

Creag Dhubh Chalet, Invernahavon, PH20 1BE



Superbly appointed DETACHED PINELOG style CHALET with outstanding views to surrounding mountains and forests. Located on the fringe of the popular Invernahavon Holiday Park, which provides seasonal holiday accommodation with its own seasonal reception. This attractive and well-maintained timber CHALET offers comfortable accommodation with hot tub situated on the balcony with a timber & tiled roof. There is a host of outdoor activities nearby. The property is offered for Sale fully furnished with entry by arrangement with seasonal holiday rentals. Ideal as a holiday home with a substantial Leasehold Agreement already in place. Viewing is recommended by appointment.

- Entrance porch / hallway
- Open plan lounge/dining/kitchen area
- Double bedroom with built in wardrobes
- Twin bedroom with built in wardrobes
- Shower room / WC
- Double glazed throughout
- LPG central heating
- Double door out to veranda with hot tub
- Parking for 2/3 vehicles
- Open grassed garden area

OFFERS OVER £65,000 ARE INVITED

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INVERNAHAVON

Invernahavon Holiday Park is situated 3 miles south of Newtonmore just off the A9. It is set in a spectacular location with outstanding views 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 Boat of Garten, or 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. Newtonmore provides a full range of village services with a selection of hotels, restaurants, shops and a popular Folk Park Museum.

THE PROPERTY

PH20 1BE

This is an attractive holiday home with holiday letting potential. It comprises a modern style timber chalet sold on a fully furnished basis as seen. All floor-coverings, curtains & named appliances & furnishings as viewed are included in the price. The Chalet also benefits from an attractive hot tub with maintenance contract in situ. It has a well maintained LPG boiler and cooker and is double glazed. An additional entrance porch has been added to the main unit, which provides a cloakroom area and rear lockable double timber storage cupboards next to the dedicated parking area. An allocated area of land is also included in the Lease which is maintained by the Chalet Park but which must be left open as a grassed area.

The Chalet benefits from LPG central heating and is double-glazed throughout. The boiler, radiators, pipe-work & shower cartridge were renewed in May '21. The new boiler is an Intergas 25 high efficiency combi-boiler.

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 in the Region of 77 years left to run.

An annual Site fee is applicable for this Chalet and in addition, a portion of Highland Council local authority rates are payable.

All electricity usage is metered and payable to the Park on a quarterly basis. Gas for the cooker and boiler & hot water geyser maybe purchased from the Holiday Park Reception on site.

We understand the Chalet is licensed for Holiday use of up to 11 months per Annum. The Chalet is detached and is one of approximately 15 Chalets on this attractive Holiday Park.

ENTRANCE

Entrance to the chalet is either via the veranda doorway or the side porch. External light. The timber veranda also hosts a hot tub and small table / chairs.

PORCH / CLOAK ROOM

2.26m x 1.15m

Hardwood entrance door / partially glazed leads into main hallway chalet accommodation.

LOUNGE / DINING AREA

3.85m x 3.4m

Open plan. There are wall and ceiling light fittings and a T.V aerial fitting. Double doors open out onto the timber veranda with fair conditioned outside decking (2.5m x 5.75m), which has a picnic bench and a Cove Spa hot tub. Radiator. Sky TV.



GALLEY STYLE KITCHEN

approx 1.5m wide

The kitchen area has fitted floor and wall cupboards, with adequate worktop surfaces. Stainless steel sink and drainer. Mirror. LPG gas hob and oven, fridge and microwave all included. All crockery and cutlery included. Smoke alarm. Extractor fan. Fire extinguisher and fire blanket. Attic Hatch. Radiator. Vinyl flooring.



MAIN BEDROOM 3.16m x 2.15m

Double bedroom with twin bed side cabinets / lamps. Fitted dressing table. Built in wardrobe with shelving. A vanity area including mirror, lamp, and shelf. Ceiling light, radiator.



SERVICE CUPBOARD

Located in the entrance hall. Houses LPG Worcester central heating boiler. Fuse box and coat hooks.

BEDROOM 2

3.28m x 1.95m

Attractive twin bedroom with built-in wardrobe and corner shelves. Ceiling light. A vanity area with overhead light, mirror and shelf, radiator.



SHOWER ROOM

1.56m x 1.2m

Built in main shower and cabinet with sliding doors. Toilet and wash hand basin. Ceiling pendant. Mirror with light above and shaver point. Cork tile flooring. Radiator.



PARKING AND GARDEN AREA:

A dedicated stone chipped parking area for 2/3 vehicles is included. Open lawn garden area is provided adjacent to the chalet. There is also a rotary clothes dryer.

Under the Terms of Lease the garden area must remain as an open grassed area which is maintained by the Holiday Park within the annual Fees.

SKI / BIKE STORE (2.5m x 1.25m)

Located on the end of the unit / lockable with double doors. Twin LPG gas canisters. TV dish and Aerial.



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VIEWING

Is strictly by arrangement with the subscribers and due to the rural location of this Chalet is strictly by Appointment only.

DATE OF ENTRY

By mutual agreement.

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

The subjects are supplied with mains electricity via the Holiday Park and the gas supply comes from propane cylinders. Invernahavon Holiday Park supplies all drainage and the private water supply.

SITE FEES

Currently IRO £1420.00 per annum which is reviewed annually. 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 £615.00 per annum.



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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