

Firhall  
Deshar Road  
Boat of Garten  
PH24 3BN

Offers Over £495,000 are invited.

Elegantly Finished 4 Bedroom Victorian  
Villa Set Within Beautiful Garden Grounds



Features:

- Traditional Stone & Slate Villa with An Abundance of Character
- Recently Renovated to Include High Quality Specifications
- Full Double Glazing, Oil Fired Central Heating and Wood Burning Stove
- Beautifully Maintained Garden Grounds & Off Street Parking
- Situated In The Heart of The Village Close To Local Amenities & Facilities

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“Firhall” is an elegantly finished Victorian Villa, set in beautiful garden grounds in the heart of the village. The property boasts four double bedrooms, two of which benefit from en-suite shower rooms and another stunning four piece family bathroom. The property has been recently renovated and modernised to an exceptionally high standard, including new timber sash and case double glazed windows, oil fired central heating, modern kitchen and dining area and contemporary bathroom suites. It retains many traditional features such as the pitch pine staircase, solid oak doors, high skirtings, and ceiling coving, all of which combine to make a comfortable family home of character. The property has recently been used as a successful holiday let business and is all set up and ready to go. If someone wanted to continue this, they would have to go through the correct processes and procedures.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965



Boat of Garten is a popular holiday village situated beside the River Spey and located within the Cairngorm National Park. It boasts a renowned 18 hole golf course & tennis club, enjoys salmon & trout fishing and is popular with ornithologists for many varieties of birds. It is also close to R.S.P.B. nature reserves, the most famous being the Osprey reserve at Loch Garten. The village has a primary school, shops, a post office, hotel with bars and award winning restaurant (2 AA rosettes). It also has a steam railway station linking Aviemore and Broomhill (near Nethybridge) that runs through the village during summer months and is extremely popular with tourists. The village has a vibrant community that involves all age groups and regular events are held throughout the year. The nearby villages of Aviemore & Carrbridge offer a wider variety of shops, restaurants and pubs. Transport links via Aviemore gives easy access to North and South via the main line railway and A9. Inverness airport is approximately 45 miles away.



## ACCOMMODATION:

Reception Hall 6.49m x 2.36m

Decorative glazed entrance door opening into the "L" shaped hallway. Doors off to the sitting room, Kitchen and dining area, bedroom four, utility area and rear garden. Understairs storage. Ceiling coving. Smoke alarm. Pendant lights. Two radiators. Oak style vinyl flooring. Staircase to first floor landing.

Sitting Room 4.73m x 4.40m

Bright, spacious room with windows to the front, giving views over the garden grounds. Feature fireplace housing a woodburning stove on a slate hearth and with an oak mantel. Shelved display recess with cupboard below. Adequate space for lounge furniture. Pendant light. Two radiators. Fitted carpet. Heat sensor & Carbon Monoxide alarm.

Kitchen/Dining Area 5.03m x 4.00m

Modern fitted kitchen with beautiful dove grey base and wall units and upgraded quartz worktops. Integrated fridge/freezer, and dishwasher as well as electric Stoves range with induction hob and 'Fragranite' (quartz composite) sink with mixer tap and drainer. Great space for hosting friends and family. Feature open fireplace with timber mantle. Storage shelving. Two vertical radiators. Pendant lights. Recessed lighting. Ceiling coving. Oak style vinyl flooring. Heat sensor. Windows to the front overlooking the garden grounds.



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Bedroom 4 3.32m x 3.14m

Double room with window to the side overlooking the garden and offering natural daylight. Adequate space for bedroom furniture. Recessed lighting. Radiator. Fitted carpet. Door to en-suite shower room.

En-suite Shower Room 1.62m x 2.32m

Three piece "Heritage" bathroom suite comprising of a WC, wall hung wash hand basin and glazed shower cubicle. Tiles to dado height. Shaver point. Wall mirror. Toilet accessories. Radiator. Tiled floor. Opaque window.

Utility Area 2.82m x 1.77m

Accessed via a glazed security door from the garden or from the inner hall, this offers great space for boots and coats. Vanity type unit with Belfast sink and oak worktop. Space for washing machine and tumble dryer. Central heating control panel. Recessed lighting. Oak style vinyl flooring. Door to WC.

WC 1.21m x 1.41m

Two piece white suite comprising wall hung wash hand basin and WC. Wall tiling to dado height. Wall mirror. Radiator. Toilet accessories. Oak style vinyl flooring.

Returning to the entrance hall:

The traditional timber staircase, with balustrade, half landing and window to the side, leads up to the first floor.



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Landing 3.70m & 2.75m (at widest)

Spacious split level landing with doors off to remaining bedrooms and bathroom. Built-in airing cupboard with slatted shelving and another housing the hot water cylinder. Smoke alarm. Hatch to loft. Fitted carpet.

Bedroom 1 5.03m 4.38m

A generous principal bedroom with windows to the front overlooking the garden grounds and woodland. Adequate space for freestanding bedroom furniture. Ceiling coving. Pendant light. Smoke alarm. Radiator. Fitted carpet. Door to en-suite shower room.

En-suite Shower Room 2.76m x 2.03m

Newly fitted three piece "Heritage" bathroom suite comprising of a WC, pedestal wash hand basin and a walk-in shower with glazed screen. Tiled to dado height. Shaver point. Wall mirror. Toilet accessories. Radiator. Tiled floor. Opaque window.

Bedroom 2 5.11m x 3.82m

Bright, south facing room with windows to the front offering natural daylight. Great views over the garden grounds. Space for free standing bedroom furniture. Ceiling coving. Pendant light. Radiator. Fitted carpet. Door to WC which comprises of a wall hung wash hand basin and a WC. Heated towel rail and wall mirror. Ceiling light.



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Bedroom 3 3.32m x 3.23m

Twin room with windows to the side, giving views to the distant hills. Space for bedroom furniture. Ceiling coving. Pendant light. Radiator. Fitted carpet.

Bathroom 3.13m x 3.22m

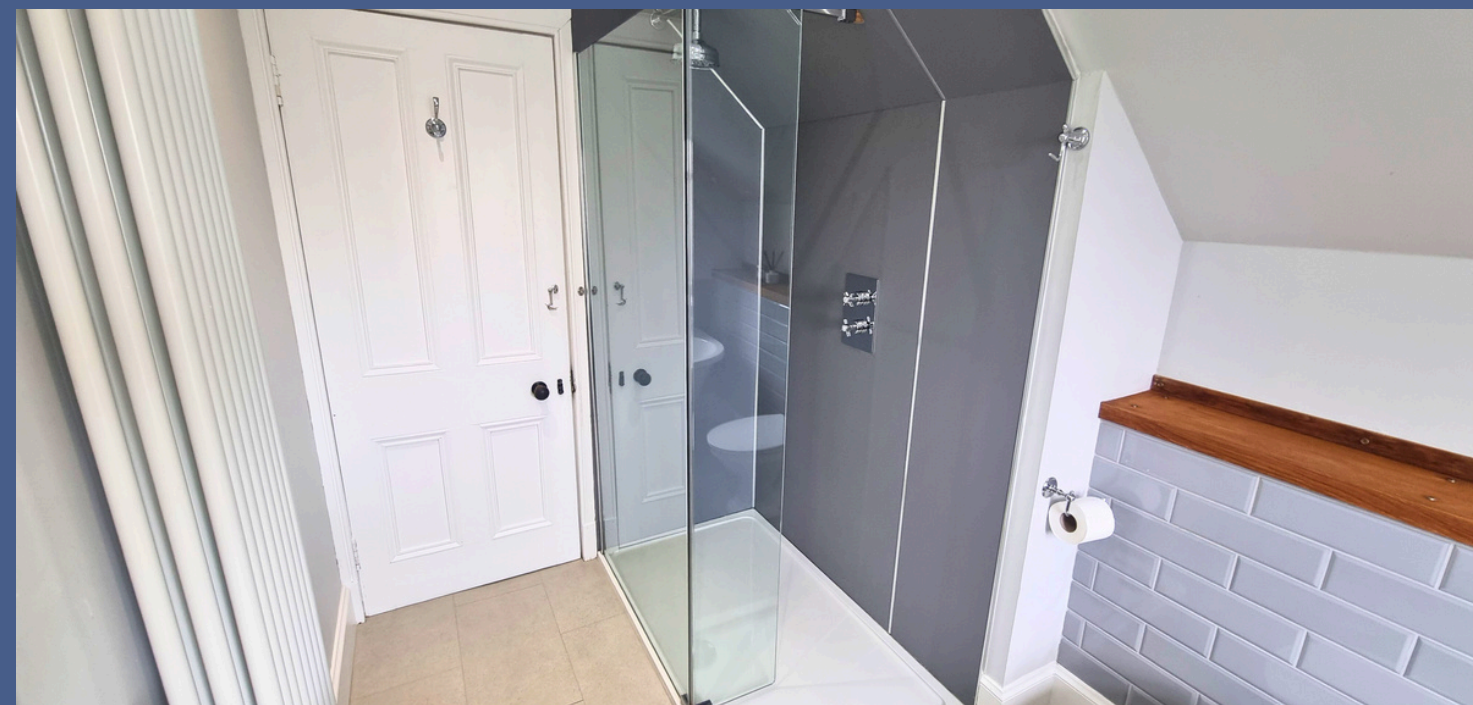
Spectacular four piece "Heritage" bathroom suite comprising of a WC, pedestal wash hand basin, walk-in shower with glazed screen and freestanding bath. Tiled to dado height. Toilet accessories. Vertical radiator. Recessed lighting. Opaque window to the rear.

Outside

The beautifully maintained garden grounds are accessed via a gravel driveway which offers off street parking for numerous vehicles. The front garden is mainly laid to lawn with a mixture of plants, shrubs, and mature trees. The rear garden can be accessed by two timber gates on either side of the property. The gate on the left opens to the main garden where you can find the bike store, garden shed and patio area. Again, mainly laid to lawn with mature trees and shrubs. Oil tank and boiler. Around the other side of the property, you have a large lawn area offering a seating area with a fire pit and accessible ramp leading into the reception hallway.

INCLUDED

Fitted floor coverings, curtains & kitchen appliances. The property can be sold as seen with all fixings and furniture. This would be on separate negotiation with the seller.



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## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

The property is currently used as a holiday let business, so the council tax rate is unavailable. Discounts are available for single occupancy.

## HOME REPORT

A Home Report is available from [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk) or by following link below:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=vQQrWYBCHZOBXk4K4dj54w%3d%3d>
- Energy Performance Certificate Rating: Band E

## PRICE

Offers Over £495,000 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.



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#### 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.

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