

Balnacrive House Dulnain Bridge PH26 3LT

OFFERS OVER £345,000

Traditional Stone Built Six Bedroom
Semi-Detached Villa located In The Heart
Of Dulnain Bridge



FEATURES :

- Double Aspect Lounge and Separate Dining Area
- Extended Sunroom & Utility Area
- Eco-Friendly Biomass Central Heating & Double Glazing
- Generous Garden Grounds With Detached Garage
- Great Location Close To Woodland Walks

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Balnacrive House is a charming, traditional, stone built house in the centre of the village, overlooking the river Dulnain. This semi-detached villa has an abundance of character while also benefiting from generous sized garden grounds. The property boasts six bedrooms, four with en-suite shower rooms, kitchen, dining room, utility area, family bathroom, glazed sunroom, and a lovely double aspect lounge overlooking the river. Other benefits include partial UPVC double glazing, eco-friendly Biomass central heating and a wood burning stove. This traditional, period property which is in great condition also retains a lot of its original features, including the decorative entrance door, ceiling coving, and high skirtings.

The property has recently been used as bed and breakfast but would make an ideal family home or alternately used as a buy to let investment.



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.



Dalnain Bridge is a small Highland village located within the spectacular scenery of the Cairngorm National Park. Centred around the River Dulnain, a major tributary of the River Spey, the village takes its name from the 18th century, single arched bridge that carries the road through it. Local facilities include a post office and garage and there is one hotel in the locality. There is a community village hall which hosts regular events. The popular Speyside Heather Centre and Cloutie Dumpling Cafe is also within 2 miles. Grantown on Spey (4 miles) & Aviemore (8 miles) offer further amenities with shops, hotels, restaurants, bars, swimming pool, gym, and supermarkets. The local primary and secondary school is located in Grantown-on-Spey and the bus service runs nearby. The surrounding countryside is a haven for wildlife, with roe deer, badgers, and squirrels amongst some of the abundant inhabitants.

ACCOMMODATION:

Reception Hall

Decoratively glazed timber entrance door opens to a welcoming reception area. Doors off to the lounge, dining room, bathroom and principal bedroom. Adequate space for furniture. Ceiling coving. Smoke detector. Pendant light. Radiator. Fitted carpet.

Lounge 4.80m x 4.31m

Bright and spacious double aspect room with windows to the front overlooking the garden towards the river and window to the side offering natural daylight. Feature fireplace with wood burning stove, slate hearth, and timber mantle. Ceiling coving. Smoke detector. Pendant light. Carbon monoxide alarm. Two radiators. Fitted carpet. Door to sunroom.

Dining Room 4.24m x 5.77m

Separate dining area offering great space for hosting friends and family. Storage cupboard housing the hot water cylinder. Hot water control panel. Ceiling coving. Smoke detector. Pendant light. Radiator. Window to the side offering natural daylight. Glazed door to sunroom and door to kitchen area.

Sunroom 3.46m x 4.45m

Situated at the side of the house with French doors opening into the garden. Views over the garden and woodland beyond. Adequate space for furniture. Wall lights. Radiator. Fitted carpet.



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Kitchen 5.28m x 2.46

Modern fitted kitchen with base and wall units incorporating 1½ bowl composite sink with drainer and mixer tap and stainless steel extractor above the gas range. Larger larder/pantry cupboard with shelving. Space for free standing fridge freezer. Tiles around work surfaces. Two Velux windows offering natural daylight. Ceiling light. Heat detector. Radiator. Vinyl flooring. Open to utility area.

Utility Room 3.26m x 3.26m

Fitted base and wall units with worktop. Storage space. Access to laundry area with space for free standing appliances and central heating boiler. Window to the rear overlooking the garden grounds. Ceiling light. Carbon monoxide alarm. Doors to bedroom six and rear garden.

Bedroom Six (Annex) 4.05m x 2.89m

Self-contained bedroom with en-suite shower room. Adequate space for bedroom furniture. Pendant light. Smoke detector. Radiator. Fitted carpet. Window to the front offering limited views. Door to en-suite shower room.

Returning to the reception hall:

Principal Bedroom (1) 4.80m x 4.32m

South facing double bedroom with windows to the front towards the river and woodland. Space for bedroom furniture. Edinburgh press providing storage. Picture rail. Smoke detector. Pendant light. Radiator. Fitted carpet. Door to en-suite.

En-Suite Shower Room 1.80m x 1.56m

Three piece white suite comprising of a vanity wash hand basin, WC, and corner shower cubicle with mixer shower. Waterproof wall panelling. Toilet accessories. Heated towel rail. Vinyl tiled flooring.

Bathroom 2.14m x 2.33m

Three piece white suite comprising bath, vanity wash hand basin and WC. Tiled above bath and wash hand basin. Ceiling light. Radiator. Vinyl tiled flooring.

FIRST FLOOR

A staircase with a high level Velux window leads up to the first floor landing. Storage cupboard. Ceiling coving. Pendant lights. Smoke detector. Radiator. Fitted carpet. Doors of to four bedrooms and shower room.

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Shower Room

Three piece white suite comprising WC, vanity wash hand basin and shower cubicle. Waterproof wall paneling. Ceiling light. Radiator. Vinyl tiled flooring. Opaque window to the rear.

Bedroom Two 5.26m x 3.10m

Spacious double bedroom with two windows to the side offering limited views. Space for bedroom furniture. Two pendant lights. Smoke detector. Radiator. Fitted carpet. Door to en-suite.

En-Suite Shower Room

Three piece white suite comprising of a vanity wash hand basin, WC, and shower cubicle with mixer shower. Waterproof wall paneling. Toilet accessories. Heated towel rail. Vinyl tiled flooring.

Bedroom Three 3.17m x 3.26m

Double bedroom with windows to the front overlooking the river. Space for bedroom furniture. Pendant light. Smoke detector. Radiator. Fitted carpet.

Bedroom Four 3.88m x 3.20

Double en-suite bedroom with windows to the front offering limited views. Adequate space for bedroom furniture. Pendant light. Ceiling coving. Smoke detector. Radiator. Fitted carpet. Door to en-suite.



En-Suite Shower Room

Three piece white suite comprising of a vanity wash hand basin, WC, and shower cubicle with mixer shower. Waterproof wall paneling. Toilet accessories. Heated towel rail. Vinyl tiled flooring.

Bedroom Five

2.09m x 3.64m

A single bedroom which is currently being used as an office. Offers great working from home space. Window to the front offering natural daylight. Pendant light. Smoke detector. Radiator. Fitted carpet.

OUTSIDE

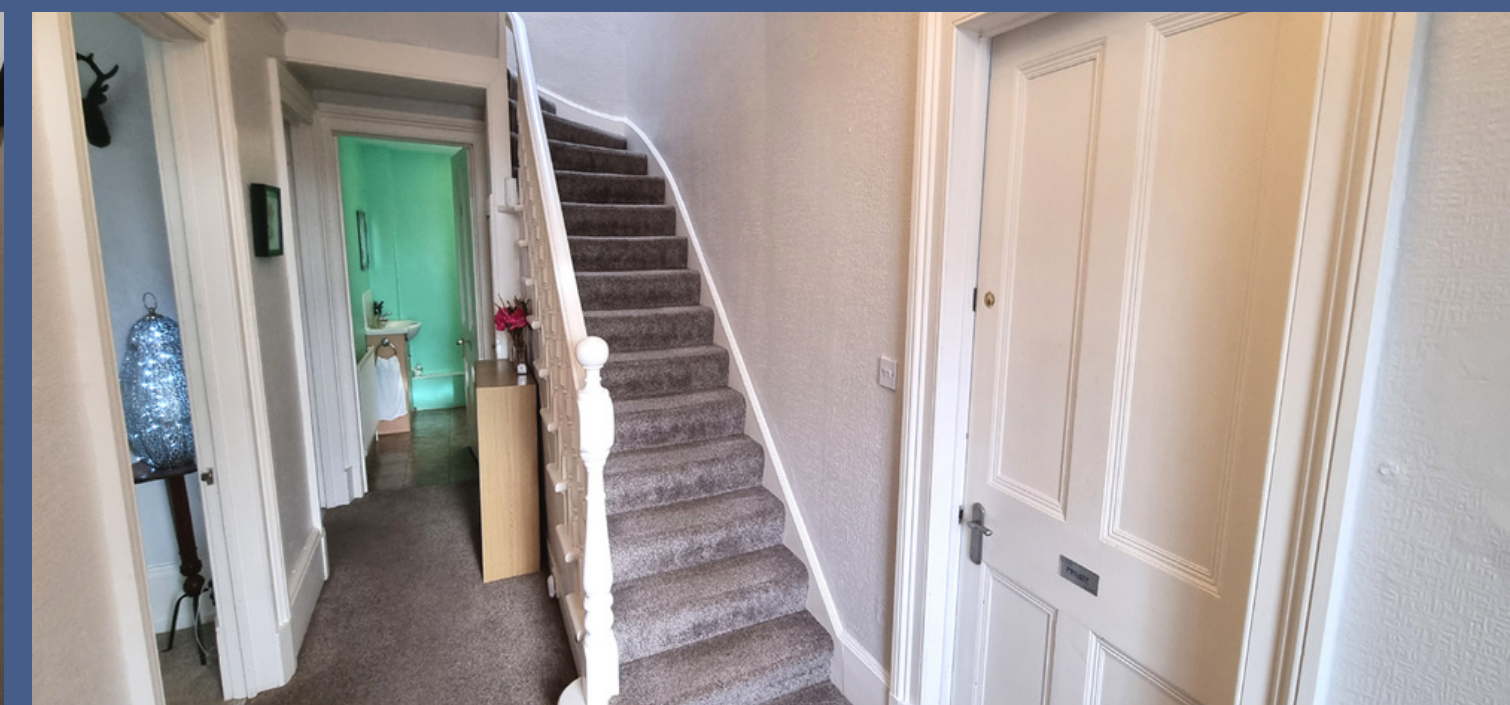
The property sits in a generous sized plot and enjoys a mixture of lawn, mature trees, plants and shrubs. There is a substantial gravel parking area with timber garage/workshop and woodstore. The rear garden is accessed by a timber entrance gate and is fully secure by post and wire fencing. Drying area. Biomass pellet hopper. Outside tap.

INCLUDED

Fitted floor coverings, light fittings, kitchen appliances. Other items may be available on separate negotiation.

SERVICES

Mains electricity, water and drainage.



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COUNCIL TAX

Currently Band F (£3044), including water rates. Discounts are available for second home occupancy.

HOME REPORT

A Home Report is available by following the link below:

Postcode: PH26 3LT

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=B6MKOcDn5jf%2b7qW7XgY8qw%3d%3d>

Energy Performance Certificate Rating: Band F

PRICE

Offers Over £345,000 is invited for this property.

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

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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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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