

Mullingarroch Cottage, Street of Kincardine, Boat of Garten, PH24 3BY



Traditional 19th century cottage full of charm and with superb location and views across to the River Spey Abernethy Hills. This former Mill Cottage with boundary Mullingaroch Burn offers spacious accommodation ideal second / holiday home in this beautiful and much sought approximately one mile from the village of Boat of Garten close to all the amenities of Aviemore and the National Park.



- Front & rear porch
- Double aspect lounge with open fireplace
- Kitchen with modern units / utility
- Double aspect dining room / fireplace
- 3 Bedrooms / Study /Landing Area
- Family bathroom / Separate shower room
- Oil fired central heating
- Double and secondary glazing units
- Secluded garden and patio area
- Mutual access from B970
- Two timber storage sheds
- River Spey & Mountain Views

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STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

OFFERS OVER £295,000 ARE INVITED

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BOAT OF GARTEN is a popular quiet village, well located on the River Spey and within the Cairngorms National Park. It is set amidst hills and native woodland with abundant wildlife, and magnificent scenery and offers varied sporting and leisure activities with a renowned 18-hole golf course and salmon fishing on the Spey. There are superb bird watching opportunities and varied woodland treks with a cycle track to Aviemore and scenic steam railway. The village has general shops, post office and primary school with education to secondary standard at Grantown on Spey. The A9 offers access to the south and north with main line rail services from Aviemore and regular flights to London Airports from Inverness Airport. Distances from Boat of Garten: Aviemore 6 miles; Grantown on Spey 9 miles; Inverness 31 miles; Perth 86 miles; Edinburgh 126 miles.

THE PROPERTY

PH24 3BY

Rare opportunity to acquire charming traditional cottage of character. Set in garden grounds of 0.20 acres in one of the most sought after areas of Strathspey between Boat of Garten and Coylumbridge. Views over th River Spey to the west and to the south and east are excellent open views to the Abernethy hills and tops of the Cairngorms. The original stone and slated cottage has been substantially extended over the years and now offers bright and spacious accommodation ideal for use as a family or second / holiday home.

ENTRY

From east through timber storm door with leaded glass panel to front porch.

FRONT PORCH

(1.72m x 1.39m)

Window to north. Quarry tile floor. Radiator. Wall mounted strip light. Switch for frost stat to central heating pipework. Door to shower room. Double timber doors to front hallway.

SHOWER ROOM

(2.26m x 1.7m)

Opaque window to east. Three piece suite in white comprising shower cubicle with mains shower, wash hand basin and W.C. Vinyl flooring. Radiator. Wall light.



INNER HALL

(4.54 x 0.6m)

DOors to sitting room, dining room, study and bathroom. Carpeted timber stairway to first floor. Radiator. Fitted carpet. Recessed ceiling lighting. Carpeted stairway to first floor landing.

SITTING ROOM

(5.48m x 3.91m)

Picture windows to east. Side window to north. Baxi fire with quarry tiled hearth and marble surround framed with carved pine surround and mantel shelf. Three radiators. Fitted carpet. Curtains. Recessed spot lighting. Two double wall bracket lights.



BEDROOM 3

(3.00m x 2.38m)

Window to west. Radiator. Fitted carpet. Wall light.



BATHROOM

(3.15m x 1.57m)

Opaque window to west with fitted venetian blind. Double doors to shelved storage cupboard. Three piece suite in white comprising bath with Mira electric shower over, wash hand basin and W.C.. Radiator. Vinyl flooring. Recessed ceiling lighting.



DINING ROOM (6.40m x 3.00m)

Windows to east and west. Fireplace (previously fitted with wood burning stove) with quarry tile hearth and painted pine fire surround. Double doors to shelved cupboard. Two radiators. Fitted carpet. Curtains. Two single wall bracket lights.



REAR HALLWAY (3.54m x 0.94m)

Velux window. Doors off to kitchen and rear porch. Slate effect floor tiles. Radiator. Recessed strip light.

KITCHEN (3.00m x 2.63m)

Window to south with fitted roller blind. Comprehensive range of modern base, wall and drawer units with complementary work surfaces. Stainless steel sink unit with plumbing for dishwasher. Glazed hatch to small attic area with skylight window. Vinyl flooring. Recessed ceiling lighting. Telephone point. Access to utility area. Radiator.



UTILITY (2.40m x 2.25m)

Window to east with fitted roller blind. Tall cupboard and base unit with complementary work surface, plumbing for automatic washing machine and space for tumble dryer. Vinyl flooring. Strip lighting.



REAR PORCH (1.90m x 1.83m)

Windows to south and west. Slate effect tiled floor. Curtains. Wall light. Double timber doors with outside lighting giving access to rear and side garden area and driveway.

FIRST FLOOR LANDING AREA/ STUDY "L" shape - 1.01m x 0.91m 3.35m x 2.62m

Window to west with lovely views over River Spey. Skylight window to east. Door to shelved under eaves storage space. Radiator. Fitted carpet. Curtains. Ceiling light.



BEDROOM 1 (4.95m x 3.86m)

Picture window to east with side windows to north and south. Double wardrobe fitted with shelving and hanging rail with access at back to additional hanging space. Door to under eaves storage space with hanging rail. Radiator. Fitted carpet. Curtains. Ceiling light.



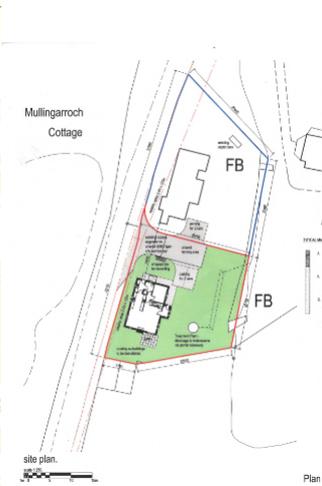
BEDROOM 2 (3.73m x 3.25m)

Window to east. Double doors to wardrobe fitted with shelf and hanging rail. Radiator. Fitted carpet. Curtains. Ceiling light.



SHED

Adjacent to the property is a timber shed which houses the combi oil boiler. Power and light supply. Concrete floor. Second timber garden shed.



**Blue boundary
is Mullingaroch
Cottage**

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pin location](#)

VIEWING

Viewings are strictly by arrangement with the selling agents contact Sue Smith on 07957770100.

HOME REPORT

Linked from our website or available on request from our offices.

OFFER / SERVICES

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf. Where an offer is accepted in principle, it is the responsibility of the purchaser's solicitors to do all ID checks under the 2017 AML Regulations (Anti Money Laundering).

GARDEN

The garden grounds which extend to 0.20 acres are laid mainly to grass with mature trees along the boundary to the east. There is a sunny and sheltered patio and seating area to the front of the property this area being planted with a number of colourful and mature shrubs. Outside cold water supply. A feature of the property is the Mullingaroch Burn which runs along the eastern boundary.



NOTE

As per the attached plan, the land to the south of the cottage has been retained and has planning consent for a one and a half storey three bedroom dwelling house.. There is a new communal access from the B970 providing ample parking and turning circle for both properties.

COUNCIL TAX / ENERGY PERFORMANCE

The property, when used as a main residence, was in Council Tax band E. However, in recent years has been rated for business purposes as has been made available for family use and holiday lettings with recent five star ratings.. Items of furniture and furnishings available by separate negotiation if required.

The energy efficiency E.P.C. rating is F (26) .

SERVICES

Mains water and electricity. Drainage to private septic tank. Fibre broadband and telephone available but not presently connected.

DATE OF ENTRY

By mutual agreement.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park

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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Monday - Friday 9.00 am - 5.00 pm