

Beechgrove Tomnavoulin AB37 9JA

Offers Over £235,000 are invited.

Five Bedroom Detached Property
Set Within A Generous Sized Plot In
The Heart of Tomnavoulin



Features:

- Double Aspect Lounge With Multi Fuel Stove
- Full Double Glazing & Back Boiler
- Beautiful Garden Grounds & Patio Area
- Detached Garage, Workshop & Storeroom
- Off Street Parking

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“Beechgrove” is beautiful stone built property with an abundance of charm and character which benefits from great accommodation and very generous garden grounds. The extensive property, once home of the old village shop, helped serve the community for many decades, benefits from numerous outbuildings and garages. The property itself has been separated into two parts and consists of five bedrooms. Other notable accommodation includes a spacious kitchen, double aspect lounge, dining room and a separate cottage. It also includes full double glazing as well as a multifuel stove in the lounge which heats the radiators. Nestled in this rural location, the property enjoys great views of the surrounding countryside and of the local wildlife. It also has off street parking which includes a garage, storeroom 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.

Nestled at a height of 1164 ft on the northern slopes of the Cairngorm Mountains, Tomintoul is the highest village in the Highlands. Situated between the Rivers Avon and Conglass, the town is an ideal place from which to explore the Glenlivet Estate, north eastern Cairngorms and Speyside Malt Whisky Trail. With a central square and many Georgian and Victorian buildings the village is a great example of an 18th century Scottish Highland planned village. The village has plenty of local amenities such as shops, cafés and hotels.

Within the Glenlivet Estate there are over one hundred miles of easy access walking and biking trails and those looking for more active outdoor pursuits can enjoy horse riding, clay pigeon shooting, fine fishing beats, and in winter a variety of snow sports which are available at the nearby ski resort.



ACCOMMODATION:

Entrance Porch 2.95m x 2.40m

Timber entrance door opens to porch. Glazed porch offering space for furniture. Radiator. Tiled floor. Glazed door to hallway.

Hallway

“L” shaped hallway with doors off to the lounge, kitchen, dining room, bedroom one, family bathroom and WC. Steep staircase to attic rooms. Ceiling light. Laminate flooring.

Lounge 5.37m x 4.64m

Bright spacious lounge with windows to the front and side overlooking both gardens and hills beyond. Feature stone built fireplace with multifuel stove. Space for furniture. Pendant light. Radiator. Laminate flooring.

Kitchen 3.35m x 2.96m

Fitted base, wall and display units incorporating 1 ½ bowl stainless steel sink with mixer tap. Space for freestanding appliances. Storage shelving. Window to the rear overlooking the garden. Tiled floor.

Dining Room 4.33m x 3.93m

Spacious dining room offering great space for hosting friends and family. Adequate space for other furniture. Pendant light. Radiator. Laminate flooring. Window to the rear overlooking the rear garden.



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Bedroom One 4.20m x 3.23m

Double room with large window to the rear allowing natural daylight. Built in wardrobe. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Attic Room (x2)

This side of the house has two attic rooms which are heavily coomed. Both have built-in storage and offer space for a double bed. Windows to the front and rear overlooking the garden. Fitted carpet.

Bathroom 1.74m x 2.89m

Three piece avocado suite comprising WC, wash hand basin and cast iron freestanding bath. Pendant light. Extractor. Vinyl flooring.

The old access to the cottage has been blocked off so we have to go around the side to a separate access.

Kitchen (2) 3.49m x 5.46m

Fitted base, wall and display units incorporating 1 ½ bowl stainless steel sink with mixer tap. Space for freestanding appliances. "Rangermaster". Storage shelving. Window to the rear overlooking the garden. Laminate flooring. Doors to lounge and bathroom.

Lounge (2) 4.39m x 3.91m

Bright spacious lounge with windows to the front and side overlooking both gardens and hills beyond. Feature wood burning stove. Space for furniture. Pendant light. Laminate flooring.

Bedroom Four 3.41m x 3.35m

Double/Twin room with large window to the front allowing natural daylight. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bedroom Five 3.25m x 3.28m

Double bedroom with window to the front with views to surrounding hills. Space for bedside furniture. Pendant light. Radiator. Fitted carpet.

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Bathroom 2.15m 1.75m

Three piece suite comprising WC, wash hand basin and bath with shower over. Mirrored cabinet. Shelving. Pendant light. Extractor. Vinyl flooring.

Garden

The Garden has been beautifully maintained with a mixture of lawn areas, plants, shrubs and trees. A patio area can also be found with space for summer dining and BBQ area. It also includes a shed, wood store and garage. This garden is secure by timber fencing and gated at the front for vehicle and pedestrian access.

Included

All fitted carpets, light fittings, curtains and blinds.

Services

Mains water. Septic tank. Broadband. Electricity.



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Council Tax

Currently Band D. (£1929 p/a including water rates) Discounts available for single occupancy.

Home Report

Please find Home Report on our website or download using details below:

- Ref: www.packdetails.com
- HP765687
- Postcode: AB37 9JA

Price

Offers Over £235,000 are invited for this property.

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

Offers

Formal offers should be submitted to our Caledonia Estate Agency office in Aviemore.

Viewing

Viewing is by appointment only through the Selling Agent.



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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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