



Services

Mains water, electricity, solar panels and drainage is to a septic tank.

Extras

All carpets, fitted floor coverings and white goods.

Heating

Biomass boiler and under floor heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

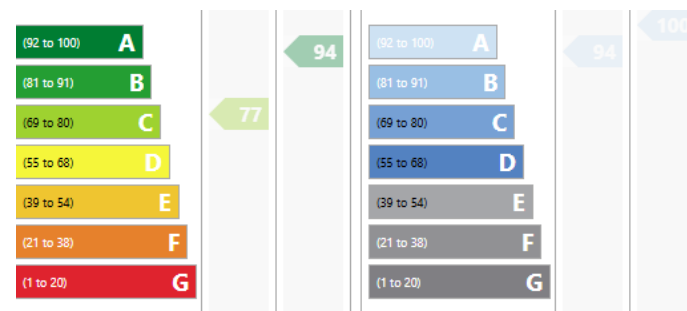
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £675,000
 A full Home Report is available via Munro & Noble website.



Ach-Na-Feidh Duthil, Carrbridge PH23 3ND

A beautifully presented, three/four bedroomed, detached villa that is located in a semi-rural location, and occupies a plot that extends to approximately 4 acres.

OFFERS OVER £670,000

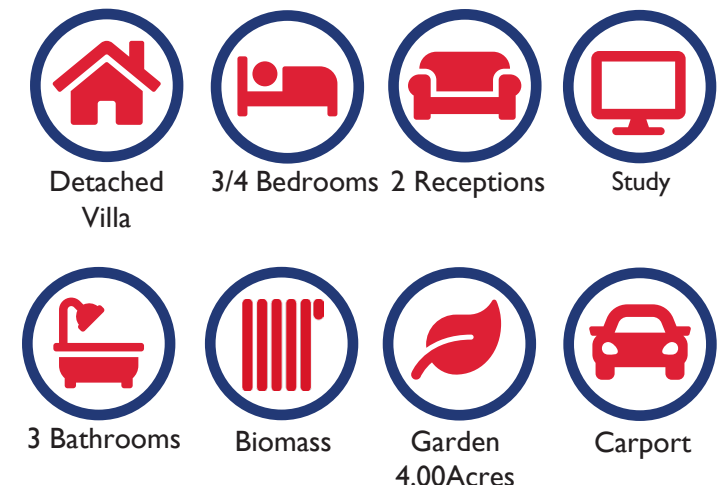
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Bedroom One



Bedroom One En-Suite Shower Room



Bedroom Two



Bedroom Two En-Suite Shower Room



Bedroom Three





Property Description

This impressive, detached villa, offers contemporary and well-proportioned accommodation spread over three floors. The clever use of glazing throughout allows an abundance of natural light, generating a bright and airy environment and the room layout makes the most of the views over the garden. Offering a wealth of features including three/four bedrooms, double glazing, a biomass heating system, solar panels, under floor heating and ample storage provisions, the pristine accommodation will appeal to families and viewing is highly recommended to appreciate the size of the accommodation on offer, as well as the size of the plot it occupies. Upon entering the property via the front door, you are met with a spacious entrance hall which leads to a WC, and a snug (with French doors leading to the front elevation), a kitchen/breakfast room, a double aspect lounge/dining room forms the heart of the home and provides ample space for a large table and chairs, and benefits from a wood burning stove set on a slate hearth. From here, there is an inner hall leading to the family bathroom (which is fitted with a three piece suite, comprising a WC, a wash hand basin within a vanity unit and a bathtub with mains shower over), a double bedroom, a handy utility room, and a rear vestibule giving access to the rear elevation. The kitchen/breakfast room has wall and base mounted units with worktops and 1 1/2 sink with drainer and mixer tap, two wine racks, a spice drawer and the integrated goods include an electric oven, a microwave, a warming drawer, a gas five ring hob with extractor hood over and included in the sale is a fridge/freezer. On the second floor is a small landing and a study/fourth bedroom, from here stairs rise to the third floor gallery landing, with a large storage cupboard and completing the accommodation is a further two double bedrooms, both benefiting from en-suite shower rooms and fitted mirrored wardrobes (with the principle bedroom have two fitted mirrored wardrobes).

Externally, the property sits on a plot extending to approximately 4 acres. The impressive garden grounds are predominantly laid to a well-kept wraparound lawn with some mature trees and the boundaries are formed by timber and iron fencing. There is a gravel driveway which provides ample space for turning and parking for a number of vehicles, and in turn leads to the double carport which is attached to a timber garden shed which has power and lighting. There is a patio area which is perfectly positioned to enjoy the sunshine and watch the deer pass by and a pond that is fed from a spring. Ach-Na- Feidh is located in Duthil, the area is renowned for its natural beauty and wildlife, with many pleasing walks and views over the Cairngorms. The property is situated within the Cairngorm National Park. A spar, a garage/petrol station and a pub can be found in Carrbridge which is approximately 2 miles away. Aviemore is approximately 8 miles away where a more extensive range of amenities can be found.



Rooms & Dimensions

Entrance Hall

WC
Approx 1.86m x 1.12m

Snug
Approx 3.78m x 4.26m

Open Plan Lounge/Dining Room
Approx 7.96m x 6.59m*

Kitchen/Breakfast Room
Approx 4.23m x 2.81m

Inner Hall

Bathroom
Approx 2.39m x 2.27m

Bedroom Three
Approx 2.98m x 3.57m

Rear Hall

Utility Room
Approx 1.86m x 2.83m

Rear Vestibule
Approx 1.38m x 1.61m

Study/Bedroom Four
Approx 2.50m x 2.66m

Gallery Landing

Bedroom One
Approx 3.42m x 3.57m

En-Suite Shower Room
Approx 1.80m x 1.72m

Bedroom Two
Approx 2.87m x 3.57m

En-Suite Shower Room
Approx 1.40m x 2.43m

*At widest point

