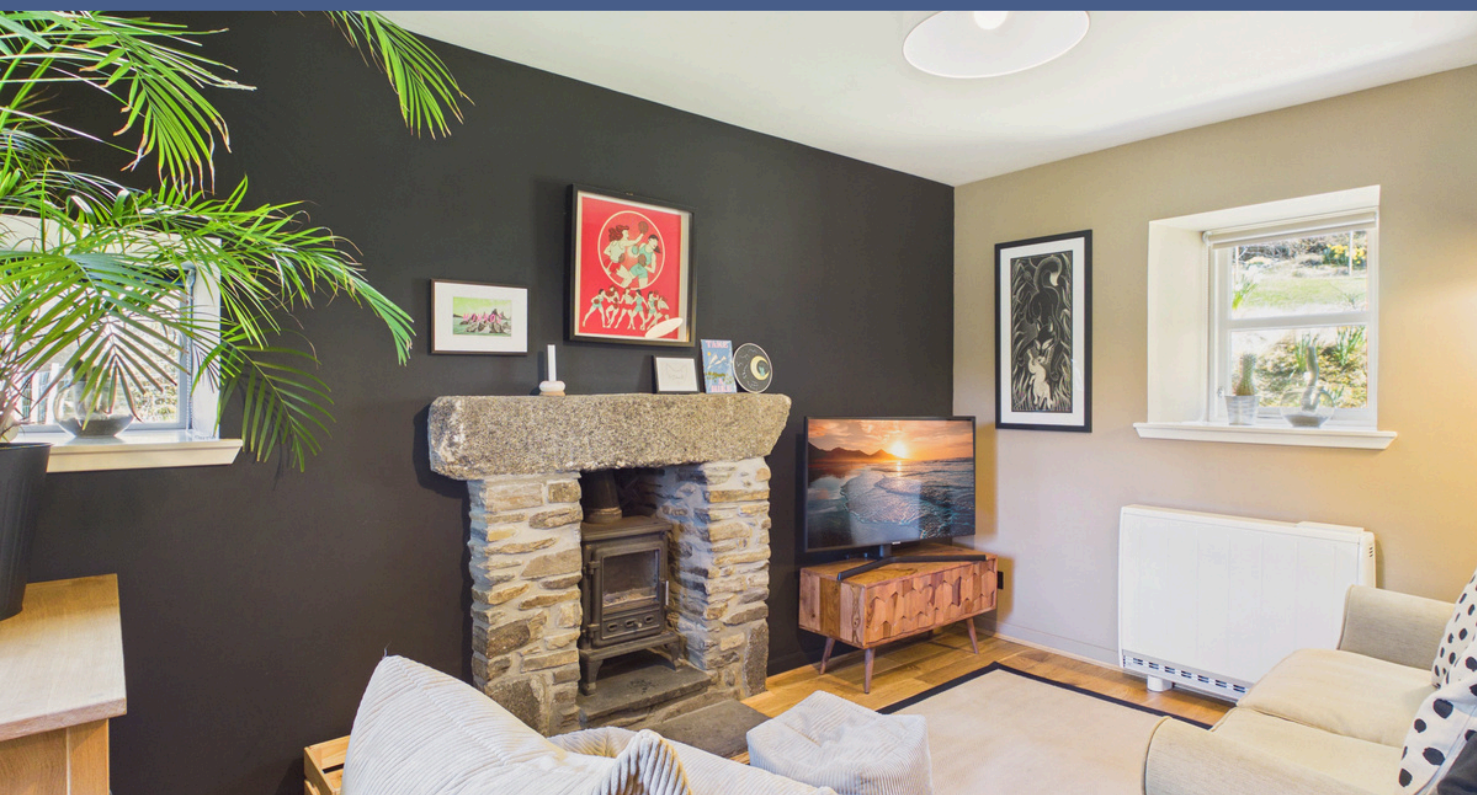


Myrtle Cottage Kirkmichael Ballindalloch AB37 9AQ

Offers Over £195,000 are invited.

Characterful Cottage with Original
Features in Idyllic Setting



Features:

- Cozy Lounge with Feature Stone Fire Place
- Modern Kitchen and Shower Room
- Solar Panels with Battery Storage, Electric Storage Heating, Full Double Glazing & Wood Burning Stove
- Generous Garden Grounds
- Private Driveway, Integrated Outbuilding & Wood Store
- Mountain and Forest Views

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CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



Myrtle Cottage is a charming two-bedroom property set within an idyllic rural setting near Kirkmichael, in the heart of the Glenlivet area. The cottage has been thoughtfully renovated to a high standard, successfully retaining its original character with features such as deep-set walls and an attractive stone fireplace with wood-burning stove in the living room.

The modern fitted kitchen is well equipped with an integrated oven, hob, extractor and dishwasher, alongside a feature Belfast sink enjoying views out to the garden. Practical storage is provided throughout, including an understairs cupboard, built-in cupboards within the kitchen and bathroom, and additional storage beneath the eaves on the upper floor.

Upstairs, the first floor offers two bright bedrooms, both benefiting from lovely open views across the surrounding mountains and forest to the front.

The property further benefits from double glazing throughout, solar panels, Dimplex storage heaters, additional electric heaters, and the wood-burning stove. Viewing is highly recommended to fully appreciate both the outstanding location and the quality of accommodation on offer.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

Kirkmichael is a charming area on the scenic Glenlivet Estate, at the heart of the Cairngorms National Park. Surrounded by rolling hills, forestry, and open countryside, the area is renowned for its natural beauty, rich heritage, and peaceful way of life. The area offers excellent opportunities for walking, cycling, fishing and snowsports at the nearby Lecht Ski Centre. Despite its tranquil rural setting, Kirkmichael remains well connected to nearby towns such as Tomintoul and Grantown on Spey.

Situated between the Rivers Avon and Conglass, the Glenlivet Estate is an ideal place from which to explore the northeastern Cairngorms and Speyside Malt Whisky Trail.



OUTSIDE

Externally, the property enjoys generous, enclosed garden grounds to the rear, predominantly laid to lawn and a selection of trees. A further lawned garden sits to the front of the property. There is an attached outbuilding providing useful storage for outdoor equipment, along with a wood store positioned to the side. Ample parking is available for multiple vehicles, and the private water supply is discreetly located within the rear garden.

INCLUDED

Fitted floor coverings, curtains, blinds, light fittings. All integrated kitchen appliances will also be included.

SERVICES

Mains electricity, septic tank. Private water supply.

COUNCIL TAX

Currently Band B (£1778.24 pa 2026/27), including water rates.

Discounts are available for single occupancy.



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HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: AB37 9AQ
- Energy Performance Certificate Rating: Band C
- Home Report Value: £195,000

PRICE

Offers Over £195,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewings are by appointment through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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