



GLENLIVET, BALLINDALLOCH

These Glenlivet Lodges have stunning uninterrupted views over the Cairngorm National Park located 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.

From the lodge there is easy access to the Lecht Ski Centre, the sandy beaches of the Moray Firth and easy access to the whole of the Spey Valley which is well known for its winter sports facilities. The area also offers excellent shooting, fishing, hill walking, sailing, local golf courses and pony trekking. This area of the Highlands and Glenlivet, in particular, is internationally known for its excellence in the whisky industry, largely due to the purity of the water and the climate which, although it can be crisp but

beautiful in winter also has a relatively low rainfall and high sunshine record. Within easy reach are Grantown-on-Spey, Aberlour and Elgin, all with fine shopping centres, first-class hotels, guest houses, primary and grammar schools offering education to University entrance standard, cottage hospitals and health centres.

Inverness is the nearest city which provides a further range of retail parks and supermarkets along with excellent cultural, educational, entertainment and further medical facilities. Inverness Airport is well connected to the other UK and overseas destinations.

The Scottish Highlands are a magnet for lovers of the outdoors, the ruggedness of the Highlands often referred to as the last great wilderness in Europe with some of the most beautiful mountain ranges in Scotland.



LODGE 3 GLENLIVET LODGES

The property benefits from a generous plot size with a delightful aspect and has been run as a successful holiday home which has the potential to develop further.

This lodge comprises of two double bedrooms, both with built-in storage cupboards, hallway with storage cupboard, shower room and open plan kitchen/lounge with space for dining. The lounge area has access to the decked outside seating area

which offers private garden space with lovely views over the open countryside. The lodge has modern fittings and furnishings throughout and includes an electric fireplace in the lounge area.

This lodge offers **a turn key holiday letting opportunity** or a fabulous family holiday home. Viewings are highly recommended to fully appreciate this stunning location.

A DELIGHTFUL
TWO BEDROOM
LODGE WITH
STUNNING VIEWS
LOCATED IN THE
HEART OF THE
WHISKY COUNTRY

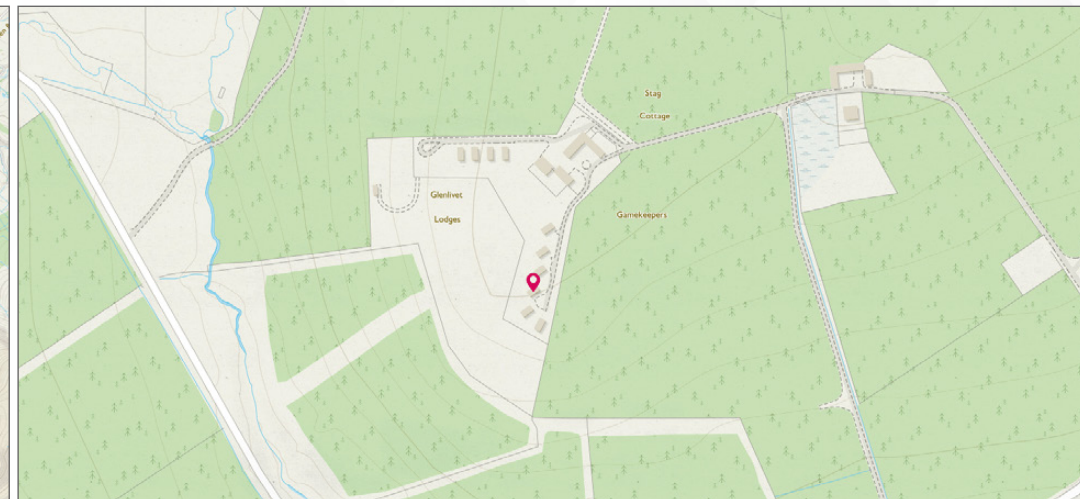
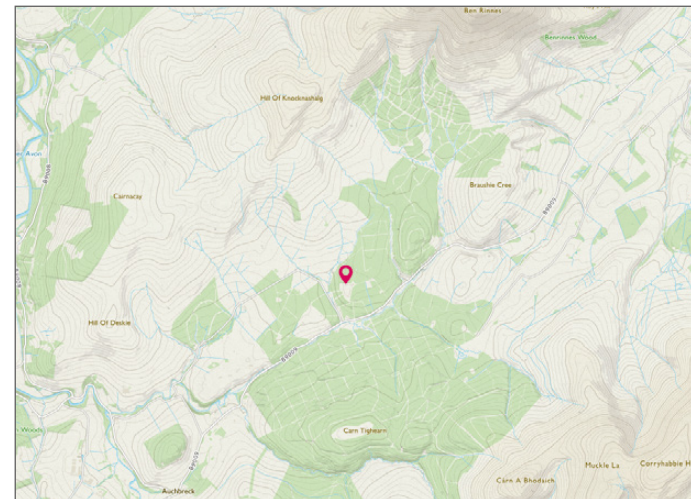
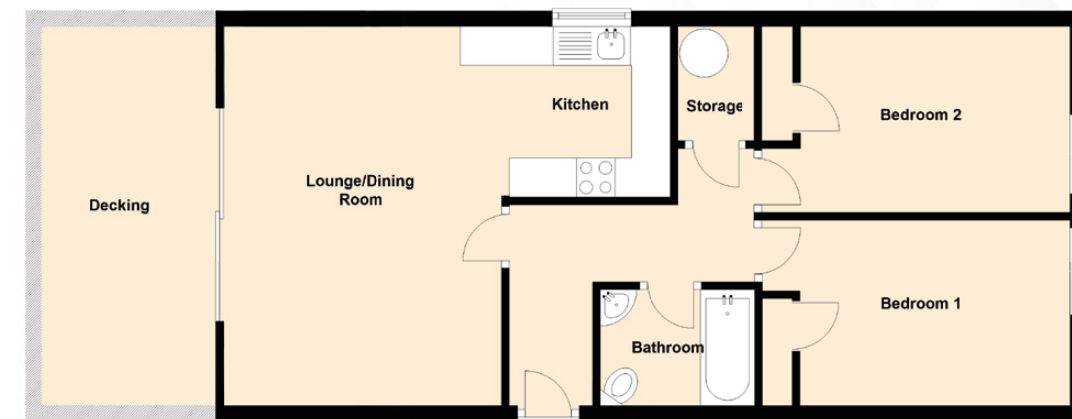


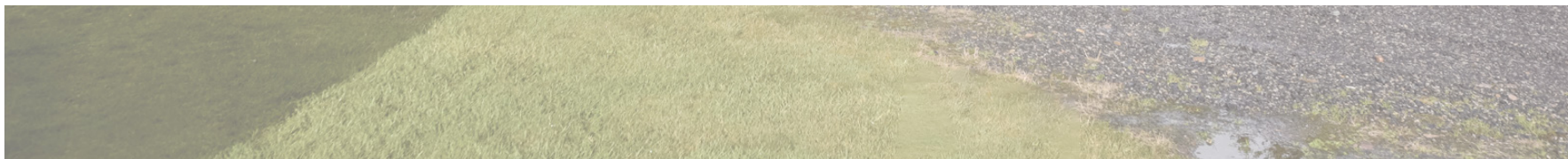


Approximate Dimensions
(Taken from the widest point)

Lounge/Dining Room	4.88m (16') x 3.60m (11'10")
Kitchen	2.20m (7'3") x 2.08m (6'10")
Bedroom 1	3.98m (13'1") x 2.40m (7'10")
Bedroom 2	3.98m (13'1") x 2.40m (7'10")
Bathroom	2.00m (6'7") x 1.50m (4'11")

Extras (Included in the sale): All floor coverings, blinds, curtains and white goods are included in the sale.





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