

**North Star Lodge, 1 Old Meall Road,
AVIEMORE, PH22 1UL**



Luxuriously appointed 204 square metre detached villa with elevated situation on the outskirts of Aviemore. Set in beautifully landscaped grounds with stunning, panoramic views to the Cairngorms, this magnificent property, presented in immaculate order, offers exceptionally spacious 5/6 bedroom accommodation ideal for family use or as investment / second home / holiday accommodation. Furniture, furnishings and electrical equipment available by separate negotiation. Viewing highly recommended.

- Spacious entrance hallway
- Sitting room with wood burning stove
- Superb breakfasting kitchen / open plan to dining area with double French doors to garden
- Ground floor bedroom 6 / study
- Adjacent cloakroom / WC
- 5 bedrooms (3 en-suite)
- Family bathroom
- Excellent storage throughout
- Oil central heating / triple glazing
- Double garage / workshop with power and lighting / overhead storage
- Landscaped garden / superb views

OFFERS OVER £510,000 ARE INVITED

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AVIEMORE

This internationally renowned year round holiday resort has excellent facilities for both summer and winter and is within the Cairngorms National Park.. Sporting facilities include several golf courses, mountain biking, fishing on the River Spey, sailing and canoeing on Loch Morlich, Loch Insh and other waters and an established snow-sports programme at Cairngorm & the Lecht. Within easy reach are the golden beaches of the Moray Firth, magnificent walks and the famous Speyside Way Whisky Trail. The village is on the main rail line from Inverness / London and is just off the A9 trunk road with Inverness Airport some 35 miles to the north.

THE PROPERTY

North Star Lodge is a modern luxuriously appointed detached villa with prestigious location on the outskirts of Aviemore. Benefiting from outstanding views to the Cairngorms this superb property, beautifully equipped and tastefully decorated, has been used for family and luxury self catering holidays and offers ideal accommodation for families wishing to have a base in this beautiful and much sought after area within the Cairngorms National Park. There is the opportunity to continue the business element if required. All doors have locks fitted, there are additional television points to the 4 upstairs bedrooms and high quality furniture, furnishings and electrical equipment are available by separate negotiation with the vendor.

ENTRY

Covered entrance with timber panelled door and glazed side panels to vestibule. Four outside security lights. Lockbox for keys. Wood panelled door with glazed side panels to vestibule.

VESTIBULE

2.20m x 1.10m

Radiator. Karndean flooring. Ceiling light. Security alarm system. Double glass panelled doors to reception hallway.

RECEPTION HALLWAY

(7.10m max x 2.20m)

Spacious and elegant entrance hallway with double glass panelled doors to lounge, doors to bedroom 5, study / bedroom 6 and cloakroom. Carpeted half stairway down to rear wing of property. Radiator. Karndean flooring. Three ceiling lights.

SITTING ROOM

(5.99 m x 4.12m)

Wonderfully relaxing double aspect room with double glass panelled doors to front and rear. Feature wood burning stove on polished granite hearth. Two radiators. Fitted carpet. Two ceiling lights.



BEDROOM 5

(3.24m x 2.91m)

Window to south. Radiator. Fitted carpet. Ceiling light



BEDROOM 6 / STUDY

(4.51m x 2.96m)

Presently used as study with option to provide additional bedroom. Window to north with fitted Venetian blinds. Radiator. Fitted carpet. Ceiling light.

CLOAKROOM / WC

Window to north with fitted Venetian blind. Two piece suite in white. Ladder radiator. Mirror. Shaver socket. Karndean flooring. Ceiling light.

From main hallway, carpeted half stairway down to rear wing housing:

DINING KITCHEN / BREAKFAST AREA

(5.58m x 5.38m)

Triple aspect room with French doors to south and east and garden area. Window to west. Magnificent open plan space with large dining area. Comprehensive range of base, wall, drawer and pull out units with feature island breakfast bar, complementary work surfaces and wall tiling. Neff integrated combination double oven, microwave and grill. Inset five ring ceramic hob with stainless steel cooker hood over. One and a half bowl stainless steel sink unit, Neff integrated dishwasher. Large capacity refrigerator. Two radiators. TV & Telephone points. Karndean flooring. Three ceiling lights.



UTILITY

(2.14m x 2.06m)

Well equipped utility room with external door to side garden area and garage. Connections for automatic washing machine and tumble dryer. Space for fridge/freezer. Worksurface with complementary tiled surround. Radiator. Karndean flooring. Ceiling light.

Doors to large shelved cupboard housing electricity control gear and deep understair shelved storage cupboard.

Returning to entrance hallway, carpeted half stairway to mezzanine landing area with doors to master bedroom and large shelved storage cupboard.

MASTER BEDROOM (5.41m x 4.74m)

Impressive master bedroom with double glass panelled doors to Juliet balcony giving stunning open views across to the Cairngorms. Mirrored doors to wall length wardrobes fitted with shelving and hanging rails. Access hatch to attic area. Radiator. Fitted carpet. Ceiling light. Door to en-suite bathroom.

EN-SUITE BATHROOM (2.80m x 2.04m)

Two velux windows to west. Four piece suite in white comprising bath, double shower cubicle, wash hand basin in vanity unit and W.C. Ladder radiator. Extractor fan. Mirror. Shaver socket. Karndean flooring. Complementary wall tiling. Ceiling light.



From mezzanine level, carpeted half stairway to first floor landing with doors off to family bathroom, bedrooms 2 and 3 with Jack and Jill en-suite, bedroom 4, and large shelved airing cupboard housing Megaflo hot water boiler.

Family Bathroom: (3.34m x 2.09m)

French doors with fitted Venetian blinds to south and Juliet balcony. Four piece suite in white comprising bath, shower cubicle and vanity unit with wash hand basin and W.C.. Karndean flooring. Complementary wall tiling. Ceiling light.

BEDROOM 2 (3.79m x 3.79m)

French doors to north and Juliet balcony. Mirrored doors to wardrobe fitted with shelf and hanging rail. Radiator. Fitted carpet. Ceiling light. Door to Jack & Jill en-suite.

**Jack & Jill En-suite (3.60m x 2.50m)**

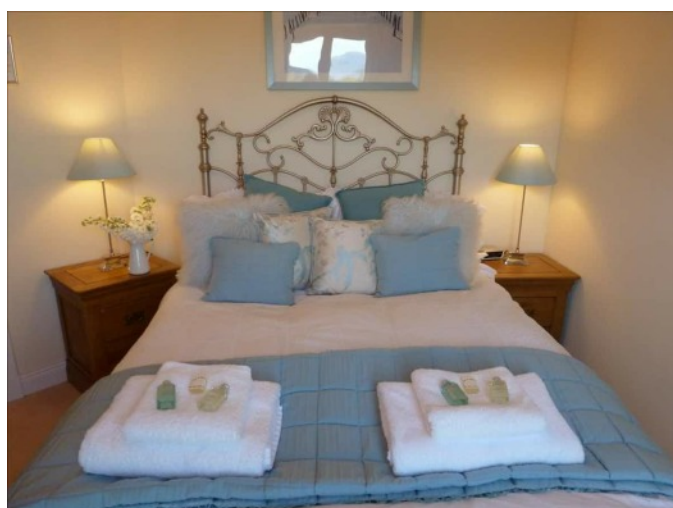
Window to north fitted with Venetian blinds. Serving bedrooms 2 & 3 this spacious and beautifully appointed en-suite comprises double shower cubicle, vanity unit with two inset wash hand basins and W.C.. Ladder radiator. Extractor fan. Mirror. Shaver socket. Karndean flooring. Complementary wall tiling. Ceiling light.

**BEDROOM 3 (3.44m x 2.89m)**

Window to east. Two velux windows to north. Mirrored doors to wardrobe fitted with shelf and hanging rail. Radiator. Fitted carpet. Ceiling light. Door to Jack and Jill en-suite.

**BEDROOM 4 (3.44m x 2.99m)**

French doors to south and Juliet balcony. Mirrored doors to wardrobe fitted with shelf and hanging rail. Radiator. Fitted carpet. Ceiling light.



DOUBLE GARAGE

Adjacent to the property is a substantial double garage with twin up and over doors, well equipped with ample power and light supply and rafters suitable for additional overhead storage.

GARDEN

North Star Lodge is enhanced by the beautifully landscaped garden grounds with enviable views across to the Cairngorm Mountains and Craigellachie. The front of the property has a lawned area with lock block driveway providing ample parking for 3/4 cars. The secure gated south facing rear garden is screened with fencing and contains a large variety of ornamental shrubs and small trees providing year round colour. Within this lovely setting is an ornamental pond and paved patio areas providing sunny and sheltered seating to relax and enjoy the view. Outside lighting, barbecue area and cold water supply. 1800 litre oil tank with screen fencing and log storage unit.



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North Star Lodge has previously been run as a high quality bed and breakfast and subsequently luxury self-catering accommodation. If required, items of furniture, furnishings and electrical equipment – all of the very highest specification – are available by separate negotiation with the vendor.

COUNCIL TAX / EPC

The property is rated in Band H for Council Tax. The Energy Efficiency rating for the house is Band C (76).

VIEWING

Is strictly by arrangement with Highland Property Services. Please confirm any pre-arranged viewing at least 24 hours prior. Sue Smith 0795 777 0100.

HOME REPORT

A Home Report is available for this property from our office.

DATE OF ENTRY

By mutual agreement.

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.



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.

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