

Briar Grove
Ardbroilach Road
Kingussie
PH21 1LD

Offers Over £460,000

Five Bedroom Traditional Stone Built
Victorian Villa



Features:

- Period Property With An Abundance Of Character
- Single Glazing, Oil Central Heating & Open Fire Place
- Modern Fitted Kitchen & Spacious Double Aspect Dining Room
- Substantial Sized Garden Grounds
- Close To Local Woodland Walks & Bike Trails

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“Briar Grove” is a traditional stone and slate house of character, located within approximately ½ an acre of garden grounds in a desirable residential area of Kingussie. Set back off the road, the property has direct access to popular woodland walks and bike trails as well as beautiful views to the front and rear. This traditionally built property benefits from great sized accommodation, a stunning dining room which is great for hosting family and friends and a modern kitchen which has been finished to a very high standard. The property also boasts some traditional features, such as deep skirtings, paneled doors and decorative ceiling coving, all of which add to the character of this stunning period property. In good condition, the house is currently used as holiday home and holiday let investment property but could also make a stunning family home or second home. The substantial garden grounds measure approximately ½ an acre and include two timber sheds and a timber garage.



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.



Kingussie, the capital of Badenoch, is part of the Cairngorm National Park with an abundance of wildlife and a diversity of year round recreational and sporting facilities such as hill walking, bird watching, golf, fishing and shooting to name but a few. There are many amenities available including shops, hotels, primary and secondary schools, as well as an 18 hole golf course, tennis courts, bowling green and other leisure facilities which include the sports and community complex. Kingussie is served by mainline rail and road links and is around an hour's drive from the nearest Airport. The house itself sits on an elevated, south facing position and enjoys views over the Hazel Wood towards Creag Bheag. The tennis courts and excellent Kingussie Golf Club are both close by and the town centre with all its amenities is approximately 0.5 mile away.

ACCOMMODATION:

Entrance Vestibule 1.26m x 1.95m

A double timber entrance door with high level window opens to the entrance vestibule. Coat hooks. Pendant light. Fitted carpet. Glazed door to shower room and entrance hallway.

Shower Room 2.21m x 1.74m

Three piece white suite comprising of a WC, pedestal wash hand basin and corner shower unit with overhead mains shower. Wall mirror. Toilet accessories. Heated towel rail. Radiator. Vinyl flooring. Opaque window to the front.

Entrance Hall

Spacious hallway with two windows offering natural daylight. Stunning winding staircase to first floor landing. Space for furniture. Doors off to lounge, dining room, kitchen and bedroom five. Storage cupboard with shelving. Low level storage. Ceiling coving. Pendant light. Radiator. Fitted carpet.

Lounge 3.90m x 6.41m

Comfortable, double aspect lounge with windows to the front overlooking the garden grounds and window to the side offering natural daylight. Feature fireplace with open fire and tiled hearth with oak mantel piece. Space for furniture. Shelved display recess. Picture rail. Smoke alarm. Ceiling coving. Pendant light. Two central heating radiators. Fitted carpet.



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Dining Room 3.85m x 6.20m

Stunning double aspect dining room with windows to the front and side allowing an abundance of natural daylight. Space for both family and formal dining. Space for furniture. Edinburgh press. Feature open fireplace with oak mantel piece. Pendant light. Ceiling coving. Picture rail. Smoke alarm. Radiator. Fitted carpet.

Kitchen 4.26m x 4.83m

Modern and contemporary fitted kitchen with stunning central island and base and wall units incorporating 1 ½ bowl stainless steel sink, dishwasher, oven, hob and grill with extractor above. Breakfast bar for family dining. Pantry cupboard. Smoke alarm. Four pendant lights. Radiator. Doors to utility and entrance hall. Two windows to the side.

Utility Room 5.42m x 1.88m

Handy utility area offering space for freestanding appliances. Plumbed for washing machine. Hot water cylinder. Central heating boiler. Electrical consumer unit. Fluorescent lighting. Windows to rear. Door to rear garden.

Bedroom Five/Study

Single bedroom with a window to the side offering natural daylight. Space for furniture. Pendant light. Ceiling coving. Radiator. Fitted carpet.

A staircase with wooden balustrade leads up to the first floor. Dado rail. A long, well positioned window allows natural light on the landing. Doors of to bedrooms 1-4, family bathroom and WC.

Bedroom 1 5.43m x 3.90m

Bright and spacious front facing room overlooking the garden and with views of the hills. Space for bedroom furniture. Feature open fireplace. Edinburgh press. Pendant light. Ceiling coving. Radiator. Fitted carpet.

Bedroom 2 3.66m x 1.65m

Single bedroom with a window to the front offering limited views of surrounding hills. Space for furniture. Pendant light. Ceiling coving. Radiator. Fitted carpet.

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Bedroom 3 3.96m x 5.02m

Bright, double aspect bedroom with windows to the front and side overlooking the garden grounds and offering great views of the surrounding hills. Feature fireplace. Edinburgh press. Space for furniture. Pendant light. Ceiling coving. Radiator. Fitted carpet.

Bedroom 4 3.97m x 4.92m

Double/Twin bedroom with window to the side overlooking the garden grounds. Space furniture. Pendant light. Ceiling coving. Radiator. Fitted carpet.

Bathroom 3.59m x 1.84m

Modern bathroom with three piece white suite comprising bath with mixer shower and glazed side screen, WC and vanity wash hand basin. Tiles around bath. Illuminated wall mirror. Toilet accessories. Heated towel rail. Radiator. Recessed lighting. Wall lights. Vinyl tiled floor. Underfloor heating. Opaque window to the front.

Garden

The substantial garden grounds sit in approximately ½ an acre of land. They are enclosed by a beautiful stone dyke wall and accessed via timber gates to the front. The garden is mainly laid on the lawn with some beautiful mature shrubs, trees and plants. Timber garage. Two timber sheds. Gravel driveway and parking for numerous vehicles. Rear gate to access woodland walks and bike trails.

INCLUDED

Fitted carpets, blinds, curtains & light fittings. Please be advised the property will be sold with the majority of the furniture and all offers must take this into consideration.



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SERVICES

Mains electricity, water and drainage. Telephone.

COUNCIL TAX

Currently used as a business so rates are unavailable. Discounts are available for second home occupancy.

HOME REPORT

A Home Report is available and can be downloaded using the flowing link:

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=TiUdP9Hq%2b0%2fGZII0wCprRw%3d%3d>

Postcode: PH21 1LD

Energy Performance Certificate Rating: Band F

PRICE

Offers Over £460,000 is 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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