

# Ballinluig Farm House Aviemore PH22 1QB

Offers Over £490,000

Four Bedroom Detached Farm House Offering Spectacular Panoramic Views Of The Cairngorms & The Surrounding Countryside



## Features:

- Situated In The Foothills Of The Monadhliath Mountains
- UPVC Double Glazing, Oil Central Heating & Wood Burning Stove
- Modern Fitted Kitchen & Dining Area
- Substantial & Secure Garden Grounds
- Breathtaking Views Of The Surrounding Countryside

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

01479 810 531



Ballinluig Farmhouse is a substantial four bedroom detached property, situated on an elevated position, offering breathtaking views over the Cairngorm Mountain and the surrounding countryside. This idyllic property sits within generous garden grounds at the end of an extensive drive on the outskirts of Aviemore. Surrounded on three sides by farmland, the property has a rural feel and offers a unique opportunity to purchase a family home or second home in a spectacular location in the Cairngorm National Park. It benefits from oil fired central heating, UPVC double glazing, an oil-fired AGA in the kitchen and wood burning stove in the lounge.

Externally the garden grounds are enclosed by post and wire fencing and laid to grass, complemented with mature trees and shrubs. The oil tank is situated at the rear of the property. When accessing the property please take care when crossing the A9 as it can be exceptionally busy at certain times.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



Aviemore is on the main rail line from Inverness to London and is just off the A9 giving easy access to all parts of the UK. Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destination.

Lynwilg is a small hamlet of scattered properties at the Southern entrance to Aviemore, just off the main A9 Inverness to Perth trunk road. Most of the properties in the Lynwilg area have been in the ownership of the former Kinrara Estate and until now have not been individually marketed before, and this in itself presents a rare opportunity to purchase a property on the periphery of Aviemore.

Internal viewing is highly recommended in order to appreciate the many pleasing features on offer in this delightful property.

## ACCOMMODATION:

Entrance Vestibule 1.86m x 1.84m

UPVC glazed front door opens to a bright vestibule providing space for boots and coats. Space for furniture. Ceiling light. Radiator. Laminate flooring. Glazed door to lounge.

Lounge 4.25m x 4.54m

Bright and spacious room with incredible views towards the Cairngorms. Feature wood burning stove set on a slate hearth. Space for lounge furniture. TV & Telephone points. Ceiling light. Radiator. Fitted carpet. Doors to bedroom one, entrance vestibule and landing.

Bedroom One 3.97m x 4.11m

Double, En-suite bedroom with window to the front offering great views across the valley. Space for bedroom furniture. Ceiling light. Radiator. Fitted carpet. Door to en-suite bathroom.

En-suite Bathroom 2.30m x 2.52m

Spacious four piece white bathroom suite comprising of a WC, pedestal wash hand basin, bath and shower cubicle. Tiles around the bath and shower. Wall mirror. Heated towel rail. Toilet accessories. Vinyl flooring. Opaque window to the rear.

**Half landing with stairs leading down to the Kitchen/dining area and stairs leading up to the remaining bedrooms and family bathroom.**



[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

 **CALEDONIA**  
ESTATE AGENCY

### Kitchen/Dining Area

6.70m x 3.95m

Modern fitted farm style base, wall and display units incorporating Belfast sink with mixer tap, electric oven, hob and grill as well as a "rangemaster" aga. Tiles around work surfaces. Space for both family and formal dining. Under unit strip lighting. Recessed lighting. Smoke alarm. Extractor. Radiator. Laminate flooring. Understairs storage cupboard. Doors to WC and rear vestibule. Three windows to the side and rear offering great views and natural daylight.

### W.C.

2.01m x 1.87m

Two-piece white suite comprising of a wash hand basin and W.C. Wall tiling above wash hand basin. Wall mirror. Pendant light. Radiator. Laminate flooring.

### Rear Vestibule

2.36m x 1.79m

Glazed door opens to a bright vestibule with window to side offering natural daylight. Coat hooks. Space for furniture. Ceiling light. Radiator. Laminate flooring. Glazed door to Kitchen and UPVC door to rear garden.

Returning to landing and stairs to bedroom two.

### Bedroom Two

5.72m x 3.57m (Including Wardrobes)

Double room with two high level Velux windows offering great views and allowing natural daylight. Two built-in wardrobes offering hanging and storage space. Adequate space for bedroom furniture. Two pendant lights. Radiator. Fitted carpet. Door to en-suite shower room.

### En-suite shower room

2.17m x 1.70m

Three piece white bathroom suite comprising of a WC, pedestal wash hand basin and shower cubicle. Tiles around the bath and shower. Wall mirror. Toilet accessories. Vinyl flooring.

**Stairs to second floor landing. Ceiling light. Loft hatch. Storage shelving. Radiator. Fitted carpet. Doors to bedroom 3,4 and family bathroom.**

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)



Bathroom 2.63m x 2.44m

Four-piece white suite comprising pedestal wash hand basin, W.C, panelled bath and separate shower cubicle. Wall tiling round bath, shower and wash hand basin areas. High level Velux window. Wall mirror. Triple spotlight cluster. Extractor fan. Vinyl flooring.

Bedroom Three 3.19m x 3.44m

Double room with window to the front offering exceptional views of the surrounding hills and countryside. Built in wardrobes offering hanging and storage space. Pendant light. Radiator. Fitted carpet.

Bedroom Four 4.09m x 3.39m

Double room with window to the front offering exceptional views of the Cairngorms and the surrounding countryside. Built in wardrobes offering hanging and storage space. Pendant light. Radiator. Fitted carpet.

## OUTSIDE

### Cellar

Pedestrian door opens to the cellar which houses the electrical consumer unit and the hot water cylinder. Fully plaster board lined. Lighting. Concrete floor.

### Garden

The property is approached via a long driveway which leads to a large gravel parking and area at the side of the house. The grounds are enclosed by post and wire and timber fencing and laid to lawn with mature trees and shrubs. There is security lighting to front and side and a timber garden shed at the rear.



[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)



## INCLUDED

Carpets & floorcoverings & integrated kitchen appliances. Please be advised the steadings, outbuilding and additional land may be available on separate negotiation.

## SERVICES

Mains electricity, private water supply and septic tank.

## COUNCIL TAX

Currently Band D (£1929 pa 2023/24), Discounts are available for single occupancy.

## HOME REPORT

A Home Report is available from our office in Aviemore. You can also use the link below:

[www.packdetails.com](http://www.packdetails.com)

- Reference: HP744015
- Post Code: PH22 1QB
- Energy Performance Certificate Rating: Band F

## PRICE

Offers Over £490,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

## VIEWING

Viewing is strictly by appointment only through the Selling Agents.



[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)





CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531



#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

