

**Gael Charn,
Invernahavon Chalet Park, PH20 1BE**



Superbly appointed Two bedroom detached PINELOG CHALET with large veranda and outstanding views to surrounding mountains and forests. Located within the popular Invernahavon Holiday Park, offering seasonal holiday accommodation. This attractive holiday Chalet provides comfortable accommodation with fishing, skiing and golf activities nearby. The property is offered for sale furnished with immediate entry. Ideal as a holiday home with a substantial Leasehold Agreement already in place. Viewing is recommended by prior appointment only.



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- Open plan lounge/dining with French doors
- Galley style kitchen area with LPG hob / oven
- Double bedroom with double wardrobe
- Twin bunk bedroom with storage
- Shower room / WC
- Double glazed throughout
- LPG / electricity heating
- Ski equipment stores x 2
- Parking / small open grassed garden area
- Letting potential

OFFERS OVER £52,000 ARE INVITED

STATION SQUARE GRAMPIAN ROAD
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Invernahavon Holiday Park is situated 3 miles south of Newtonmore just off the A9. It is set in a spectacular location for a Highland holiday, with lots of pursuits that can be enjoyed e.g. rock climbing, watersports, or for the really adventurous there is a gliding club a few miles beyond Kincaig. There are nearby golf courses at Newtonmore, Kingussie and Aviemore or why not just relax and enjoy the beautiful scenery. A range of winter sports are also available at either Aviemore or Aonach Mor by Fort William. Aviemore is 20 miles away and Inverness 50 miles. Nearby Newtonmore provides a range of village services with a selection of hotels, restaurants, shops and primary school.

THE PROPERTY

This is an attractive holiday home with holiday letting potential. It comprises a timber **PINELOG CHALET** with attractive pine finishings throughout, available on a furnished basis and available for immediate occupation. All appliances and furnishings as viewed are included in the price but any LPG appliances are untested and may need replacement.

A dedicated area of land is also included in the Lease which extends to approximately. 60ft x 30 ft around the Chalet, which is maintained by the Chalet Park but which must be left open as a grassed area with its own dedicated road access.

Some external cosmetic timber staining work is required to the rear to finish off the external appearance together with some token timber repairs to entrance steps etc. All works of this nature together with any LPG engineer checks / repairs / replacements - have been reflected in the competitive sales Asking Price.

Entrance to the CHALET (No 4) is either via the veranda double doorway or side external door. External lamp.

LOUNGE/DINING AREA (3.85m x 3.5m)

Open plan with fireplace hearth with pine surround and shelving which houses a log effect gas fire (untested). There are wall and ceiling light fittings and a TV aerial socket. Double French doors open out onto the timber veranda.

TERMS OF SALE: LEASEHOLD AGREEMENT

This can be inspected by any Solicitor Noting Interest in the property on behalf of their Client, with we understand has some 79 yrs. left until 20/12/2098. An annual Site fee of is applicable for this Chalet and in addition, partial Highland Council local authority rates are payable with a total annual cost of £1975 per annum.

All electricity usage is metered and payable to the Park on a quarterly basis. LPG gas for heating, cooking and the hot water instant boiler (currently in-operative) may also be purchased from the Chalet Park.

The Chalet is double-glazed throughout and we understand is licensed for Holiday use of up to 11 Months per Annum. The Pinelog Chalet is detached and is one of approximately 15 Chalets on this attractive Holiday Park. Finished in pine throughout, we understand the Chalet is designed for all year round usage. The recent upgraded roof covering complements this Chalet.

GALLEY STYLE - KITCHEN

The kitchen area has fitted floor and wall cupboards, with adequate worktop surfaces. Stainless steel sink and drainer. Gas hob and oven - (both appliances untested) fridge and microwave are all included. Smoke alarm.





MAIN BEDROOM (2.5m x 2.35m)

Built in double wardrobe. Double bed with fixed bedside cabinets and cupboards over. Ceiling spotlight and wall mounted electric panel heater.



BEDROOM 2 (2.05m x 1.5m)

Cosy twin bunk bedroom with built-in wardrobe and fitted bedside cupboard. Ceiling spot light. Attic hatch. Free standing electric heater.



SHOWER ROOM (1.45m x 1.1m)

Built in Mira shower and cabinet with curtain rail. Toilet and wash hand basin. Toilet roll holder, soap and toothbrush and mug holder. Spotlight.

AIRING CUPBOARD

Located in the entrance hall. Houses gas fired boiler untested and believed to be inoperative. **Quote available for replacement.**

Additional storage cupboard opposite galley kitchen.

EXTERNAL - End Unit Storage.

There are two separate end storage cupboards for outdoor furniture – sports equipment etc.

PARKING AND GARDEN AREA

A dedicated stone chipped Parking and garden area is provided adjacent to the Chalet. Under the Terms of Lease the garden area must remain as an open grassed area which is maintained by the Holiday Park.



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OFFERS / SOLICITORS

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.

SERVICES

We understand the subjects are supplied with mains electricity via the Holiday Park and the LPG gas supply comes from propane cylinders – all LPG appliances are untested and should be checked by an authorised LPG engineer prior to use. Invernahavon Holiday Park supplies all drainage and the Private water supply as part of their annual Fees.

SITE FEES

Currently IRO £1380 per annum which is index linked to the RPI. All interested purchasers are advised to check with the Holiday Park Owners for current rates. Standard Commercial Rates are also applicable which we understand are IRO £595 per annum.

VIEWING

Is strictly by arrangement with the subscribers HPS and due to the rural location of this Chalet is strictly by prior Appointment only with recommended 48 hrs notice.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding Holiday or Residential Letting / rental rates and a comprehensive property management and holiday rental service is available on request.

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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