

Ord Bhan Newtonmore PH20 1DR

Offers Over £315,000 are invited.

Beautiful, Spacious, Detached Cottage
4 Bedrooms - 2 Bathrooms
Large, Private Enclosed Garden With Private
Parking



FEATURES :

- Well Maintained - High Spec - Move in Condition
- Generous Proportions Throughout
- Mature Garden - Private Parking - Workshop
- Bright Open Plan Kitchen - Sunroom - Lounge
- Home With Character, Tradition, Charm & Space
- Remote Controlled Heating & Hot Water System

CONTACT US :

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Ord Bhan is a charming, extended, detached cottage. Conveniently and centrally located for local amenities and facilities. It is beautifully presented and is in "move in" condition, with solid oak flooring and oak finishes throughout the ground floor. 4 double bedrooms and 2 bathrooms in total, 2 bedrooms and a bathroom are conveniently located on the ground floor, with a further 2 bedrooms and a bathroom upstairs. Open plan living is provided with the cozy lounge, very well equipped kitchen and relaxing sunroom/dining room all flowing into each other. Heating is by an upgraded oil system with option of remote control via the "Hive" phone app, which also links with the "Megaflow" pressurised hot water system. The property is fully double glazed. Electrical fixtures are satin brass or stainless steel, and all rooms feature recessed low voltage lighting.



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.



Garden Grounds

This expansive area to the rear, contains a large patio, workshop, and ample hard standing parking for multiple vehicles. It's fully enclosed, fenced and gated and offers potential for further extension as well as additional garden building options.

Much of the furniture is for sale by separate negotiation, convenient if the home is to be a holiday home or a letting property.

ACCOMMODATION:

Entrance Hallway 4.16m x 1.13m

Welcoming and bright from the leaded glass panels of timber front door. Large walk in cupboard with coat hooks, shelving and storage. Additional, smaller and easily accessible cupboard. Doors to lounge and bedroom two. Staircase to first floor.

Lounge 4.60m x 3.86m

Comfortable lounge with new window to the front allowing natural day light. Fireplace with calor gas connections, pine mantle and tiled hearth. Tv & Internet points. Open plan to kitchen and access to inner hall. Recessed lighting. Two radiators. Oak flooring.

Hallway 2.30m x 1.82m

Bright inner hallway located next to the lounge and kitchen. Space for additional storage units here. High level Velux window. Radiator. Oak flooring. Doors to master bedroom and family bathroom.

Bedroom 1 4.51m x 4.23m

Spacious double bedroom with window overlooking the rear garden. Two built-in wardrobes, one housing the pressurized Megaflo hot water cylinder. Space for superkingsize bed, dresser, chair etc. Recessed lighting. Radiator. Oak flooring.



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Bathroom 2.56m x 2.04m

Three piece "Roca" bathroom suite comprising WC, wash hand basin and bath with Mira shower and folding screen over. Tiles around bath and sink area. Wall mirror. Storage shelving. Shaver point. Heated chrome towel rail. High level Velux window. Oak flooring.

Kitchen 4.51m x 2.42m

Fitted kitchen dresser, antique white units and "Corian" worktop. 1 ½ bowl deep stainless steel sink, Integrated fridge, freezer, microwave, dishwasher, glass induction hob, oven and grill with extractor above. Recessed lighting. Oak flooring. Open plan to sun room/dining area.

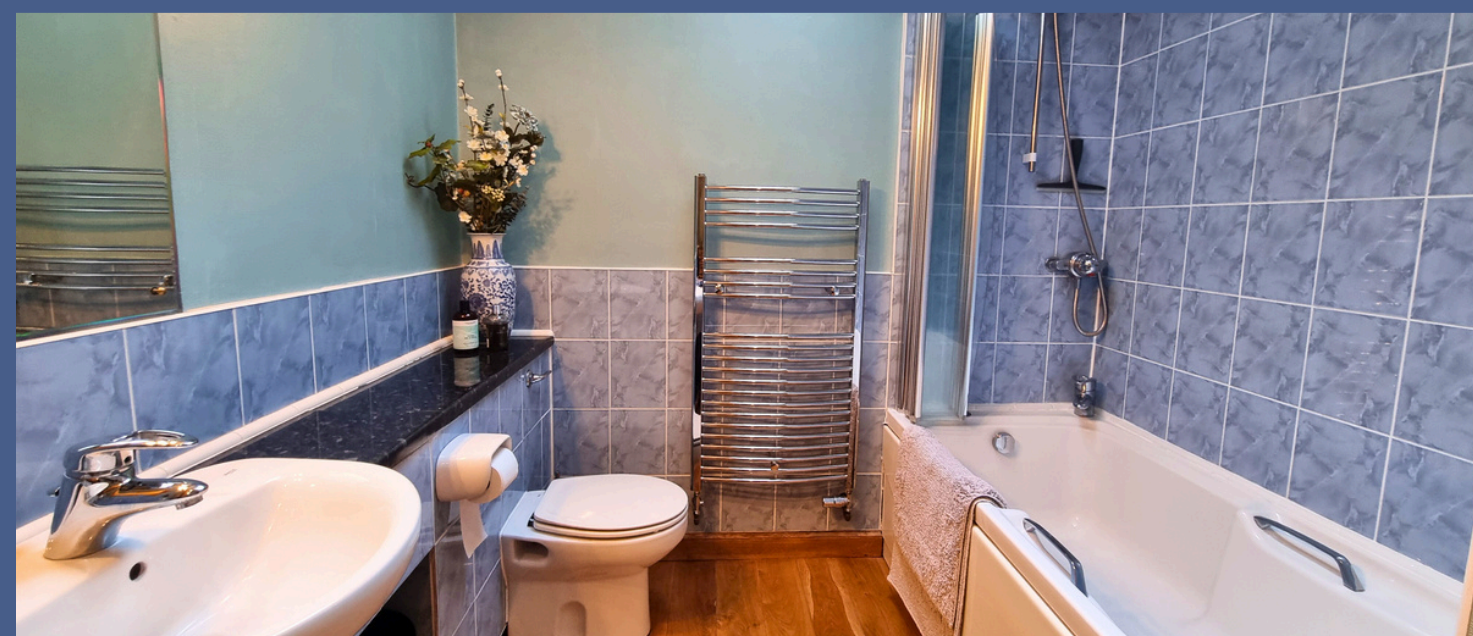
Sun Room & Dining Area 3.62m x 3.24m

Vaulted ceiling with 2 large Velux windows and surrounding windows, overlooking the rear garden. Space for arm chairs, desk, dining furniture. Recessed lighting. Radiator. Oak flooring. Adjacent to the utility area.

Utility Area

The utility area at the back door provides space for a washing machine and tumble dryer. Wall unit with storage shelving. Coat hooks. Recessed lighting. Vinyl tile flooring.

Returning to the main entrance hallway.



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Bedroom 2 4.55m x 3.80m

Spacious double aspect bedroom with windows to the front and rear allowing natural daylight. Feature fireplace on tiled hearth. Space for kingsize bed, lounge chair, dresser and wardrobe furniture. Recessed lighting. Radiator. Oak flooring.

First Floor Landing 4.30m x 2.33m

Bright landing with Velux window to the front. Doors off to remaining two bedrooms and shower room. Large linen cupboard. Recessed lighting. Smoke detector. Radiator. Fitted carpet.

Bedroom 3 3.14m x 3.80m

Twin bedroom with windows to the front & rear. Built-in wardrobes with storage and hanging space. Built in drawers under window. Recessed lighting. Radiator. Fitted carpet.

Bedroom 4 3.80m x 3.33m

Twin bedroom with windows to the front & rear, lovely wide Velux with view to the mountains and garden. Built-in wardrobes with storage and hanging space, built-in storage under window. Recessed lighting. Radiator. Fitted carpet.

Bathroom 2.29m x 2.49m

Three piece "Roca" bathroom suite comprising of WC, wash hand basin & shower cubicle with "Mira" shower, heated towel rail. Two wall mirrors. Recessed lighting. Oak flooring. Opaque window to the rear.



OUTSIDE

The large garden and off-road parking are situated at the rear of the property, accessed by a tarmac drive to the side, and steel framed timber gates. The garden is attractively maintained and is mainly laid to lawn with a mixture of trees and shrubs. There is a large patio and BBQ area and convenient workshop with power and lighting. Outside tap. Oil tank. Boiler. Ample parking for numerous vehicles.

SERVICES

Mains electricity, water and drainage.

HOME REPORT

A Home Report is available. This can also be downloaded from our website: www.caledoniaestateagency.co.uk or by using the below link:

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=IHHumdA2UWNzf0Ry52Le6w%3d%3d>
- Postcode: PH20 1DR
- Energy Performance Band F



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COUNCIL TAX

Currently council tax band E (£2489 P.A – 2024/25) Including water rates. Discounts apply for single occupancy.

PRICE

Offers Over £315,000 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 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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