

Meallan Ardbroilach Road Kingussie PH21 1LB

OFFERS OVER £***,000

Beautiful Five Bedroom Villa Offering
Panoramic Views of The Surrounding
Countryside



Features:

- Elevated Position Offering Great Views
- Oil Fired Central Heating & Wood Burning Stove
- Newly Fitted Kitchen & Bathroom Suites
- Generous Garden Grounds & Integrated Garage & Workshop
- Close To Local Woodland Walks & Bike Trails

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

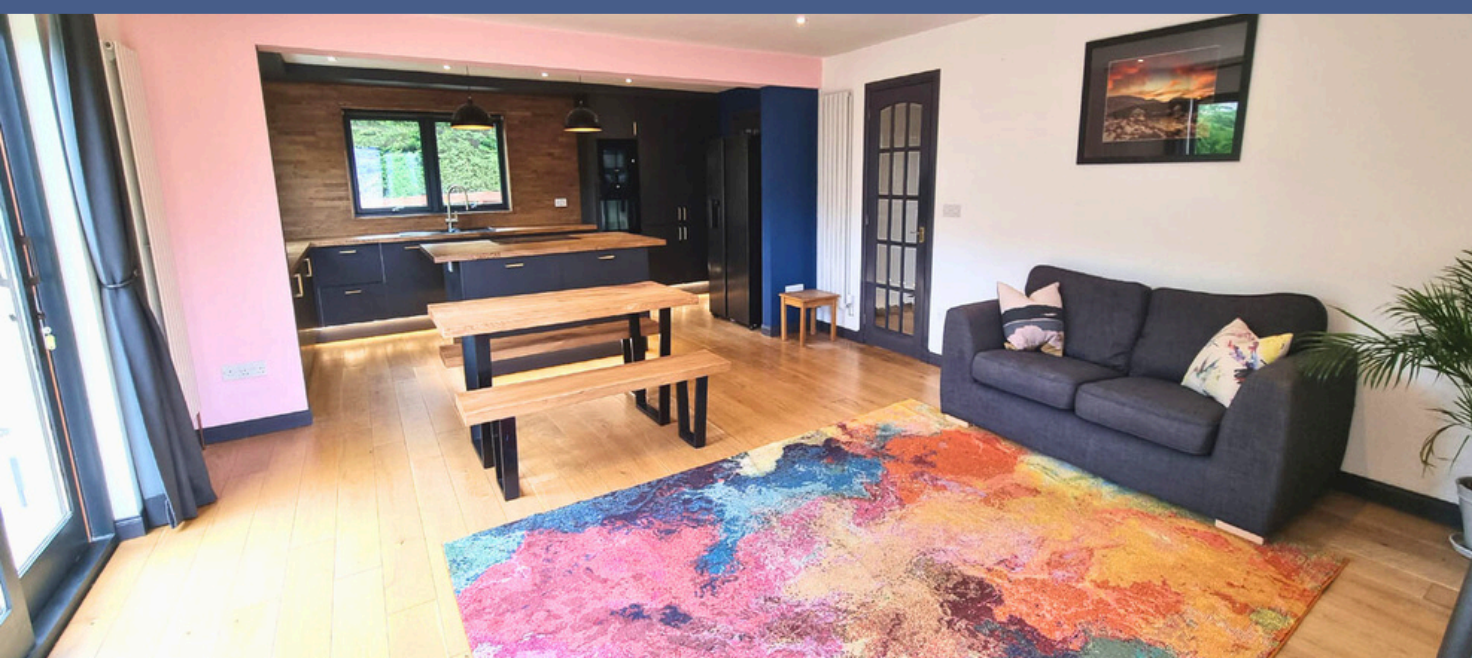
WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



“Meallan” is a substantial five bedroom detached villa situated on an elevated position at the top end of Ardbroilach Road, a desirable residential area of Kingussie. This beautifully finished property sits in a generously sized plot and enjoys panoramic views over Creag Bheag and Ruthven Barracks.

The property, which is nestled within mature garden grounds, benefits from oil fired central heating, a woodburning stove and double glazing and enjoys an enviable location with views on all sides. The property has been recently renovated and includes a new kitchen, en-suite bathroom and high quality finishings throughout. Other notable benefits include the two decked balconies, sun terrace and single garage and workshop.



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.



The charming town of Kingussie, the capital of Badenoch, is located in the heart of the Cairngorms National Park. Known for its outdoor pursuits and some 12 miles from Aviemore, it has excellent links to the rest of the country, via the A9 trunk road and the main line railway. The airport in Inverness is approximately 50 miles away, giving access to all main cities and further afield. The town itself is an extremely friendly community with many facilities, such as High school, primary school, shops, restaurants, coffee shops, golf course, sports centre, library, tennis courts, bowling green, art gallery and many more activities and clubs for all ages. There is a wealth of excellent rural sporting facilities, such as stalking and grouse shooting, along with trout and salmon fishing. There are also many outdoor pursuits available, such as hill walking, climbing, mountain biking, wind surfing, ski-ing and snowboarding.

ACCOMMODATION:

Entrance Hall 5.13m x 3.65m @Widest

Spacious, "L" shaped hallway with doors off to the lounge, dining room/study and bedroom five. Understairs storage cupboard. Smoke alarm. Recessed lighting. Radiator. Oak flooring.

Lounge/Dining Area 5.20m x 5.20m

Bright and spacious, double aspect room with panoramic views over the surrounding countryside. Two sets of patio doors leading out into the garden grounds. Beautiful open plan living area with space for family or formal dining. Recessed lighting. Radiator. Oak flooring. Open plan to kitchen.

Kitchen 5.50m x 2.95m

Contemporary fitted kitchen with oak worktops and navy blue units with large windows overlooking the garden grounds. Fitted base and wall units with central kitchen island incorporating the electric hob, double oven, microwave, dishwasher and 1 ½ bowl composite sink with drainer. Space for freestanding fridge freezer. Storage shelving. Under unit lighting. Smoke alarm. Recessed lighting. Two pendant lights. Door to utility area.

Utility Area 4.82m x 1.38m

Spacious utility area with built-in storage shelving. Plumbed for washing machine. Recessed lighting. Radiator. Window and door to rear garden. Door to WC.



WWW.CALEDONIAESTATEAGENCY.CO.UK



WC 1.69m X1.10m

Two piece white suite comprising of a wash hand basin and WC. Opaque window to the rear. Central heating radiator. Wall mirror. Tiled floor.

Returning to entrance hallway.

Dining Room/Study 4.50m x 3.13m

Spacious double aspect room with great views over the garden and surrounding hills. Built-in storage shelving. Space for family and formal dining. Pendant light. Radiator. Fitted carpet.

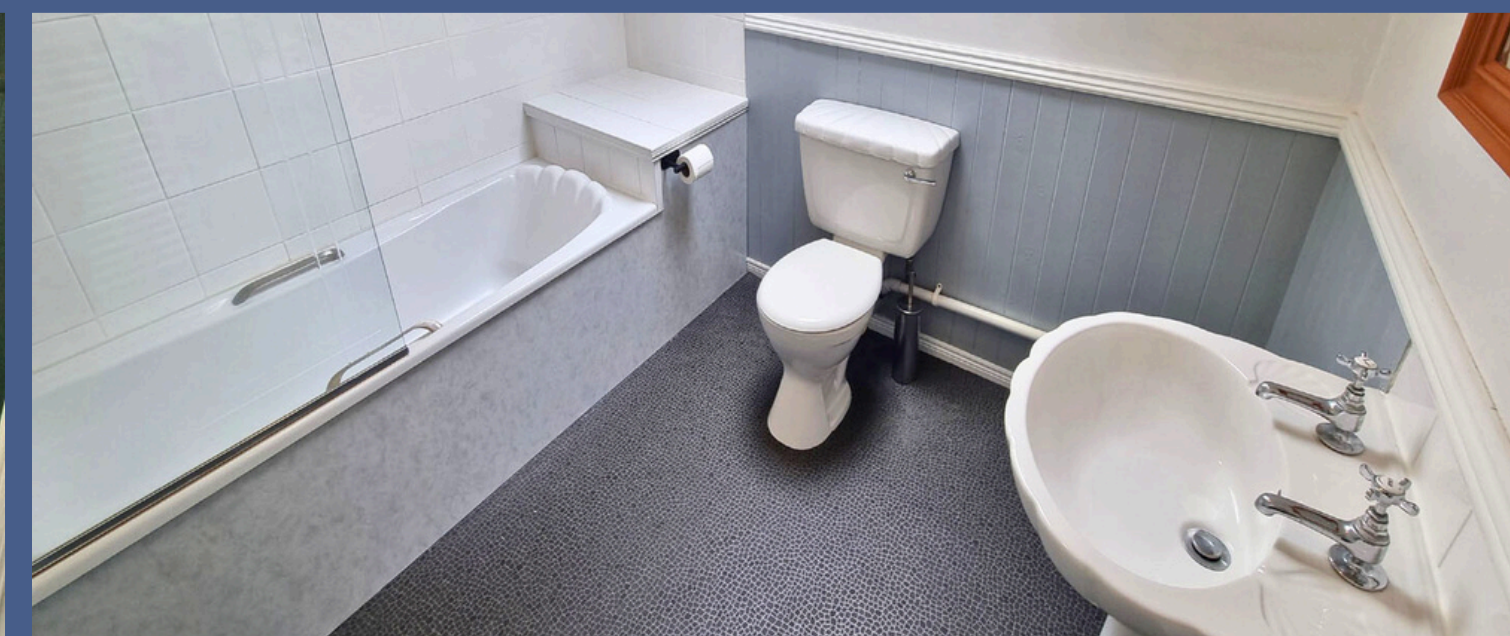
Bedroom 5 4.28m x 3.04m

Spacious double bedroom with two windows offering natural daylight and great views over the garden. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Carpeted staircase to first floor landing. Doors off to remaining bedrooms and family bathroom. Storage cupboard housing the hot water cylinder.

Family Bathroom 2.20m x 2.47m

Three piece modern white suite comprising pedestal wash hand basin, WC and paneled bath with mixer shower and glazed side screen. Velux window to the rear. Wall tiling round bath, wash hand basin and WC areas. Wall mirror. Vinyl flooring.



WWW.CALEDONIAESTATEAGENCY.CO.UK



Bedroom 1 4.35m x 3.80m

A generously sized master bedroom with picture window to the front offering incredible views over the valley. Built-in wardrobes along one wall offering hanging and storage space. Pendant light. Radiator. Fitted carpet. Door to en-suite bathroom.

En-suite Bathroom 2.52m x 3.42m

Newly fitted Four piece white suite comprising of a WC, wash hand basin, walk-in double shower cubicle and bath. Wall tiling around bath and shower. High quality sanitary ware and brushed metal finishings. Recessed lighting. Heated towel rail. Tiled underfloor heating. Velux window to the front.

Bedroom 2 3.95m x 4.49m

Double bedroom with window to the rear offering natural daylight. Built-in wardrobes. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bedroom 3 4.22m x 2.90m

Spacious room with window to the front overlooking garden and giving great views of the surrounding hills. Built-in wardrobe with hanging and storage space. Pendant light. Radiator. Fitted carpet.

Bedroom 4 3.64m x 3.02m

Double/twin bedroom with window to the rear offering natural daylight. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.



WWW.CALEDONIAESTATEAGENCY.CO.UK



Garage

Up and over door, power and lighting. Storage shelving. Pedestrian access door at the rear. Door to basement/workshop.

Basement/Workshop

This amazing space is situated under the house and offers so much flexibility. It could be used as extra storage or alternatively be used as home gym, workshop or bike store.

Outside

The property is approached via a gravel drive and accessed via timber farm style gates. This leads to parking for several cars at the front of the house and the garage. The garden grounds are enclosed by timber fencing and laid to grass with a mixture of mature trees, plants and shrub borders. The oil tank is situated behind the garage and has been cleverly boxed in. The garden warps around the whole property and offers different seating and patio areas. This garden gets the sun all day long and is lucky enough to have different terraces with different views. The current owners have a hot tub, and it can be purchased on separate negotiation.

INCLUDED

Carpets, floorcoverings and integrated kitchen appliances. Other items may be available by separate negotiation.

SERVICES

Mains electricity, water and drainage.

PRICE

Offers Over £***** are invited for this property. The seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time, or withdraw the property from the market.



WWW.CALEDONIAESTATEAGENCY.CO.UK



HOME REPORT

A Home Report is available for this property and can be downloaded using the following link:

Ref:

Energy Performance Certificate Rating: *

Home Report Value -

COUNCIL TAX

Currently Band F (£3044 p.a (2023/34), includes water rates.

Discounts are available for single person occupancy.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



WWW.CALEDONIAESTATEAGENCY.CO.UK





CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
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

