

3 Kinchurdy Court Boat of Garten PH24 3BB

OFFERS OVER £310,000 ARE INVITED

Extended A-Frame Detached Home With
Incredible Views Over The Strathspey
Steam Railway and The Cairngorm
Mountain



Features:

- Lounge, Kitchen & Triple Aspect Sunroom
- Full Double Glazing & Electric Economy Heating
- Easy Maintainable Garden Grounds & Off Street Parking
- Detached Single Garage
- Close To Local Woodland Walks & Bike Trails

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3 Kinchurdy Court is an inviting 4-bedroom extended A-frame property with incredible views over the Strathspey Steam Railway and towards the Cairngorm Mountain. The property, which was extended in 2019, boasts generous living space which include a stunning triple aspect extension, spacious lounge with multifuel stove, kitchen, family bathroom and upstairs shower room. Other benefits include electric economy heating, full double glazing, and private parking. The property is in need of some refurbishment but has the potential to be a great family or second home or alternatively could be used as a potential holiday let investment property.

The property is within a short distance of all the amenities and facilities and offers incredible views across the well know Boat of Garten Golf Course. Viewing is highly recommended to appreciate the potential 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 807 965.



The Cairngorms National Park, known as the outdoor capital of the North, is one of the most accessible parts of the Highlands having excellent links to both North and South via the A9 trunk road and the main line railway. The airport in Inverness gives access to all the main English cities and further afield. The surrounding countryside is a haven for wildlife, with red deer, badgers and squirrels amongst some of the abundant inhabitants. There is a wealth of excellent rural sporting facilities, such as stalking and grouse shooting, along with trout and salmon fishing. There are also many outdoor pursuits available within the National Park, such as hill walking, climbing, mountain biking, wind surfing, ski-ing and snowboarding. The village of Boat of Garten provides a post office/store, hotel with bar and restaurant, coffee shop & gallery, excellent restaurant, primary school and parish church. Leisure facilities include an 18-hole golf course and tennis courts.

ACCOMMODATION

Entrance Vestibule

Spacious vestibule is accessed via a timber glazed door with side panel. Low level bench seating. Coat hooks. Pendant light. Glazed door to entrance hall.

Hallway 2.24m x 4.10m

Welcoming hallway with doors off to the lounge, kitchen, two bedrooms and bathroom. Staircase with half landing and window offering natural daylight. Two storage cupboards, one housing the ECU and the hot water cylinder. Pendant light. Radiator.

Lounge 6.25m x 5.00m

Double aspect room with sliding doors into the extended sunroom and two Velux windows to the side offering natural daylight. Feature multifuel stove set on slate hearth. TV and telephone points. Shelving. Space for furniture. Two pendant lights. Smoke alarm. Carbon monoxide alarm. Radiator.

Sunroom 3.66m x 4.21m

South facing triple aspect room offering incredible, panoramic views across the Strathspey Steam Railway and towards the Cairngorm Mountain. Beautifully finished balcony offering space for garden furniture and access to the rear garden. Smoke alarm. Fluorescent lighting. Oak flooring.



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Kitchen 2.15m x 2.85m

Base and wall units incorporating stainless steel sink with drainer. Space for freestanding appliances. Electric cooker. Fridge freezer. Tiles around work surfaces. Pendant light. Tiled floor. Window to the side.

Bedroom 1 3.16m x 3.81m

Double room with window to the rear offering natural daylight. Coombed ceiling. Space for bedroom furniture. Pendant light. Radiator. Door to WC.

WC 2.00m X 1.00m

Two-piece white suite comprising of a WC and pedestal wash hand basin. Heated towel rail. Wall mirror. Extractor. Laminate flooring.

Bedroom 2 3.09m x 4.35m

Double room with window to the rear offering natural daylight. Build in wardrobe offering hanging and storage space. Coombed ceiling. Space for bedroom furniture. Pendant light. Radiator.

Bathroom 2.11m x 2.36m

Three-piece white suite comprising of a WC, pedestal wash hand basin and bath with shower over and glazed side screen. Waterproof wall panelling. Toilet accessories. Ceiling light. Opaque window to the side.

Staircase to first floor landing. Doors off to remaining bedrooms and shower room. Storage cupboard. Three ceiling lights. Smoke alarm. Radiator. Fitted carpet.

Bedroom 3 3.50m x 2.70m

Single room with window to the rear offering natural daylight. Build in wardrobes offering hanging and storage space. Coombed ceiling. Space for bedroom furniture. Two ceiling lights. Radiator.

Shower Room 2.33m x 1.16

Three-piece white suite comprising of a WC, pedestal wash hand basin and shower cubicle with electric shower and curtain. Laminate flooring. Velux window offering natural daylight.

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Bedroom 4

2.76m x 3.88m

Single room with window to the front offering great views towards the Cairngorm Mountains. Build in wardrobe offering hanging and storage space. Coombed ceiling. Space for bedroom furniture. Two ceiling lights. Radiator.

Garden

The property is accessed via a gravel driveway and offers parking of two vehicles. Timber fence bounds the front garden making it fully secure with a mixture of plants, trees and shrubs. Access to balcony via timber staircase. Timber garden shed.

Garage

The property also benefits from a detached timber garage which offers great storage space. This access through double doors to the front and has a concrete base.

INCLUDED

All floor coverings, curtains, blinds, and light fittings where fitted. The property will be sold as seen and no warranties will be given for secondhand appliances.

SERVICES

Mains electricity, water and drainage.



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COUNCIL TAX

Currently Band D. (£1929 PA in 2023/24).

Discounts are available for single person and second home occupancy.

PRICE

Offers Over £310,000 is invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

HOME REPORT

A Home Report is available for this property. Please use the following link:

·Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=vTYHVosTI5L1EMzpzNWH4Q%3d%3d>

·Postcode: PH24 3BB

·Energy Rating: band D

Home Report Value - £295,000

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is strictly by appointment only 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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