

**Loch Dhu, Drumuillie,  
By Boat of Garten, PH24 3BX**



Excellent opportunity to acquire a spacious customised design three bedroom (one en-suite) detached house in a pleasant open location just outside the popular village. This attractive property is in good order throughout with great views to surrounding hills and woodlands. The property offers spacious accommodation with one en-suite and is ideal as a family / work from home or as an investment property. There is a low maintenance sloping garden with lawn area and mature trees.

- Entrance vestibule with French doors to front garden.
- Bright open plan lounge with open fireplace & panoramic windows
- Three double bedrooms – one en-suite shower / WC.
- Well equipped kitchen/ appliances
- Family bathroom / shower
- Electric night storage / radiators
- Double glazed
- External store with light / power
- Driveway parking



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

**OFFERS OVER £320,000 ARE INVITED**

[sales@highlandpropertyservices.co.uk](mailto:sales@highlandpropertyservices.co.uk)  
[www.highlandpropertyservices.co.uk](http://www.highlandpropertyservices.co.uk)



**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. It offers varied sporting and leisure activities with a renowned 18-hole golf course and sea trout fishing on the Spey. Superb bird watching opportunities and varied woodland treks with a cycle track to Aviemore together with a scenic steam railway and recent "pump park". The village has a post office, cycle shop, quality restaurant and two cafes. There is a primary school with secondary Grammar at Grantown on Spey. A9 trunk road is nearby 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 32 miles; Perth 85 miles; Edinburgh 125 miles.

### THE PROPERTY

**PH24 3BX**

The Property is located on the outskirts of the village just off the A95 road within a good sized plot mostly laid to lawn with mature trees / shrubs. There is a cycle/walking path shortcut direct to the village from outside the property. Built in the early 1980's, the extension was added to create a third bedroom and en-suite in 2001.

The property benefits from electric night storage heating and is double glazed throughout.

All integral appliances are included together with all carpets / floor coverings, curtains, blinds and lights.

### ENTRY

High security external door into vestibule. Outside lamp. Step up into entrance.

### VESTIBULE/HALL

Carpeted entrance with glazed door into hallway. Door on right off to bedroom 1 & en-suite and step up on the left to the lounge. French doors out to the garden area with seating area.



### LIVING ROOM

**4.85m x 3.85m**

L shaped open plan room. Storage / shelved cupboards x 2. Bright, large spacious double aspect room with panoramic windows to the garden area and mountains beyond. Open fireplace and surround. Night storage combi radiator. TV & Telephone point.

### OPEN PLAN to the DINING AREA

**3.85m x 2.75m**

Dedicated dual aspect dining area with window to side and front garden / pathways. Radiator.



### MASTER BEDROOM

**4.45m x 2.85m**

Bright double aspect with window to rear & side garden. Built-in double wardrobe. Radiator. Attic hatch.



### EN-SUITE BATHROOM

**1.85m x 1.35m**

Velux roof light window. Fitted mains shower & shower cubicle with wash hand basin, W.C. Heated towel rail and dimplex wall heater. Mirror. Vinyl flooring.



## **KITCHEN** **4m x 2.75m**

Window to front overlooking driveway. Extensive range of base, wall and drawer units with complementary work surfaces and stainless steel sink. Electric hob & oven with extractor over. Fridge / freezer, washing machine, & dishwasher. External door to side garden with steps down. Vinyl flooring. Radiator.



## **FAMILY BATHROOM**

**2.15m x 2.1m**

Window to front with blinds and curtains. Suite comprising bath with Mira electric shower over, shower screen, wash basin and WC. Extractor. Dimplex wall heater and heated towel rail.



## **INNER HALLWAY**

Storage cupboard and timber stairwell up to first floor accommodation. Electric services cupboard with fuseboard.

Upstairs to First floor landing : Velux window and storage cupboard and bedrooms 2 and 3.

## **BEDROOM 3**

**3.8m x 2.95m**

Airy double bedroom with window overlooking side garden. Fitted cupboard with hot water tank / partially shelved. Further fitted cupboard/ wardrobe. Radiator.



## **BEDROOM 2**

**3.65m x 3.25m**

Airy double bedroom with window overlooking side garden. Fitted cupboards. Radiator.





### GARDEN

The good sized garden is well presented with stone-chipped driveway with parking to the front. To the side and front are mature trees and a lawned area. The grounds are partially screened with a variety of shrubs and ornamental trees with low hedging. There is a dedicated garden seating area outside the entrance vestibule French windows at the front of the Property. Coal bunker to side.



### SERVICES

Mains electricity and water with drainage to septic tank. Telephone with Broadband. Satellite TV Dish.

### COUNCIL TAX & ENERGY PERFORMANCE RATING

This property is rated in Band D for council tax £1,800 including water. The energy efficiency EPC rating for the house is band E (48).

### VIEWING

Is strictly by arrangement with Highland Property Services.

### HOME REPORT

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

### DATE OF ENTRY

A prompt Settlement date is being sought.

### 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.

### EXTERNAL STOREROOM

2.75m x 2.45m

Secure storage area with space for utility / tumble dryer etc. with power and light sockets



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### 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. Any plans provided are an indicative guide only which should be reviewed by your solicitor.



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