

4 Kinchurdy Court Boat of Garten PH24 3BB

Offers Over £220,000 are invited.

Two Bedroom Detached A-Frame
Home With Unique Views Over The
Strathspey Railway To The
Cairngorm Mountains



Features:

- Spacious Lounge with Patio Doors Opening Out To Balcony
- Two Double Bedrooms With Fitted Wardrobes & Separate Study
- Beautiful South Facing Garden Grounds and Private Parking
- Full Double Glazing & Electric Economy Heating
- Walking Distance To Local Amenities & Woodland Trails

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4 Kinchurdy Court is a delightful A-frame home offering unique views of the Strathspey Steam Railway and the majestic Cairngorm Mountains. The property boasts generous living space, featuring a spacious lounge/ dining area with patio doors leading to a balcony overlooking the scenic surroundings. The spacious entrance vestibule and hallway, kitchen, bathroom, two double doubles with built in wardrobes provide comfortable living arrangements. In addition, there is an intimate room ideal for a home office. The property benefits from full double glazing and electric economy heating.

The terraced garden is a true highlight, with a mix of lawn, decking and flower beds, perfect for enjoying the outdoors. The property also includes a private gravel driveway, a summer house, timber shed and greenhouse.



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



Conveniently, the property is within walking distance of local amenities and facilities. Though in need of some refurbishment, this home offers immense potential as a family residence, a second home or holiday let investment and viewing is recommended to appreciate the potential on offer.

Boat of Garten is a popular holiday village situated beside the River Spey and located within the Cairngorm National Park. It boasts a renowned 18-hole golf course & tennis club, enjoys salmon & trout fishing and is popular with ornithologists for many varieties of birds. It is also close to R.S.P.B. nature reserves, the most famous being the Osprey reserve at Loch Garten. The village has a primary school, shops, a post office, hotel with bars and award-winning restaurant (2 AA rosettes).

ACCOMMODATION

Entrance Vestibule 1.55m x 2.50m

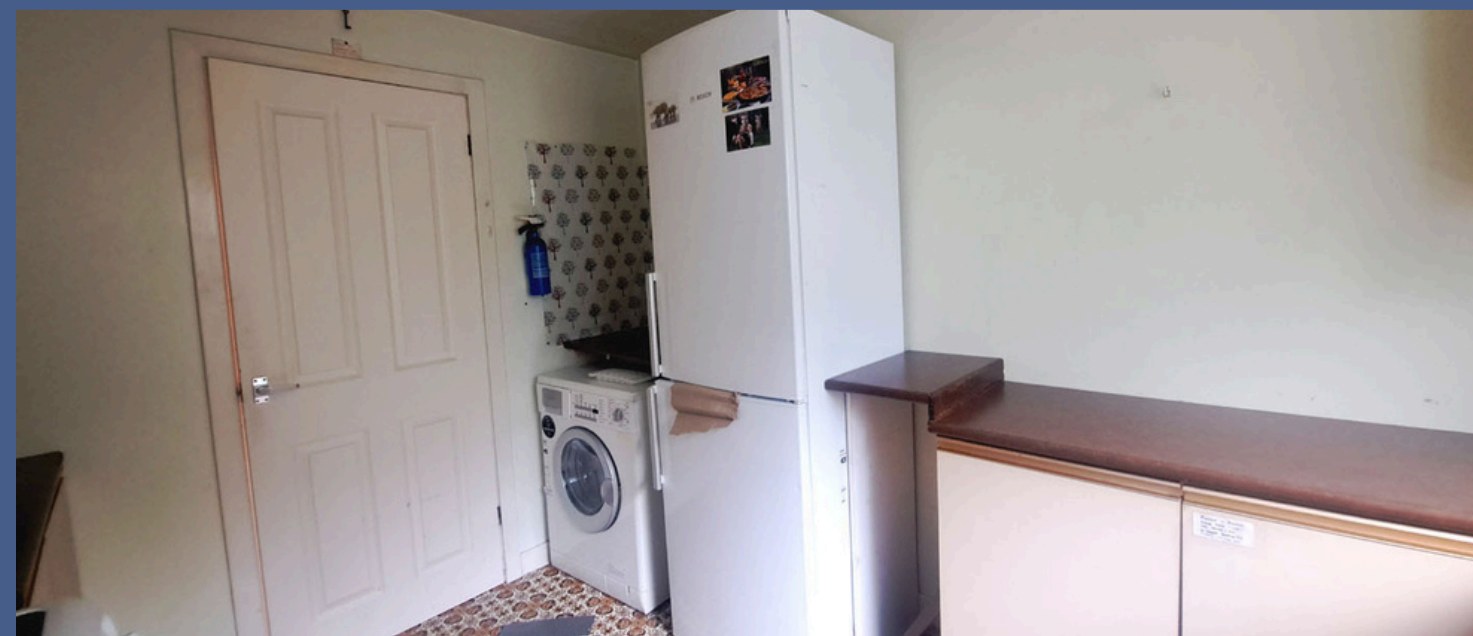
A bright and welcoming entrance vestibule leads you in the home. A low-level bench seat has convenient shoe storage space underneath. Timber glazed door with glazed side panels. Pendant light. Fitted carpet. Glazed door to hallway.

Hallway 2.24m x 4.99m (at widest)

A spacious hallway with doors of to lounge, kitchen, two bedrooms, study and bathroom. Deep storage cupboard houses hot water cylinder and Electrical Consumer Unit (ECU). Hatch with pull down ladder to expansive loft. Two storage heaters. Pendant lighting. Smoke detector. Fitted carpet.

Lounge/ Dining Area 4.66m x 6.31m

Lounge with south facing aspect offering beautiful views across the Strathspey Steam Railway and towards the Cairngorm Mountains. Sliding patio doors open out onto balcony, offering an idyllic spot to relax in an evening. Open fire stove set on tiled hearth with brick surround. TV and telephone points. Shelving. Space for furniture. Two pendant lights. Smoke alarm. Carbon monoxide alarm. Two storage heaters. Fitted carpet.



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Kitchen 3.24m x 2.51m

Fitted with base and wall units incorporating stainless steel sink with mixer tap and drainer, 'Hotpoint' oven, grill and electric hob, 'Bosch' tall fridge-freezer and washing machine. Pendant light. Vinyl floor. Window to side.

Return to hallway.

Bedroom 1 3.00m x 3.39m

Double room with window to the rear offering natural daylight. Integral cupboard with hanging and shelving, convenient for storing all your wardrobe essentials. Fitted shelving unit. Combed shelving. Pendant light. Panel heater. Fitted carpet.

Bathroom 2.25m x 2.36m

Three-piece 'Armitage Shanks' suite comprising of a WC, pedestal wash-hand basin, and bath. Opaque window to the side. Wall mirror. Pendant light. Storage heater. Vinyl flooring.

Bedroom 2 3.00m x 4.16m

Comfortable double bedroom with window to the rear offering some woodland views. Built-in wardrobe offering hanging and storage space. Space for bedroom furniture. Pendant light. Panel heater. Fitted carpet.

Study 2.37m x 1.74m

Ideal space for a home office with a Velux window filling the room with natural light. Pendant light. Panel heater. Fitted carpet.

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Garden

Nestled in a picturesque setting, this charming south facing garden offers a unique view of the Strathspey Steam Railway as well as stunning vistas of the Cairngorm mountains. The property features a gravel parking area to the side, accommodating two-three vehicles. The garden is thoughtfully terraced, combining a variety of outdoor spaces including lawn, flowerbeds, some mature trees and decking areas, perfect for relaxation and entertaining.

A balcony leads from the lounge, with steps descending into the garden, creating a seamless indoor-outdoor flow. The garden benefits from a timber shed, a greenhouse and a quaint summer house (with power and lighting) set on a paved patio area. Convenient storage space located underneath the balcony.

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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PRICE

Offers Over £220,000 are 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=wgDizOzKLEjp%2fKLUX99cew%3d%3d>

Postcode: PH24 3BB

Energy Rating: band E

Home Report Value - £220,000

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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