

# Nordic Lodge Coylumbridge PH22 1QU

OFFERS OVER £365,000

Attractive Four Bedroom Detached  
Bungalow In A Stunning Location  
At The Foot Of The Cairngorm  
Mountain



## Features:

- Double Aspect Lounge & Dining Area
- Four En-Suite Bedrooms & WC
- Full Double Glazing & Gas Central Heating
- Matured Garden Grounds & Off Street Parking
- Double Garage, Garden Shed & Woodstore
- Close To Local Woodland Walks & Bike Trails

CONTACT US :  
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“Nordic Lodge” is a four bedroom detached cottage situated in one of the most sought after areas in the Cairngorm National Park, just off the road Cairngorm ski road and on the edge of Rothiemurchus Forest. It offers a peaceful, rural location on the edge of Aviemore, while providing easy access to the surrounding attractions. The property benefits from generous sized accommodation which include a bright double aspect lounge and dining area, spacious kitchen which offers space for dining and four en-suite bedrooms. Other benefits include full double glazing, wood burning stove and gas central heating. The garden grounds are made up of a large lawn area to the rear, a paved patio area which offers great space for garden furniture and a gravel driveway which houses the double garage. This unique property is situated in the Rothiemurchus Forrest, close to woodland walks, bike trails and wild swimming spots. It truly is the perfect location for someone looking for a home in heart of the great outdoors.



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 a bustling village situated within the Cairngorms National Park. It is on the main rail line from Inverness/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 destinations.

Aviemore and the surrounding Cairngorm area are well-known and popular destinations for tourists from around the globe and attract over 1.9 million visitors every year. The property has been mainly as a family holiday home but has been rented out in the past which highlights its flexibility. This is a great opportunity to purchase a low maintenance home whether for a residential, holiday home or as a buy to let investment property.

Viewing is highly recommended to appreciate the location on offer.

## ACCOMMODATION:

### Entrance Vestibule

Double timber entrance door opens to vestibule. Coat hooks. Pendant light. Glazed door to inner hallway.

### Hallway 1.33m x 4.40m

Spacious "L" shaped hallway with doors off to lounge, kitchen all bedrooms and WC. Coat hooks. Space for furniture. Two pendant lights. Smoke alarm. Radiator. Timber floorboards.

### Lounge / Dining Area 5.60m x 4.13m & 2.44m x 4.00m

Open plan lounge and dining area with windows to the front and rear offering an abundance of natural daylight. Feature wood burning stove set on a slate hearth and timber mantle above. Storage shelving. Adequate space for both family and formal dining. Space for furniture. Smoke alarm. Carbon monoxide alarm. Pendant lights. Ceiling coving. Radiators. Vinyl tile flooring. Door to kitchen.

### Kitchen 4.20m x 3.90m

Base, wall and display units incorporating 1 ½ bowl stainless steel sink with mixer tap and extractor. Free standing appliances that include electric cooker, fridge and dishwasher. Breakfast bar offering space for family dining. Three storage cupboards with shelving and housing the hot water cylinder. Pendant light. Windows to the rear. Door to utility area and inner hallway.



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Utility Area 1.81m x 2.08m

Utility area storage shelving and plumped for washing machine. Space for tumble dryer. Central heating boiler. Electrical consumer unit. Pendant light. Carbon monoxide alarm. Vinyl flooring. Door to rear garden.

Returning to the inner hallway.

Bedroom 1 3.54m x 2.86m

Double bedroom with windows to front allowing natural daylight. Space for furniture. Pendant light. Radiator. Timber floorboards. Door to en-suite shower room.

En-Suite Shower Room 1 2.41m X 1.20m

Three piece white suite comprising of a WC, pedestal wash hand basin and corner shower unit. Tiles around shower and sink. Wall mirror. Shaver light. Heated towel rail. Pendant light.

Bedroom 2 3.46m x 3.83m

Front facing family room with window to the front offering natural daylight. Space for furniture. Pendant light. Radiator. Timber floorboards. Door to en-suite shower room.

En-Suite Shower Room 2 2.21m x 1.13m

Three piece white suite comprising of a WC, pedestal wash hand basin and corner shower unit. Tiles around shower and sink. Wall mirror. Shaver light. Heated towel rail. Pendant light.

Bedroom 3 3.25m x 2.21m

Single bedroom with windows to the rear overlooking the garden. Space for furniture. Pendant light. Radiator. Timber floorboards. Door to en-suite shower room.

En-Suite Shower Room 3 2.20m x 0.90m

Three piece white suite comprising of a WC, pedestal wash hand basin and corner shower unit. Tiles around shower and sink. Wall mirror. Shaver light. Pendant light.

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#### Bedroom 4

3.20m x 2.65m

Double bedroom with windows to the rear overlooking the garden. Space for furniture. Pendant light. Radiator. Timber floorboards. Door to en-suite bathroom.

#### En-Suite Bathroom

Three piece white suite comprising of a WC, pedestal wash hand basin and bath. Wall mirror. Shaver light. Mirrored cabinet. Pendant light. Opaque window to the rear.

#### WC

1.84m x 0.99m

Two piece white suite comprising of WC and pedestal wash hand basin. Wall mirror. Pendant light. Vinyl flooring.

#### OUTSIDE

The majority of the outside space is located to the rear of the property. The front is mainly laid to gravel with stone dyke flower beds and space for parking numerous vehicles. The rear garden is mainly laid to lawn with flower borders and secured by timber fencing. Timber garden shed. Wood fired hot tub. Timber log store. Outside tap.

#### Garage

7.22m x 5.50m

Double timber garage with pedestrian door to the side. Adequate space for parking large vehicles. Base and wall units offering additional storage space. Windows. Concrete base.

#### INCLUDED

Please be advised the property will be sold as seen and any offers must take this into consideration. The wood fired hot tub will be available on separate negotiation.



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## SERVICES

Mains electricity, Private water supply and septic tank drainage.

## HOME REPORT

A Home Report can be downloaded from our website: [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk) or [www.packdetails.co.uk](http://www.packdetails.co.uk)

·Ref: HP746423

·Post Code: PH22 1QU

·Energy Performance Band E

## PRICE

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

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

## COUNCIL TAX

Currently Council Tax Band E. £2489 P.A.

Discounts are available for single person and second home occupancy.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## 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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