

Ardinsh
The Brae
Kincaig
PH20 1DZ

Offers Over £485,000 are invited.

Charming Six Bedroom Detached Villa
Set In Generous Garden Grounds In The
Heart Of Kincaig



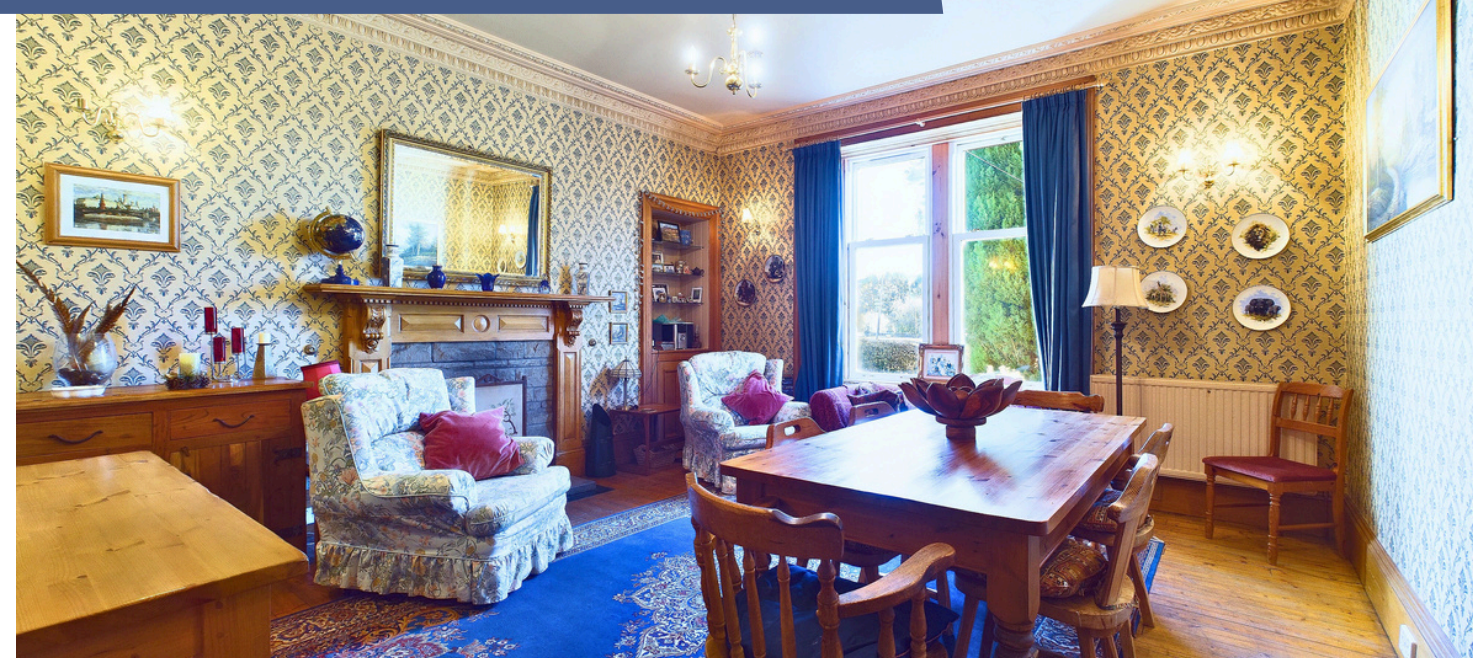
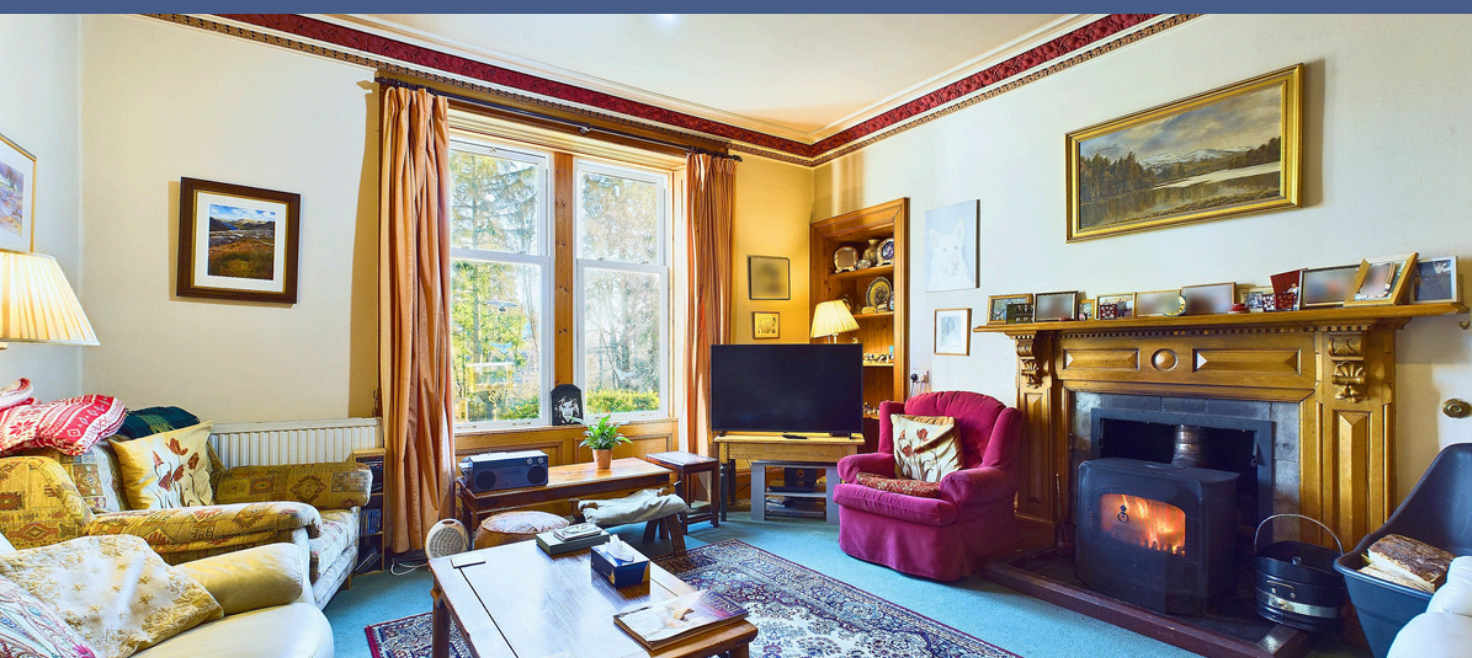
Features:

- Traditional Family Home or Potential Holiday Home
- Well-Sized Accommodation Throughout
- Lounge, Kitchen, Dining Room, Library & Office
- Oil Fired Central Heating, Double Glazing & Wood Burning Stove
- Amazing Outside Space
- Off Street Parking & Double Timber Garage
- Central Location Close To Local Facilities

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“Ardinsh” is an elegant traditional stone and slate villa benefiting from an abundance of character and charm while also offering great flexibility as a family home, holiday home or potential business. The property includes six bedrooms, four bathrooms, office, library, lounge, dining room and kitchen. The stunning Victorian villa was originally built in 1895 and benefits from some incredible traditional features which include decorative ceiling coving and cornicing as well as some beautiful ceiling roses. Other notable features include the original doors, oak split level balustrades and multiple fireplaces. Over the years the property has been maintained and improved to include new full double glazing, oil central heating and the introduction of a woodburning stove.



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



One of the main attractions to this beautiful property must be the generous garden grounds. The property is accessed via cast iron gates and offers an abundance of parking to both the front and rear where you can also find the double timber garage. The plot itself is mainly laid to lawn with small patches of woodland which help attract all sorts of wildlife. There is multiple outdoor seating areas and plenty of space for plants, trees, shrubs or even vegetable patches. This idyllic setting is located near the picturesque Loch Insh and is surrounded by the beautiful hills.

This property presents a fantastic opportunity within its generous maintained garden grounds, making it an ideal investment for professionals looking to create their dream home or develop the property further.

This is a rare opportunity to purchase a property in one of the select private developments in this desirable village location.

ACCOMMODATION:

Entrance Vestibule

Double timber glazed storm doors open to the vestibule which offers space for boots and coats. Ceiling coving. Pendant light. Fitted carpet. Glazed door to reception hall.

Reception Hall

The welcoming reception hall highlights many traditional features and the large window on the half landing offers natural daylight. Ceiling coving. Pendant light. Radiators. Fitted carpet. Doors off to the lounge, dining room, office, shower room and kitchen. Staircase to first floor landing.

Lounge

Beautifully bright lounge with two windows to the front overlooking the garden and offering an abundance of natural daylight. Feature woodburning stove set on a slate hearth with Oak mantle piece. Two storage cupboards and built-in shelving. Decorative ceiling coving. Spotlights. Radiator. Fitted carpet.

Dining Room

Comfortable room with window to front offering natural daylight. Feature open fireplace with timber mantle. Space for formal and family dining. Ceiling coving and decorative rose with pendant chandler. Radiator. Solid wooden floor.

Shower Room

Three-piece white suite comprising of WC, pedestal wash hand basin and shower cubicle. Ceiling light. Toilet accessories. Vinyl flooring. Window to the rear.



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Office/Study

Spacious room with a glazed door opening to the rear garden. Space for office furniture. Fireplace with has been boarded up but decorative mantle still in place. Storage cupboard. Ceiling coving. Pendant light. Radiator. Fitted carpet.

Kitchen/Dining Area

Open plan kitchen and dining area with two windows to the side offering natural daylight. The kitchen benefits from base and wall units which incorporate stainless steel 1 ½ bowl sink, electric oven, hob and grill as well as an oil fired aga. Space for freestanding appliances. The dining area offers space for hosting friends and family with adequate space for a large table and other furniture. Pendant light. Radiator. Fitted carpet. Doors to the utility area and stairs to the first floor hallway.

Utility Area

Spacious utility room with windows to the side allowing natural daylight. Fitted base and wall units incorporate a stainless steel sink. Plumbed for washing machine. Central heating boiler. Storage cupboard. Pendant light. Door out to external storerooms.

Returning to reception hallway: Staircase to first floor landing.

Landing



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Landing

The split level landing benefits from lovely oak balustrades, decorative ceiling coving and a clever window which overlooks the rear garden but allows an abundance of natural light to flood the landing. Doors off to three bedrooms, two bathrooms and the library. Storage cupboards. Pendant lights. Radiator. Fitted carpet.

Bedroom 1

Double room with windows overlooking the rear garden and allowing natural daylight and offering views of surrounding hills. Space for furniture. Pedestal wash hand basin. Pendant light. Radiator. Fitted carpet.

Bedroom 2

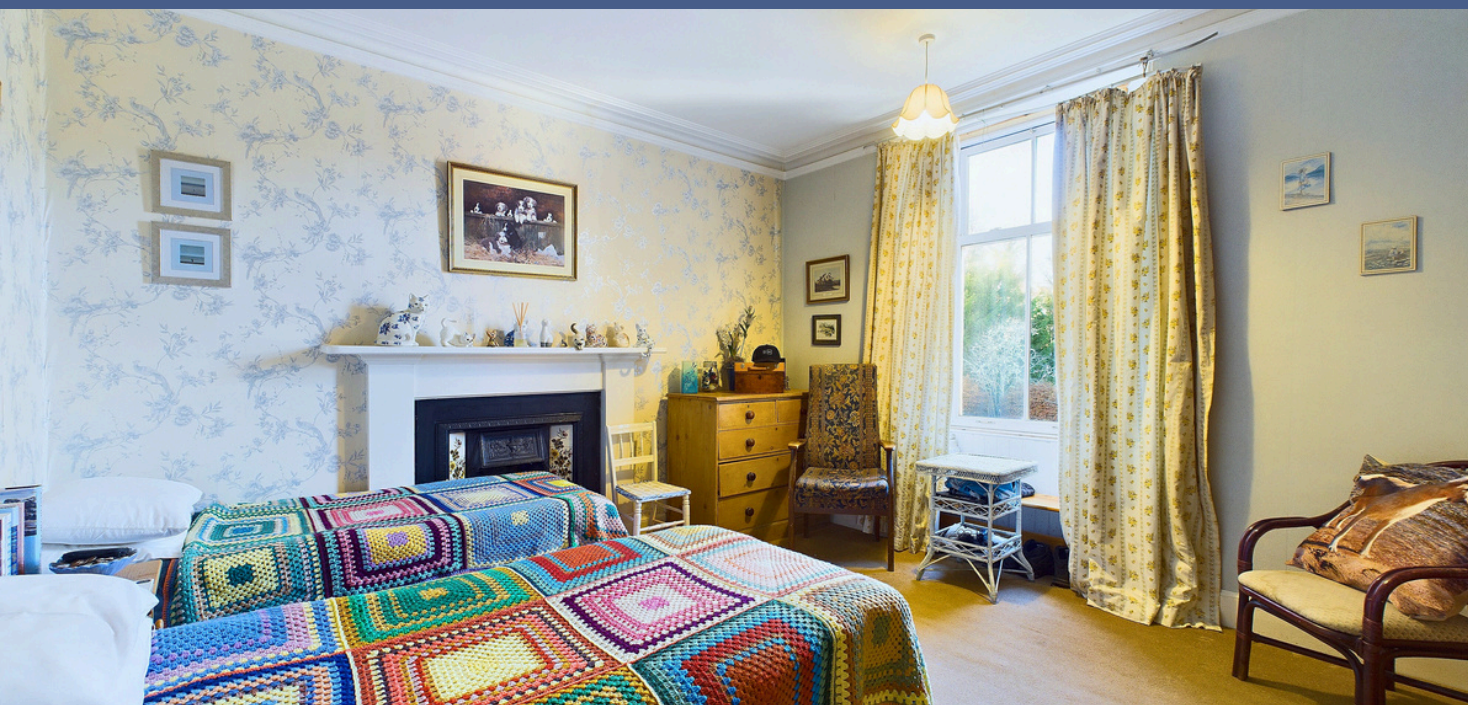
Principle double room with windows to the front offering great views over the garden grounds. Built-in storage cupboards. Space Pendant light. Radiator. Fitted carpet. Door to main family bathroom. (Jack & Jill style)

Bathroom

Four piece bathroom suite comprising WC, pedestal wash hand basin, bidet and a bath with shower over and side screen. Tiles around the bath and sink. Spotlights. Radiator. Fitted carpet. Opaque window to the front.

Bedroom 3

Double/Twin room with windows to the front offering great views of surrounding hills. Feature decorative fireplace. Pendant light. Radiator. Fitted carpet.



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Bathroom

Three piece bathroom suite comprising WC, pedestal wash hand basin and a bath with shower over and side screen. Tiles around the bath and sink. Spotlights. Radiator. Fitted carpet. Window to the rear.

Library

Comfortable room currently being used as a snug/library. Offers flexibility as extra accommodation or media room. Pendant light. Radiator. Fitted carpet. Door to inner hallway.

Inner hallway

This narrow hallway leads along to bedroom Four and the small shower room. Storage cupboard. Two windows. Staircase to kitchen.

Bedroom 4

Double bedroom with window to the rear overlooking the garden while allowing natural daylight. Space for furniture. Pendant light. Radiator. Fitted carpet.

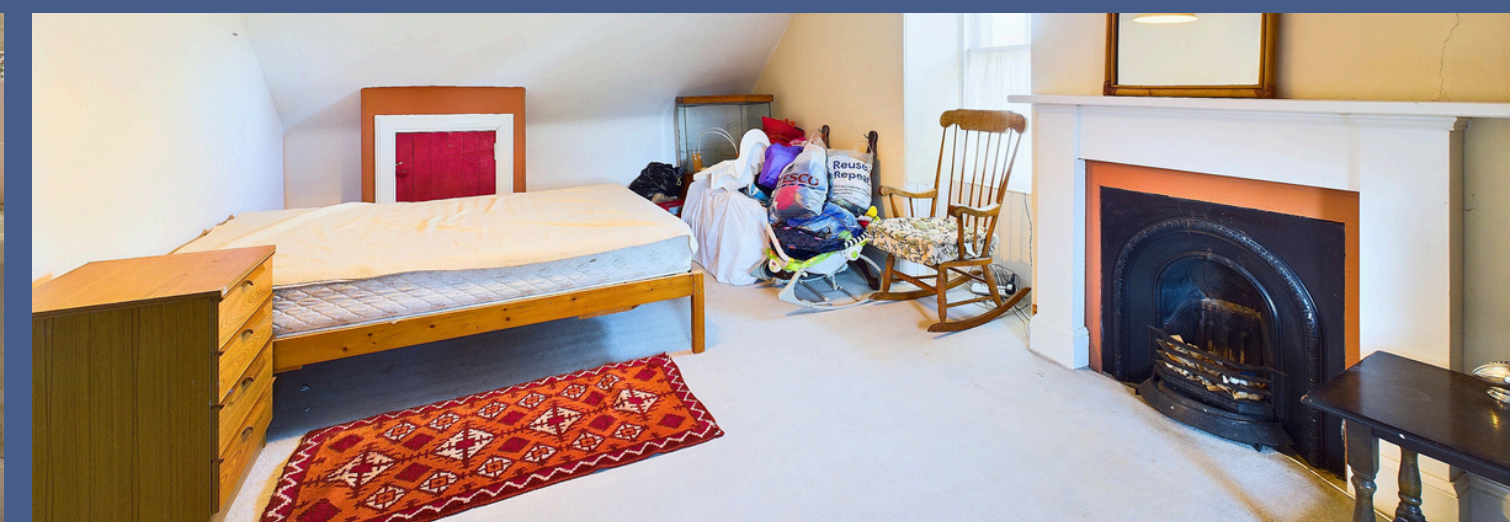
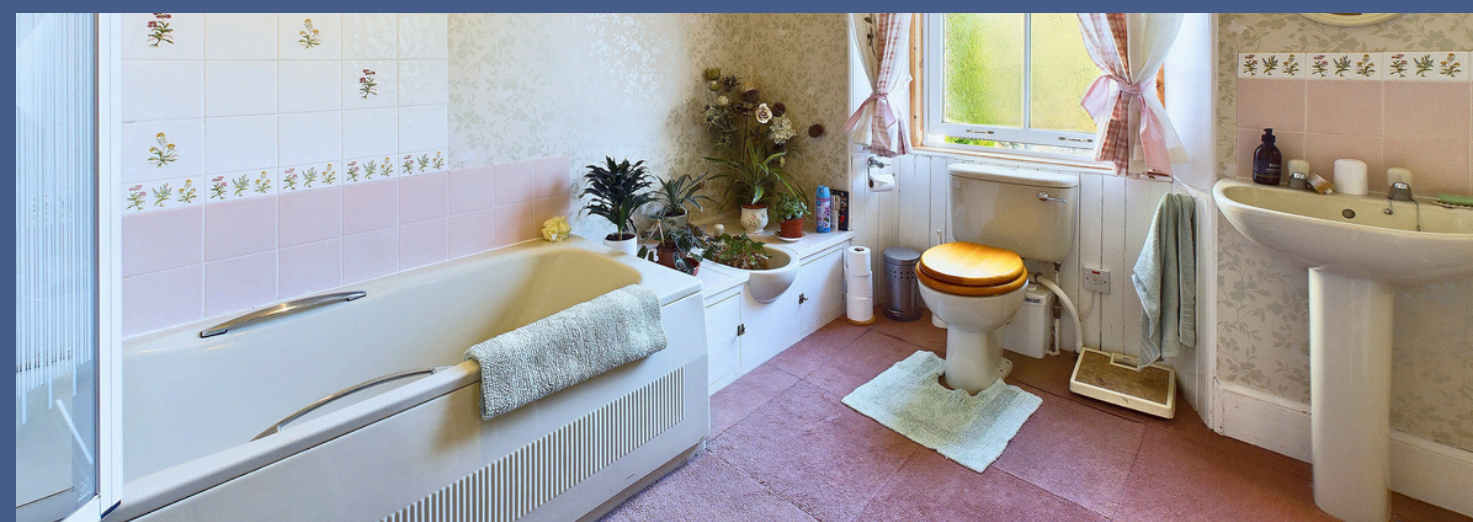
Returning to landing: Staircase to second floor.

Bedroom 5

Double bedroom with two windows to the front and side offering natural daylight. Feature open fireplace. Space for furniture. Pendant light. Radiator. Fitted carpet.

Bedroom 6

Double bedroom with two windows to the front and side offering natural daylight. Feature open fireplace. Space for furniture. Pendant light. Radiator. Fitted carpet.



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OUTSIDE

Garden

The property is accessed via cast iron gates and offers an abundance of parking to both the front and rear where you can also find the double timber garage. The plot itself is mainly laid to lawn with small patches of woodland which help attract all sorts of wildlife. There is multiple outdoor seating areas and plenty of space for plants, trees, shrubs or even vegetable patches. Outside taps. Oil tank. Woodstore.

Double garage

Detached double sized garage with two up & over entrance doors. Space for parking two cars and additional space for storage & shelving.

SERVICES

Mains electricity water & waste.Telephone.

COUNCIL TAX

Currently Council Tax Band G (£3484p.a 2024/25) . Council tax includes water rates and discounts are available for single occupancy.

PRICE

Offers Over £485,000 are invited for this property. The sellers reserves the right to accept or refuse any offers submitted.

HOME REPORT

The Home Report is available from our website or can be accessed using the following link:

- Reference:<https://app.onesurvey.org/Pdf/HomeReport?q=ymBnYAat4lqvaZjCZ8EuSQ%3d%3d>
- Postcode: PH21 1QD
- EPC rating: Band F

INCLUDED

Fitted floor coverings, window blinds & light fittings. Other furniture may be available on separate negotiation with the seller.

OFFERS

Formal offers should be submitted to our office in Aviemore.

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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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