

# Iarr Tigh Dalarossie - Tomatin IV13 7YA

Offers Offer £365,000 are invited.

Idyllic Four Bedroom detached  
Bungalow Set In A Beautiful Rural  
Setting Overlooking The River Findhorn



## Features:

- Double Aspect Lounge, Modern Kitchen & Dining Room with Great Views of Surrounding Hills
- Full Double Glazing & Oil Fired Central Heating
- Attached Double Garage & Private Parking
- Close to Local Woodland Walks & Bike Trails
- Unbelievable Location Offering Panoramic Views

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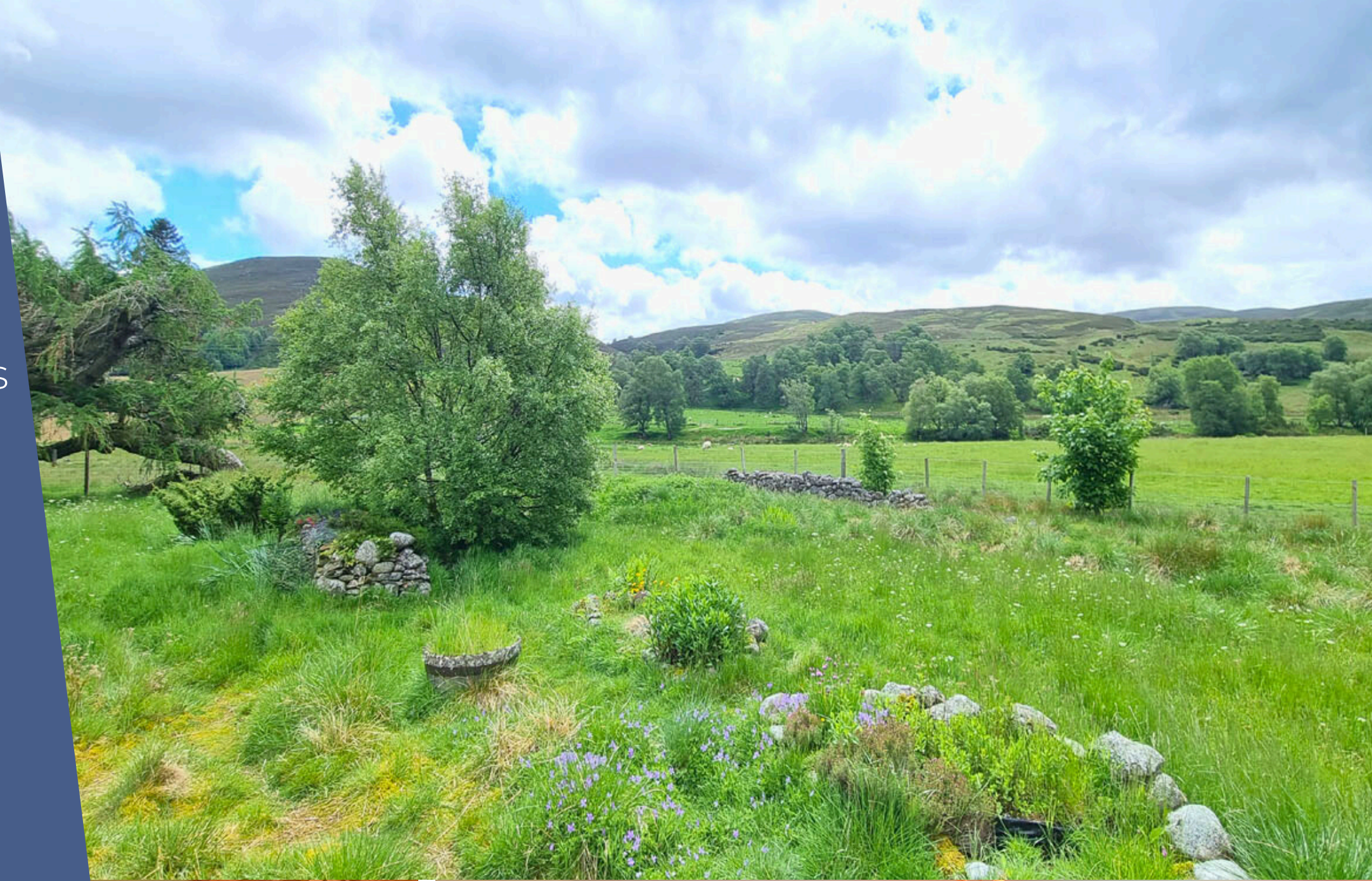




“Iarr Tigh” is an idyllic detached bungalow set within a stunning rural plot overlooking the River Findhorm. This substantial sized property benefits from four en-suite bedrooms, kitchen, lounge, dining room, utility room and double garage. The property is currently in very good condition and would make an ideal family home or could alternately be used as a holiday home. Other benefits include full timber double glazing, oil fired central heating and a beautiful stone built open fireplace.

The property is set in approximately half an acre of garden grounds and is accessed by a private track coming off the main road. The garden is mainly laid to lawn with a mixture of plants, mature trees and flower borders.

Viewing is highly recommended to appreciate the stunning rural location and the uninterrupted views on offer.



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



Tomatin itself is a great rural community and benefits from recent investment and development. The most recent was the stunning new community hub which offers space for private functions and events as well as an all-weather football pitch, play park and café. It also benefits from the newly built primary school which has an excellent reputation. Secondary education is available in Millburn Academy in Inverness, for which transport is provided. The immediate area is surrounded by sporting estates, which enhances the rural ambience and the famous whisky distillery, both of which provide local employment. Outdoor pursuits are within easy reach and include wonderful walks & mountain biking, fishing for trout & salmon, bird and wildlife watching, golf, shooting etc., and on the Cairngorms there is skiing, mountain walks and climbing.



## ACCOMMODATION:

Entrance Vestibule 2.00m x 1.10m

A glazed timber door opens to the entrance vestibule. Space for furniture. Pendant light. Fitted carpet. Door to reception hallway.

Reception Hallway 3.00m x 2.15m

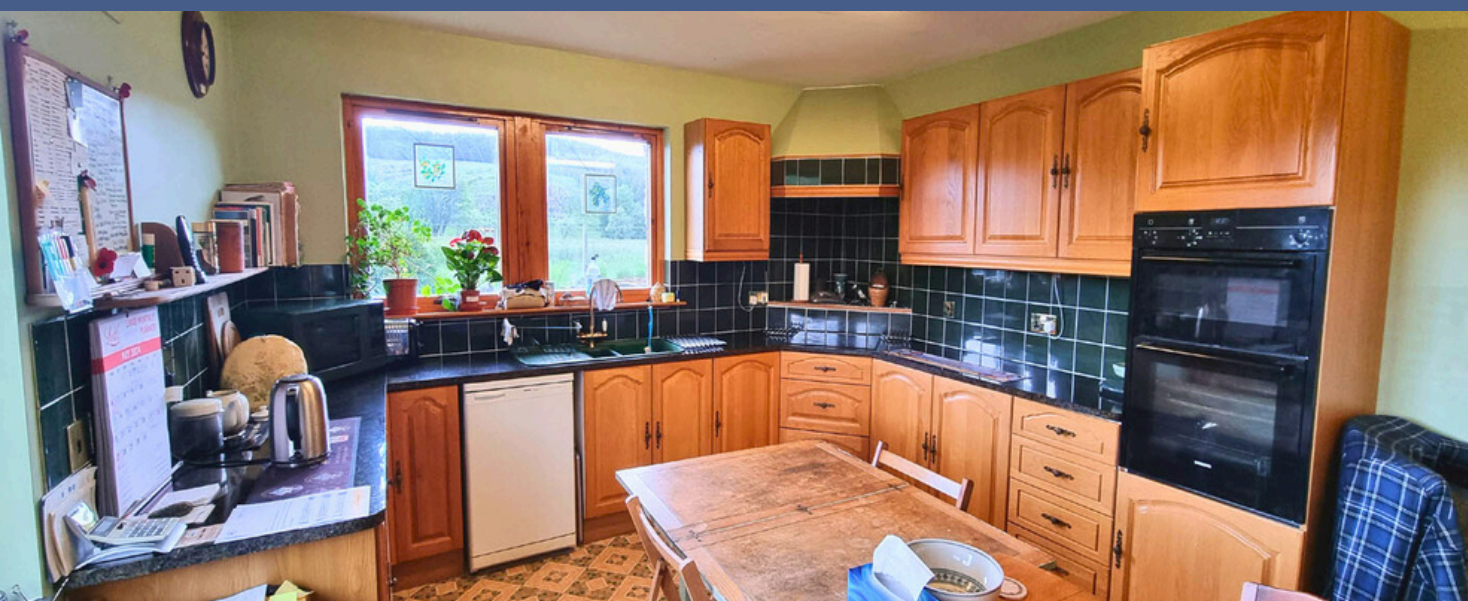
Spacious hallway with doors off to all accommodation. Storage cupboards offering hanging and storage space. Loft hatch. Pendant light. Radiators. Fitted carpet.

Lounge 5.50m x 6.30m

An impressive, double aspect room with windows to the front overlooking the garden, giving great views over the river Findhorn, and a window on the side offering more views down the valley. Feature stone built open fireplace. Space for lounge furniture. Pendant lights. Radiators. Fitted carpet.

Kitchen/Dining Area 5.00m 3.80m

Beautiful, bright kitchen and dining area offering a great space for hosting friends and family. The kitchen consists of a mixture of base, wall and display units which incorporate integrated oven, hob, grill, and stainless steel sink with mixer tap. Wall tiling around worksurfaces. Freestanding oil fired Rayburn. Space for family or formal dining. Fluorescent lighting. Radiator. Fitted carpet. Doors off to dining room and utility area.



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Utility Area 3.20m x 1.65m

Base and wall units incorporating a stainless steel sink with mixer tap. Plumbed for washing machine and space for freestanding appliance. Cupboard housing the electrical consumer unit. Window to the front offering natural daylight. A timber glazed door opening to the front garden.

Dining Room 4.52m x 3.65m

Spacious dining room with window to the front overlooking the garden grounds. Adequate space for dining room furniture. Great space for hosting friends and family. Pendant light. Radiator. Fitted carpet.

Returning to reception hallway.

Bedroom One 4.22m x 4.50m

Double bedroom with a window to the front offering natural daylight and giving great views across the garden grounds. Adequate space for bedroom furniture. Pendant light. Radiator. Fitted carpet. Door to en-suite bathroom. The bathroom consists of a three piece white suite which includes a WC, pedestal wash hand basin and bat with shower over.

Bedroom Two 4.15m x 4.21m

Double bedroom with window to the front offering views over the river Findhorn. Currently being used as office/craft room but offers great flexibility. Space for furniture. Pendant light. Radiator. Fitted carpet. Door to en-suite shower room. Three piece white suite comprising of a WC, pedestal wash hand basin and shower.

Bedroom Three 5.20m x 3.55m

Spacious double/twin bedroom with window to front overlooking the garden grounds. Space for freestanding furniture. Pendant light. Radiator. Fitted carpet. Door to ensuite shower room. Three piece white suite comprising of a WC, pedestal wash hand basin and shower.



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Bedroom Four 5.20m x 3.62m

Bright, rear facing double bedroom with window overlooking the garden grounds. Adequate space for bedroom furniture. Pendant light. Radiator. Fitted carpet. Door to en-suite shower room. Three piece white suite comprising of a WC, pedestal wash hand basin and shower.

WC 1.6m x 1.6m

Two piece white suite comprising of a WC and pedestal wash hand basin. Pendant light. Opaque window to the front.

## OUTSIDE

Double Garage 6m x 5.70m

Double integral garage with additional floored storage space above. Inspection pit. Lighting and power. Window to the side and door through to substantial sized workshop.

## Garden

The property is fully secure with timber, post and wire fencing and gated. The property is mainly laid to lawn with mature trees, plants, and shrubs. There are numerous seating areas offering panoramic views of surrounding hills and overlooking the river Findhorn. Timber outbuilding which houses the private water supply equipment and provides additional storage. Wood store. Outside tap. Oil tank.

## INCLUDED

Fitted floor coverings, light fittings and blinds. Some furniture will be left in the property but this will be highlighted on viewing.



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## SERVICES

Mains electricity. Private borehole water supply. Septic tank. Telephone. Fibre optic broadband.

## COUNCIL TAX

Currently Band F (£3044 pa 2023/24). Discounts are available for single occupancy.

## HOME REPORT

A Home Report is available from [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk).

Alternatively, you can use the following link:

·Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=%2fiEVHBIhMA9h38IIkKwt3g%3d%3d>

·Energy Performance Certificate Rating: Band D

## PRICE

Offers Over £365,000 are invited for the property.

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

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is 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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