Fairlawn
Kinchurdy Road,
Boat Of Garten,
PH24 3BP

Offers Over
£2,500,000







tailormade moves

The main house is designed for luxurious family living and entertaining. A large entrance hall welcomes you in. A Linn speaker system runs throughout the lounge, dining room, kitchen, sunroom, whisky room and out to the patio, so music can follow you through the house and into the garden. The impressive lounge/dining room has a striking fireplace with open fire and plenty of space to gather with family and friends. The heart of the home is an open plan kitchen/dining/family room with its own open fire. The kitchen is centred round an electric AGA 110 Range, with an integrated electric module that adds a grill, an oven and four rings. A central island houses the sink with a waste disposal unit. There is also an integrated microwave and dishwasher, and a large freestanding American style fridge/freezer with ice dispenser. A utility room sits off the kitchen, with a washing machine and an integrated fridge. Doors from the family area open directly to the garden, so it is easy to move between indoors and out on summer evenings. The whisky room/snug, also with an open fire, is the perfect retreat at the end of the day. A bright sunroom and a stylish WC complete the ground floor.
Upstairs, the principal bedroom is a luxurious showpiece. A freestanding bath sits within the room itself, alongside an open fire, and doors lead out to a private balcony overlooking the rear garden to the mountains beyond. The vaulted ceiling is fitted with electric blinds. The suite also has a walk in wardrobe and an ensuite shower room. Bedrooms two and three both have ensuite facilities, and bedroom two also has a second balcony. Bedroom four and a further shower room complete the upper floor. Three of the four bedrooms have electric curtains.

- Spectacular four bedroom luxury family home with two licensed luxury holiday lodges
- Landscaped rear garden with duck pond, patio and hot tub with the Strathspey Steam Railway runs along the foot of the garden
- Four open fires throughout the main house
- Four bedrooms, three with ensuite, principal suite with freestanding bath, open fire, balcony, walk in wardrobe and vaulted ceiling with electric blinds
- Biomass pellet heating to all three properties with eight years of RHI payments remaining
- Set within approximately 3.4 acres, overlooking the 4th fairway of Boat of Garten Golf Course with views to the Cairngorm Mountains
- Open plan kitchen/dining/family room with electric AGA, lounge/dining room, sunroom, whisky room/snug
- Linn multi room sound system throughout the ground floor and patio
- Wildcat Lodge (one bedroom) and Red Squirrel Lodge (three bedrooms with integral garage), both with five star guest reviews
- Double glazing, CCTV, security alarm and fire alarm, driveway with large turning circle and parking for 6 cars



Extras: Add text here

Services: Add text here

Council Tax: Exempt

Floor Area: 2604.89 sq ft

Date of Entry: Add text here

Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

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