

Hamnavoe Cromdale PH26 3LW

OFFERS OVER £285,000

Four Bedroom Detached Villa Set In
Generous Sized Garden Grounds



FEATURES :

- Outstanding Floorplan with Spacious Rooms Throughout
- Stunning All Encompassing Views of the Surrounding Countryside and Hills
- Spacious Open Plan Kitchen and Dining Area
- Gas Central Heating, Wood-Burning Stove and Full Double Glazing
- Expansive Garden Grounds With Double Detached Garage

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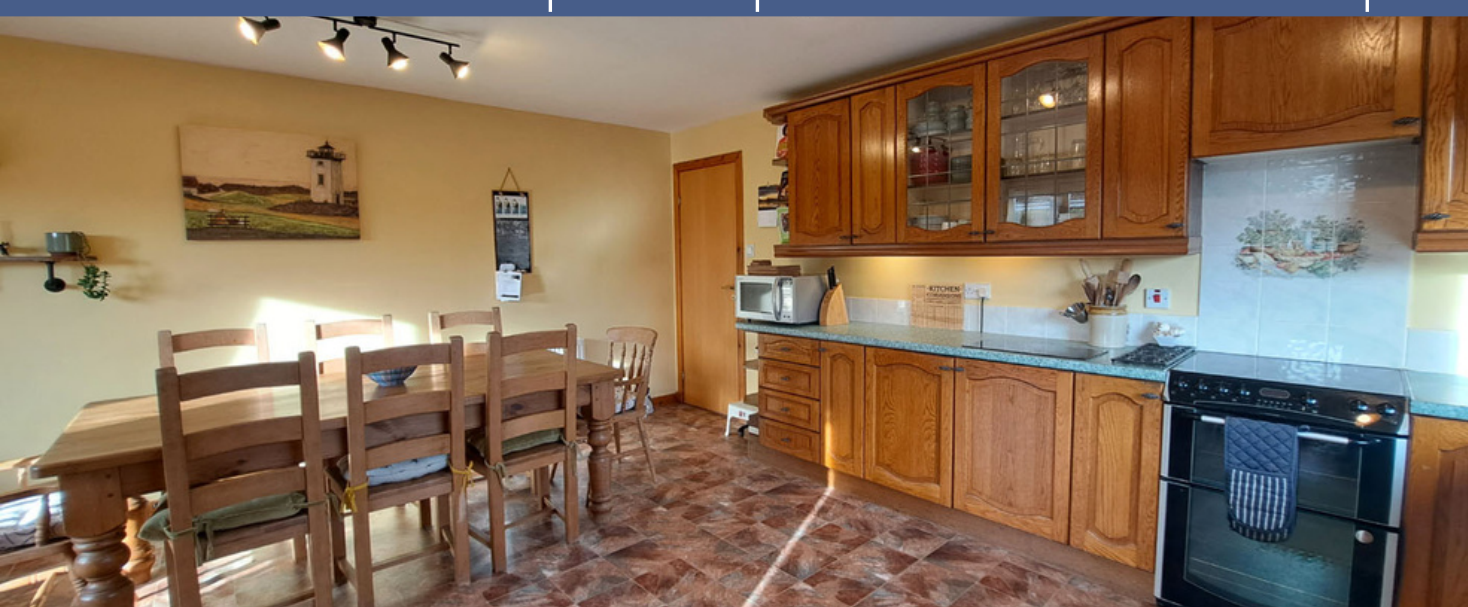
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“Hamnavoe’ is a beautifully presented four bedroom detached bungalow sitting on approximately a third of an acre of grounds. The bungalow offers an elevated position with spectacular Speyside views to the front and towards the Cromdale hills to the rear. The property boasts well-proportioned accommodation including a bright and spacious lounge with feature wood-burning stove, an expansive kitchen/dining area with French doors leading to a sheltered patio area, as well as a separate utility area. The four bedrooms (one with en-suite) all have built in wardrobes/cupboards and have ample space for freestanding furniture. The property benefits from double glazing and recently installed gas central heating.

Outside there is ample parking where a sweeping tarmacadam driveway leads to the property. An expansive block built double garage serves as a superb space as a workshop or for storage.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759 119411.



This property would make an ideal family, retirement or holiday home and viewings are highly recommended to appreciate the potential of this spacious property.

The village of Cromdale is situated on the Speyside Way giving access to the Moray Coast and towns including Aberlour, Nairn, Forres, and Elgin. Inverness and the airport are an approximately $\frac{3}{4}$ hour drive. Cromdale enjoys some superb panoramic views of the Spey Valley with Grantown on Spey only 3 miles away. Grantown offers an excellent range of shops, hotels and guesthouses, primary and grammar schools, health centre and dentist.

ACCOMMODATION:

Entrance Vestibule 2.08m x 1.46m

Access to the property is via a uPVC glazed security door with glazed side panel opening into a spacious and welcoming vestibule. A built-in double wardrobe provides adequate space for coat and boot storage. Space for free-standing furniture. Pendant light. Central heating radiator. Fitted carpet. A uPVC glazed door leads you into the hallway.

Hallway 6.07m x 0.95m + 4.05m x 1.52m

A welcoming L-shaped hallway gives access to the Lounge, Kitchen/Dining area, Bedrooms 1-4 and Family Bathroom. A shelved linen cupboard provides ample storage space. Two pendant lights. Central heating radiator. Fitted carpet. Hatch to partially floored loft space with access ladder and lighting.

Lounge 5.41m x 4.70m

An inviting lounge with triple windows to the front allowing plenty of natural daylight with views over the garden to the surrounding countryside. The room has generous space for lounge furniture, with additional capacity for extra dining if needed. A feature of the room is the recently installed 5.5kwatt wood burning stove set on Caithness slate hearth with a beautiful timber mantle. Ample space for free-standing furniture. TV and telephone points. Pendant light. Central heating radiator. Fitted carpet.



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Kitchen / Dining Area 5.40m x 5.28m

At the heart of the home, a comfortable and open plan kitchen and dining area with views to the rear over the countryside towards the Cromdale hills. Fitted base and wall units with tiled splash back incorporating stainless steel sink with drainer and mixer tap and on counter induction hob. Space for freestanding cooker, fridge/freezer and plumbed for dishwasher. To one side there is ample room to create a beautiful dining area. French doors lead out to a sheltered patio area, perfect for al-fresco dining. Spotlight rails. Central heating radiator. Vinyl flooring.

Utility Room 2.63m x 1.77m

Conveniently situated off the kitchen, the utility room boasts ample space for an undercounter washing machine and tumble dryer. Fitted with base units incorporating a stainless sink with twin taps and drainer, the utility offers a space for functionality and convenience. A tall base unit is currently used as a larder for storage. Tiled splashback around units. Window to the side allows for plenty of natural daylight. A low-level cupboard housing the electrical consumer unit (ECU) and the gas central heating boiler is located here. Spotlight rail. Vinyl floor. A uPVC glazed door gives access to the rear garden.

Bedroom One 3.90m x 3.50m

Comfortable master bedroom with stunning views over the Cromdale hills. Built in double wardrobe with ample hanging and storage space. Pendant light. Central heating radiator and Dimplex panel heater. Fitted carpet. Door opens to en-suite shower room.

En-Suite Shower Room 2.81m x 1.12m

Modern and fresh shower room comprising of pedestal wash-hand basin with mixer tap, WC and walk in shower enclosure with wet wall surround. Mira electric shower and heated towel rail. Wall mirror and shaver-point light and toilet accessories. Triple spotlight. Tile effect vinyl floor. Opaque window to the rear allows plenty of natural daylight.

Bedroom Two 4.50m x 2.98m

Front facing double bedroom with views over the garden and countryside. Integral cupboard with shelves for storage and hanging. Ample space for free-standing bedroom furniture. Pendant light. Central heating radiator and Dimplex panel heater. Fitted carpet

Bedroom Three 3.50m x 2.99m

Bright and spacious double bedroom with views over the surrounding countryside. Built-in cupboard with hanging and storage space. Pendant light. Central heating radiator and Dimplex panel heater. Fitted carpet

Bedroom Four/Study 3.01m x 2.82m

Currently utilized as an office space, the room can also purpose as a single bedroom. With delightful views overlooking the garden and the Cromdale hills, the room benefits from an integral cupboard providing shelved storage space. Pendant light. Central heating radiator. Fitted carpet.

Family Bathroom 2.82m x 1.76m

Fresh and spacious bathroom incorporating Heritage bath with Hotpoint electric shower over, WC and pedestal wash hand basin with mixer tap. Quality wet wall surround on one wall. Cosmetic Wall mirror, shaver point light and toilet accessories. Triple spotlight. Heated towel rail. Tile effect laminate flooring.

Garage 5.89m x 5.69m

An expansive double garage which could also be utilized as a vast workshop space. Room for two cars as well as storage for gardening tools and outdoor equipment. Two up and over-doors allow easy access to the front and access to the side via another door. Fitted with power and lighting, the garden has a window to the side allowing natural daylight.



Outside

Covering approximately a third of an acre, a sweeping tarmacadam driveway leads up to the property and to the side towards the garage, creating a parking area for multiple cars as well as a turning space. To the front the garden space is mainly laid to lawn with a landscaped area with mature trees and shrubs. To the side there is a south facing enclosed patio area, an ideal space for garden furniture and for soaking up the afternoon sun. At the rear, there is a beautiful garden space which overlooks the surrounding countryside and hills. Mainly laid to lawn, this area of the garden has a few landscaped planting areas as well as a brick BBQ. A gravel pathway leads to the garage. For storage and convenience there is a garden shed and a log store area.

INCLUDED

All floor coverings, light fittings, and some curtains. All white goods can be included. Some furniture may be available for separate negotiation.

SERVICES

Mains electricity, water, and drainage. LPG gas supply. (Boiler installed two years ago, is future proofed for hydrogen and has a 10-year warranty)

COUNCIL TAX

Currently Band E (£2,489 pa 2023/2024)



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HOME REPORT

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

<https://app.onesurvey.org/Pdf/HomeReport?q=yNfldgvyqpzf7BwARVULOA%3d%3d>

PRICE

Offers over £285,000 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

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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