

Rhuarden, Croft Ronan, By Boat of Garten, PH24 3BY



Opportunity to acquire a spacious customised design four (one en-suite) detached bungalow with superb open views within landscaped site extending to approximately 2/3 acre. In a pleasant location just outside the popular village (2 miles) this attractive is in good order throughout with outstanding views to surrounding hills and woodlands. The property offers spacious accommodation, ideal as a family / work from home residence or as an investment property. There is a low maintenance screened garden with mature boundary hedges, mostly laid to lawn with established shrubs and rock garden. There is also a detached garage with WC and power, lighting and a large timber outbuilding & store.

- Entrance vestibule with cloakroom
- Bright dual aspect lounge with feature open fireplace
- Spacious well equipped kitchen / diner with integral appliance
- Utility room and rear porch
- Large sunroom / dining room with superb views
- Four bedrooms (one with en-suite shower) some with fitted wardrobes
- Family bathroom with shower
- Oil fired central heating / double glazed
- Garage with light, power and WC
- Additional timber outbuildings / store
- Extensive driveway parking

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

OFFERS OVER £445,000 ARE INVITED

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www.highlandpropertyservices.co.uk

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 River 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 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 Rhuarden some 2 miles from the village just off the B970 road from Boat of Garten to Nethybridge. This customised 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. Set in a good sized plot extending to approximately 2/3 of an acre, mostly laid to lawn with mature hawthorn hedging, trees and shrubs.

The property benefits from oil central heating and is double glazed throughout. All carpets / floor coverings, curtains, blinds, integral appliance and lights are included. There is ceiling coving throughout the property. The property has a security alarm (not currently in operation). All rooms measured at the widest points.

VESTIBULE

(2.15m x 1.66m)

Cloakroom cupboard with hanging rails and shelves. Electric fuseboard / meter. Pendant light. Radiator.

HALLWAY

L shaped hallway. Cupboard with hot water tank. Thermostat for heating. Controls for house alarm. Radiator x 2. Attic hatch, smoke alarm.

LOUNGE

(5.38m x 4.5m)

Bright dual aspect room with feature open fireplace with marble surround. Telephone and TV points. Fitted window blinds and curtains. Central ceiling light fitting. Smoke alarm. Radiator x 2.



KITCHEN / DINER

(5.5m x 5.35m)

Window to rear garden. Spacious kitchen with dining area opening into the sun room. Range of oak base and wall units, Carron composite sink. Rangemaster LPG oven and hob, integral Bosch dishwasher. Partially tiled. Extractor. Roller blind. Low voltage ceiling lighting. Heat detector alarm. Vinyl flooring. Double glass panelled doors to sun room. Radiator. Door to utility.



UTILITY ROOM

(2.1m x 1.8m)

Window to garden with roller blind. Base and wall cupboard units with oil Trianco central heating boiler and space for washing machine and tumble dryer. Stainless steel sink. Vinyl flooring. Extractor. Smoke alarm. Door to rear entrance porch.



SUN ROOM

(4.35m x 3.86m)

Bright sunny room, windows to three sides with views to surrounding fields and hills. Fitted window blinds. Low voltage ceiling lighting. Radiator x 2. TV point.



BEDROOM 1 (4.32m x 3.5m)

Window to rear garden with blinds and curtains. Telephone and TV points. Radiator. Pendant light.



BEDROOM 3 (3m x 3.4m)

Window to front garden with views to fields and woods. Blinds and curtains. Built in wardrobe. Radiator. Pendant light.



EN-SUITE (2.45m x 1.4m)

3 piece shower room with cubicle and mains shower, wash hand basin, WC. Mirror with lamp. Electric heated towel rail. Opaque window.



BEDROOM 4 (2.16m x 2.4m)

Window to rear garden with roller blind and curtains. Ideal study/guest room. Radiator. Pendant light.



BEDROOM 2 (4.6m x 2.95m)

Window to front garden with views to fields and woods. Blinds and curtains. Built in wardrobe. Radiator. Pendant light.



BATHROOM (2.9m x 2.1m)

Spacious tiled bathroom with bath, sink, WC and shower cubicle with mains shower. Heated towel rail. Extractor. Mirror with light. Opaque window. Vinyl flooring.





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REAR ENTRANCE PORCH 2.26m x 1.9m

Door and window to rear garden. Walk-in cloakroom cupboards with shelves and hanging space. Florescent strip light. Vinyl flooring. Radiator. External security light. External satellite dish.

MAIN GARDEN

The garden grounds (accessed through a steel gate) are extensive, mostly laid to lawn and covering approximately 0.66 acres. The front garden has a stone chip driveway for 3-4 cars and patio area at entrance with external light. The rear garden has paved pathways to the rear porch, drying line, oil tank and LPG gas tanks for cooker. There is a wooden shed (5.5m x 3.5m) with two windows and concrete base, florescent light and electric fuseboard. The front has timber boundary fencing. The rear and side garden boundary has established hawthorn hedging providing useful screening and privacy.

COUNCIL TAX & ENERGY PERFORMANCE RATING

The house is in Council tax band F. THE EPC rating is D (67).

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).

GARAGE 5.78m x 4.77m

Window to adjoining timber store. WC area with sink/water heater and extractor. Electric fuseboard. **TIMBER STORE (adjoining the garage) 4.1m x 2.5m.**

SERVICES

Mains electricity and water with drainage to septic tank. Telephone with broadband capability. Satellite dish. Security alarm.

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