

Craigowrie View, Croft Ronan, By Boat of Garten, PH24 3BY



Excellent opportunity to acquire a four bedroom (two en-suites) detached bungalow within garden grounds extending to approx. 0.33 The property has superb open views and is in a pleasant rural location outside the popular village (2 miles). The property is partially clad in weathered seasoned timber and is in good order throughout with spacious accommodation, ideal as a family / work from home residence or as an investment property. There is a low maintenance garden with timber shed – all mostly laid to lawn with private parking.

- Entrance vestibule with cloakroom
- Bright open plan lounge with feature solid fuel burning stove
- Spacious kitchen / diner with some integrated appliances
- Utility room and rear porch
- Bright sunroom / dining
- Four double bedrooms (two with en-suite showers)
- Family bathroom with shower
- Oil fired central heating / double glazed / solar panels
- Driveway parking for 3 / 4 cars
- Family home or potential holiday home with proven rental options

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STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

OFFERS OVER £415,000 ARE INVITED

sales@highlandpropertyservices.co.uk
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BOAT OF GARTEN is a popular, quiet village, well located on the river Spey and within the Cairngorms National Park. It is set amidst hills and native woodland with abundant wildlife, and magnificent scenery. It offers varied sporting and leisure activities with a renowned 18-hole golf course and sea trout fishing on the Spey. Superb bird watching opportunities and varied woodland treks with a cycle track to Aviemore together with a scenic steam railway and recent pump park. The village has a post office, cycle shop, quality restaurant and two cafes. There is a primary school with secondary Grammar School at Grantown on Spey. A9 trunk road is nearby with main line rail services from Aviemore and regular flights to London airports from Inverness Airport. Distances from Boat of Garten: Aviemore 6 miles; Grantown on Spey 9 miles; Inverness 32 miles; Perth 85 miles; Edinburgh 125 miles.

THE PROPERTY

PH24 3BY

The village is located just off the A95 road with Craigowrie View some 2 miles from the village just off the B970 road from Boat of Garten to Nethybridge. This attractive bungalow is set back from the road on a shared farm track in a pleasant open location with superb views to surrounding fields and woodlands with the Speyside Way nearby. There is a low maintenance garden/plot extending to approximately 1/3 of an acre, mostly laid to lawn.

The property benefits from oil central heating and is double glazed throughout. All integral appliances are included together with all carpets / floor coverings, curtains, blinds and lights. There are two solar panels providing hot water on the slate roof. Fire/CO2 alarms were upgraded as per Scottish Regulations of Feb 22. All rooms measured at the widest points.

ENTRANCE VESTIBULE

(2.15m x 1.66m)

Cloakroom cupboard with hanging rails and shelves. Pendant light. Window to side. Radiator.

KITCHEN / DINER

(5.3m x 4.5m)

Large open plan kitchen with dining area. Range of base and wall units with stainless steel sink, electric oven and hob with extractor. Integral dishwasher and undercounter fridge. Partially tiled. Windows to front and side garden with blinds. Chrome spotlight fittings x 2. Vinyl flooring. Radiators x 2. Glass panelled door to main hallway.



INNER HALLWAY

T shaped hallway. Cupboard with hot water tank and solar panel controls. Storage cupboard with fuseboard and shelf. Additional double sliding door shelved cupboard. Thermostat. Radiator x 2. Attic hatch.

LOUNGE

(4.78m x 4.51m)

Bright dual aspect room with solid fuel burning stove with timber surround. Telephone and TV points. Fitted window blinds and curtains. Low voltage ceiling lighting and central pendant light. Radiator x 2. Glass panelled door to sun room.



SUN ROOM

(3.8m x 2.75m)

Bright sunny room, windows to three sides with double doors to paved south facing patio and garden. Fitted window blinds. Pendant light. TV point. Radiator. Vinyl flooring.



BATHROOM

(3.28m x 1.97m)

Spacious 4 piece bathroom with bath, sink, WC and shower cubicle with mains shower. Heated towel rail. Mirror with light. Opaque window to side with blinds. Vinyl flooring.



BEDROOM 1 (3.9m x 2.91m)

Windows to side garden with blinds and curtains. Built in double wardrobe with one mirrored sliding door. Radiator. Pendant light. Door to ensuite.



BEDROOM 3 (2.7m x 3.02m)

Window to side garden with blinds and curtains. Built in double wardrobe with one mirrored door, shelved with hanging rail. Radiator. Pendant light.



EN-SUITE
(1.82m x 1.22m)

3 piece shower room, walk in cubicle with mains shower, wash hand basin, WC. Mirror with lamp. Glass shelf. Radiator. Opaque window with blinds. Vinyl flooring.



BEDROOM 4 (2.7m x 3.02m)

Window to side garden with blinds and curtains. Built in double wardrobe with one mirrored door, shelved with hanging rail. Radiator. Pendant light.



BEDROOM 2 (3.9m x 2.91m)

Windows to side garden with blinds and curtains. Built in double wardrobe with one mirrored sliding door. Radiator. Pendant light. Door to ensuite.



UTILITY ROOM (2.39m x 2.36m)

Off the rear entrance / hallway. Fitted base units with stainless steel sink, washing machine and tumble drier. Windows / blinds to both sides. Vinyl flooring. Radiator. Pendant light. Extractor.



EN-SUITE
(1.82m x 1.22m)

3 piece shower room, walk in cubicle with mains shower, wash hand basin, WC. Mirror with lamp. Glass shelf. Radiator. Opaque window with blinds. Vinyl flooring.



REAR ENTRANCE (1.68 x 2m)

Ramp to external door from paved pathway into rear hallway. Pendant light. Radiator.



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GARDEN

The low maintenance grounds (accessed through wooden gates) are approximately 1/3 of an acre, mostly laid to lawn. The front garden has a stone chip driveway with extensive parking for 3 / 4 cars.

The side and rear gardens are lawned with drying line, 8ft x 6ft shed and external oil boiler & oil tank. Paved pathways. The enticing sun room opens out onto the south facing paved patio area.

COUNCIL TAX & ENERGY PERFORMANCE RATING

We understand this property is rated Band F as a private dwelling but currently it is rated at a Rateable value of £4,400 as a non-domestic self-catering Property. The EPC rating band is C (75).

SERVICES

Mains electricity and water with drainage to septic tank.

DATE OF ENTRY

The seller is looking for a prompt settlement date.

VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

HOME REPORT

Linked from our website or available on request from our offices.

OFFER / SERVICES

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf. Where an offer is accepted in principle, it is the responsibility of the purchaser's solicitors to do all ID checks under the 2017 AML Regulations (Anti Money Laundering).



ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park

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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Monday - Friday 9.00 am - 5.00 pm