

Rowan Tree House, Glenlivet Ballindalloch AB37 9DB

Offers Over £220,000 are invited.

Idyllic 4 Bedroom Semi-Detached Villa
Situated in a Stunning Location
Offering Panoramic Views



Features:

- Bright Lounge With Wood Burning Stove & Stunning Views
- Open Plan Kitchen & Dining Area
- Family Four Piece Bathroom Suite & Separate Shower Room
- Oil Fired Central Heating, Full Double Glazing & Wood Burning Stove
- Private Driveway, Car Port & Detached Garage
- Idyllic Location Close To Scenic Walking Trails

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



Rowan Tree House is an idyllic 4 bedroom semi-detached villa situated in a stunning location offering panoramic views across the valley. This spacious and well-presented home benefits from loads of character and charm as well as flexible accommodation. The house boasts a cozy sitting room with amazing views to the front, an open plan kitchen and dining area as well as walk in pantry and laundry room, 4 bedrooms which offer space for a home office or craft room, two beautifully finished bathrooms and a WC.

Some notable accommodation include the lovely modern kitchen which offers a great space for hosting friends and family, the four piece bathroom suite with the feature free standing bath and then finally the spacious master bedroom with walk-in wardrobe.

This stunning property also offers amazing outside space and numerous outbuildings which all add to the desirability of this amazing family home. This unique opportunity to own a spacious, comfortable home in a truly special location doesn't come up very often. Viewing is highly recommended to fully appreciate what's on offer.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

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 Leth ski resort.

Situated between the Rivers Avon and Conglass, the Glenlivet Estate is an ideal place from which to explore the north eastern Cairngorms and Speyside Malt Whisky Trail.

OUTSIDE

Externally, the property boasts a generous garden grounds which are mainly laid to lawn. The beautifully maintained garden includes mature plants, trees and shrubs as well as workshop, carport, woodstore and greenhouse. There is also a timber garden room which offers a peaceful retreat to enjoy the views and a paved patio area offering space for garden furniture.

INCLUDED

Fitted floor coverings, some curtains, blinds, select light fittings & integrated kitchen appliances.

SERVICES

Mains electricity, water and septic tank.

COUNCIL TAX

Currently Band D (£2127.48 pa 2025/26), including water rates.
Discounts are available for single occupancy.



WWW.CALEDONIAESTATEAGENCY.CO.UK



HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=tS0usln3ERhVLmqXiZhwaw%3d%3d>
- Postcode: AB37 9DB
- Energy Performance Certificate Rating: Band E
- Home Report Value: £220,000

PRICE

Offers Over £220,000 are invited for this property.

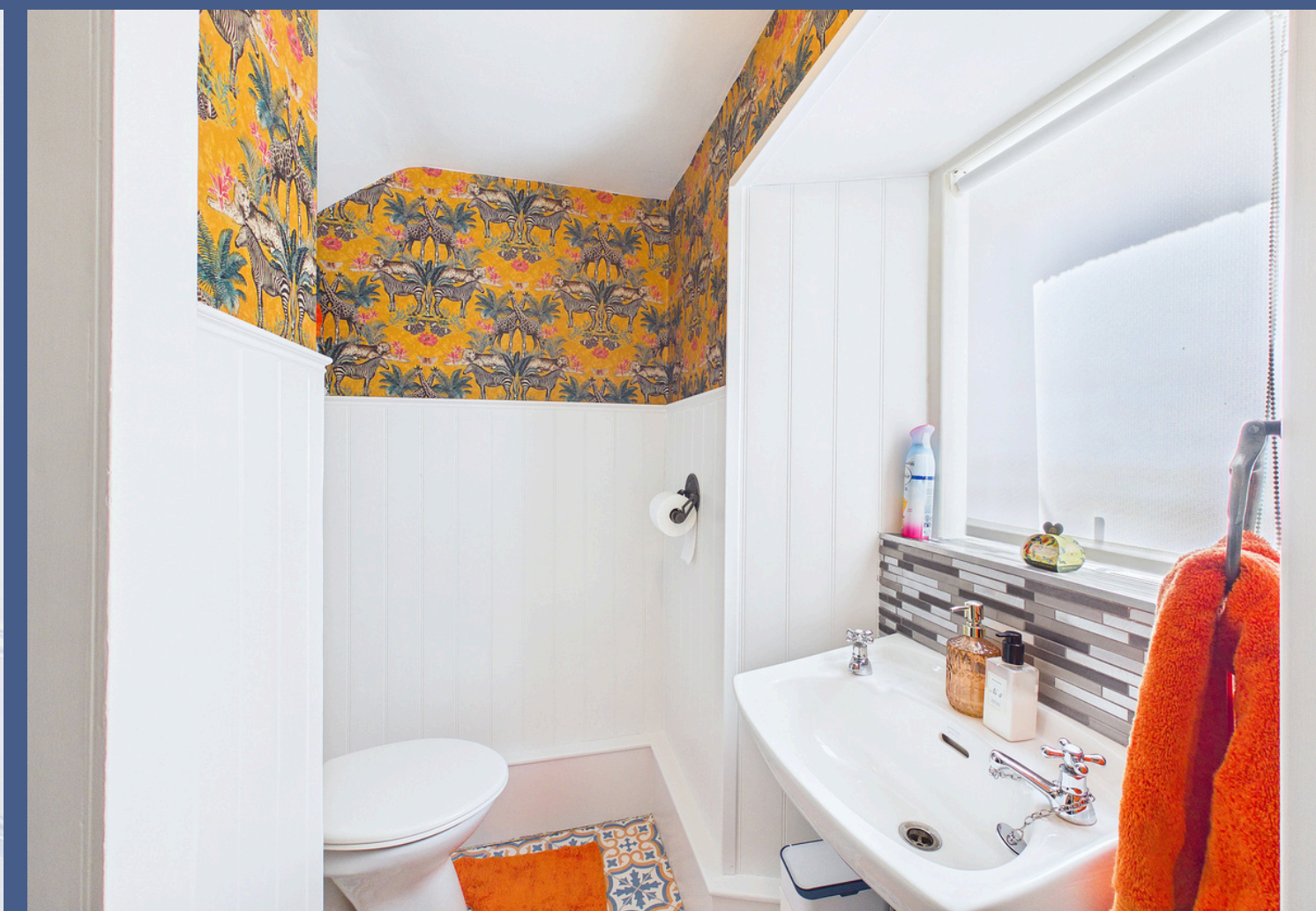
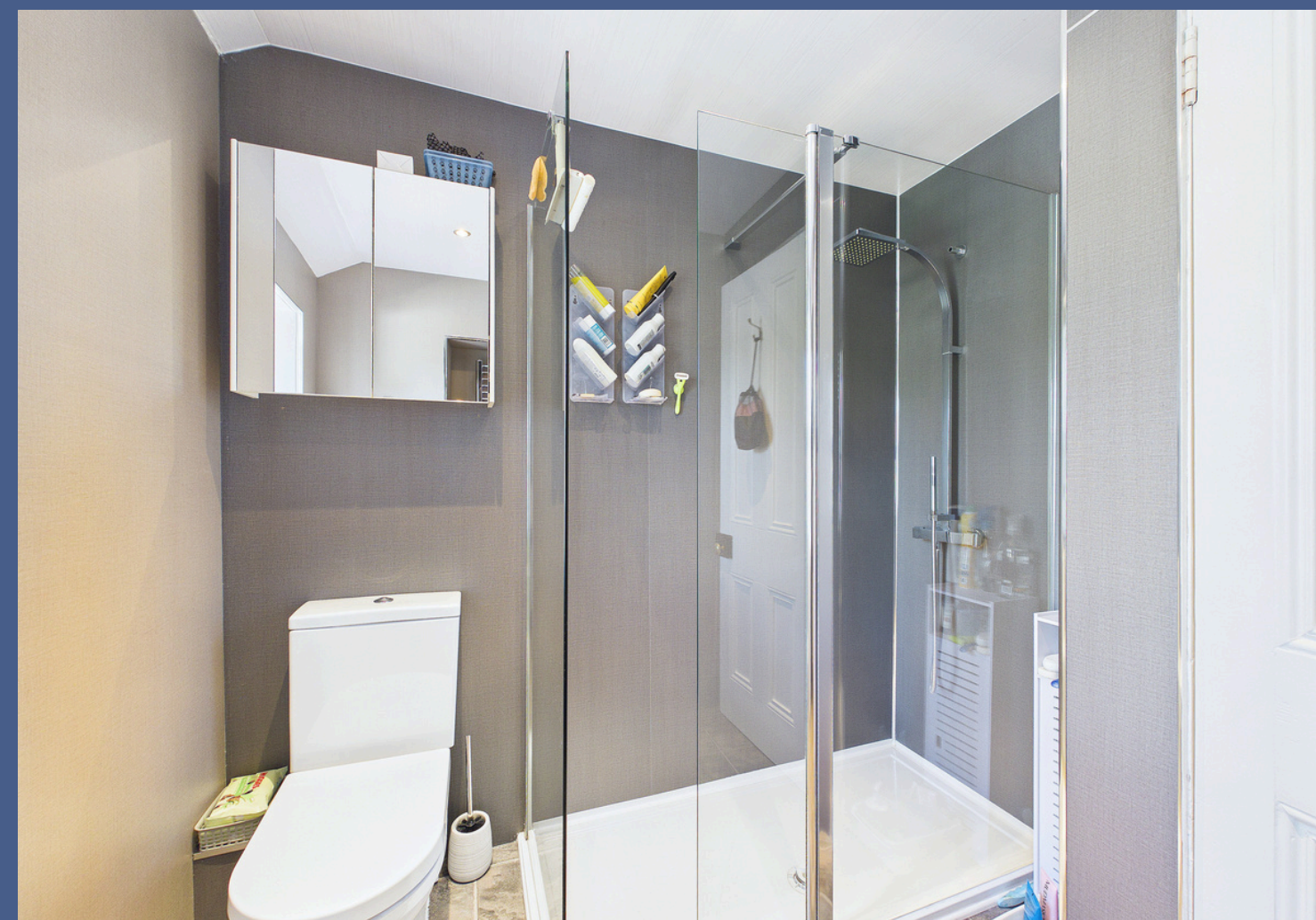
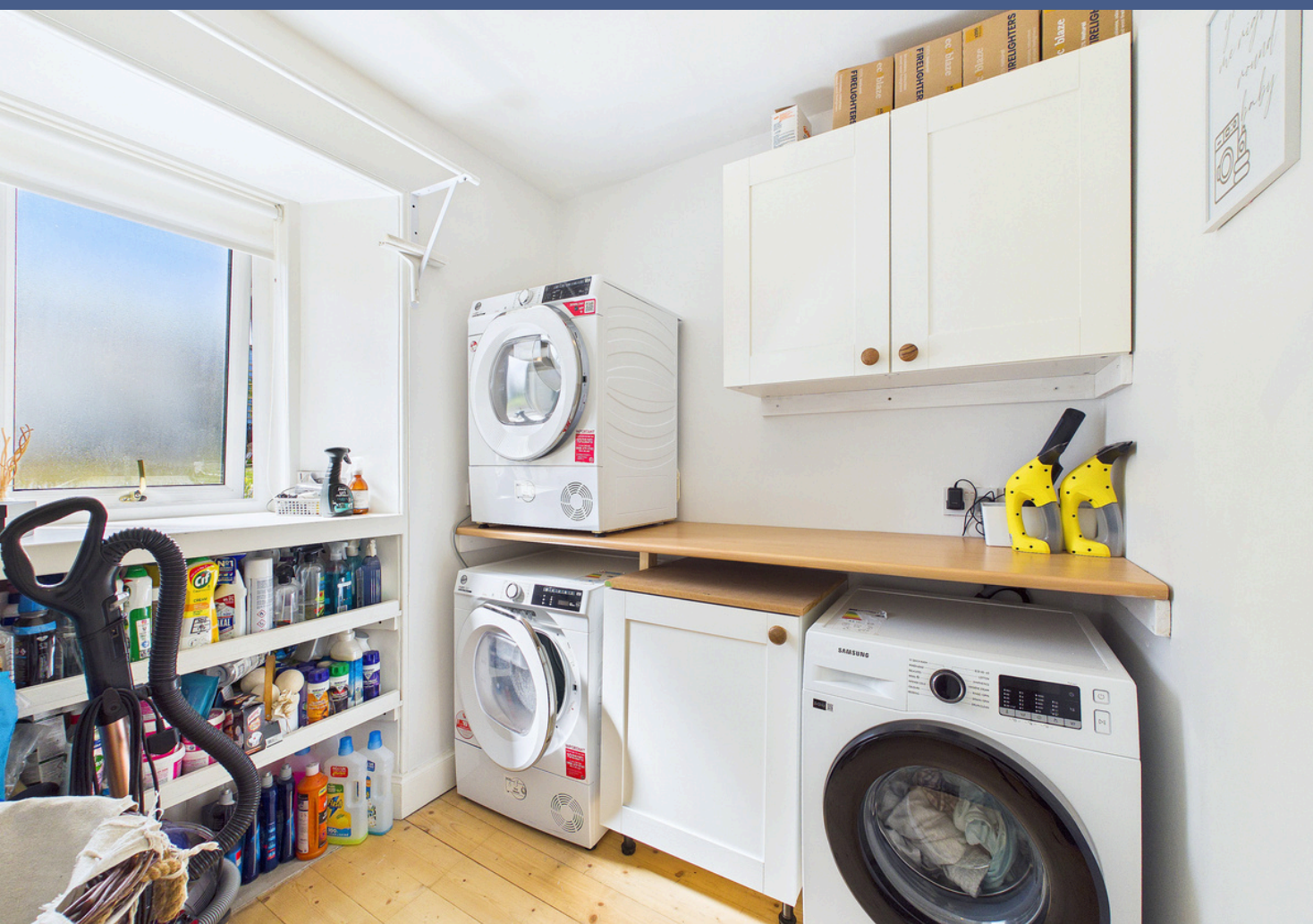
The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewings are by appointment 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

