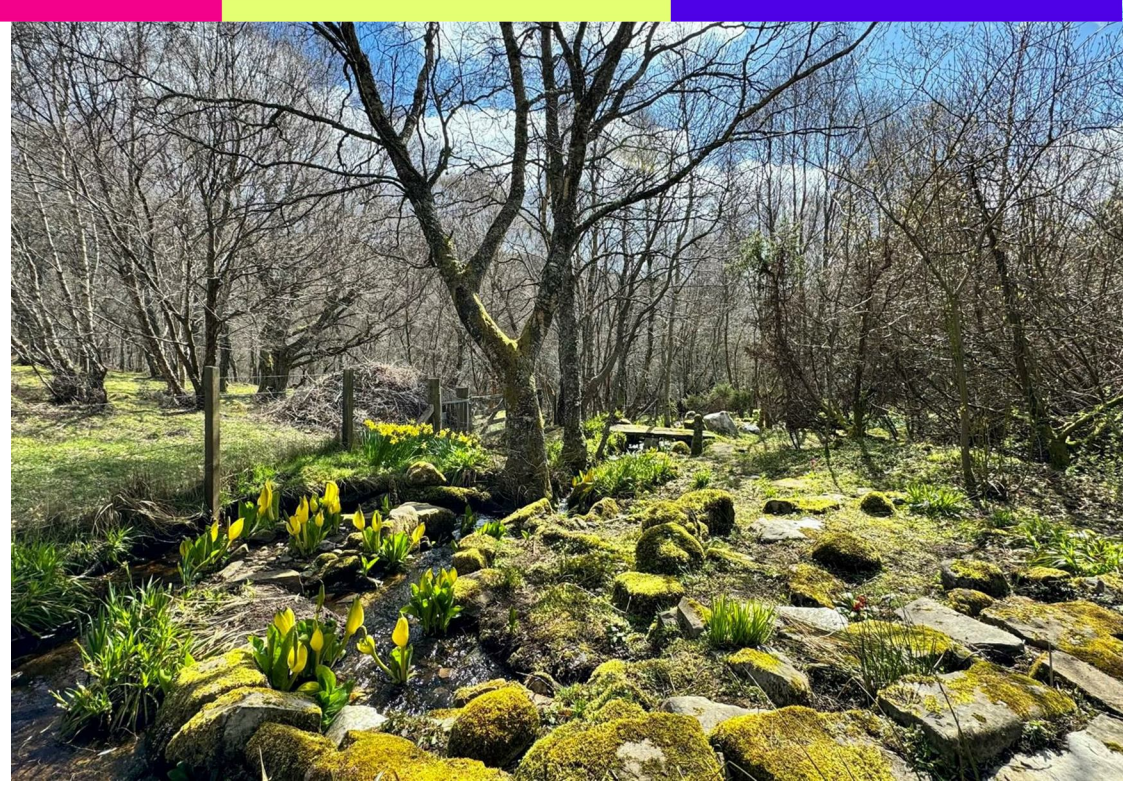


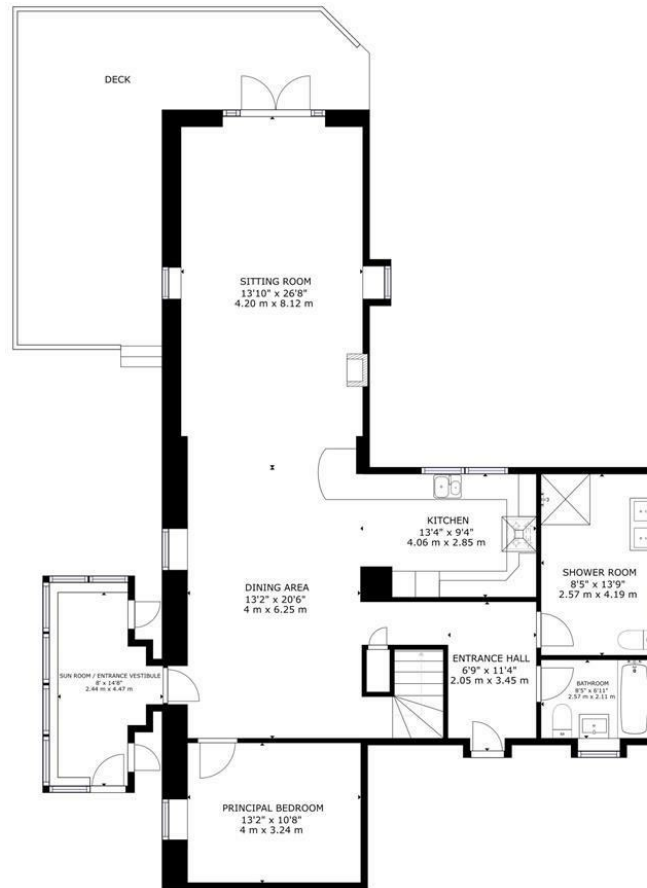












FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 1395 sq ft, 129.56 m², FLOOR 2: 286 sq ft, 26.61 m²
 EXCLUDED AREA: DECK: 410 sq ft, 38.08 m²
 REDUCED HEADROOM: 551 sq ft, 51.11 m²
 TOTAL: 1681 sq ft, 156.17 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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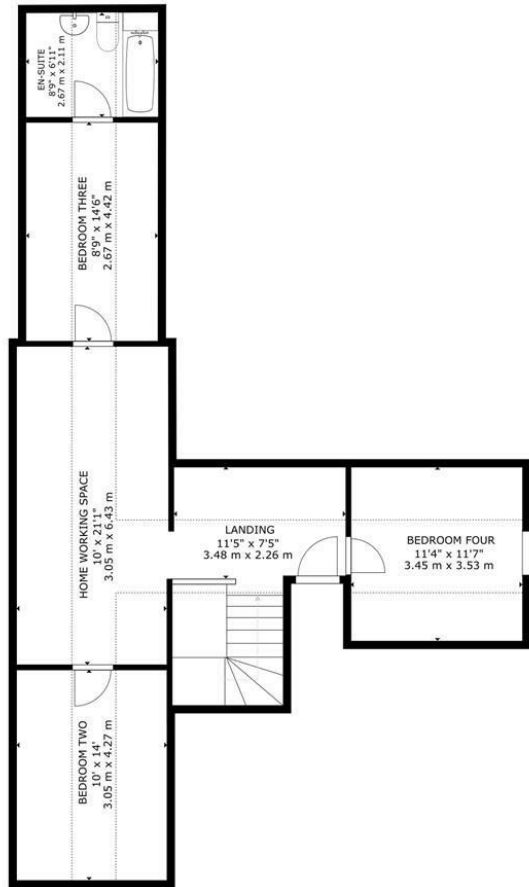
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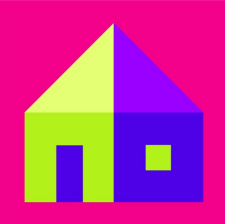
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FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 1395 sq ft, 129.56 m², FLOOR 2: 286 sq ft, 26.61 m²
 EXCLUDED AREA: DECK: 410 sq ft, 38.08 m²
 REDUCED HEADROOM: 551 sq ft, 51.11 m²
 TOTAL: 1681 sq ft, 156.17 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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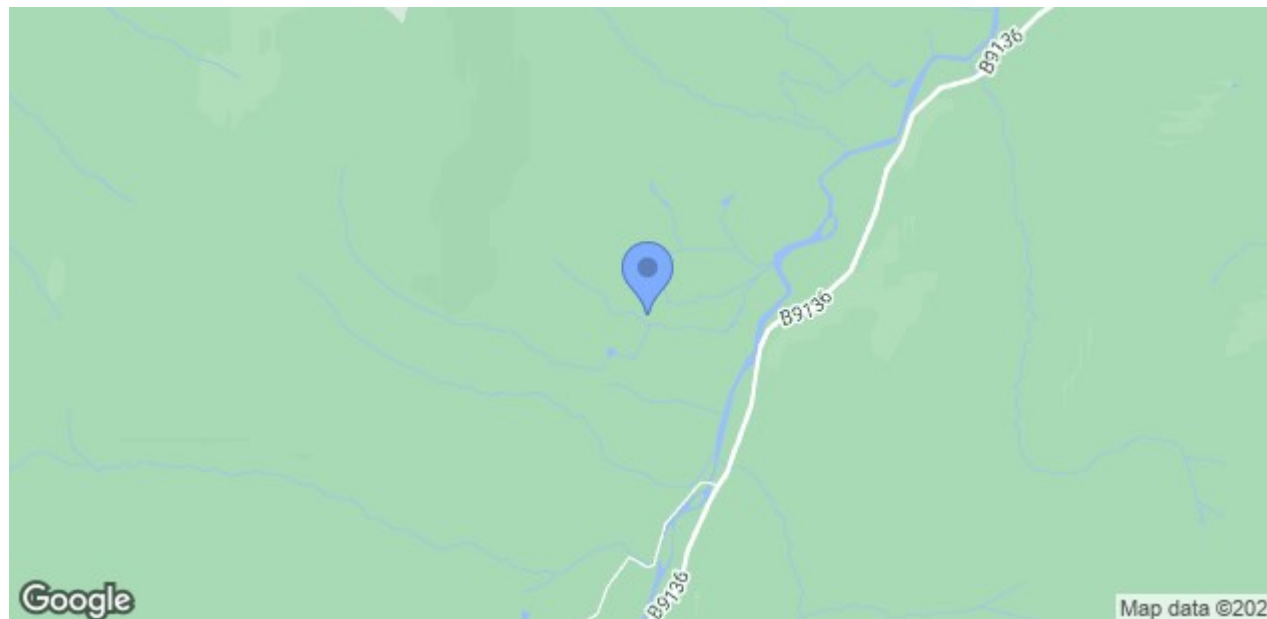
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



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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