

# Stabul-Ur Tomatin IV13 7XY

OFFERS OVER £500,000

Five Bedroom Detached Villa With  
Incredible Views Across the  
Strathdearn Valley



## Features:

- Triple Aspect Lounge With Floor to Ceiling Windows
- Magnificent Master Bedroom With Balcony
- Full Double Glazing & Oil Central Heating
- Beautiful Gated Garden Grounds & Triple Integral Garage
- Great Location On The Edge Of The Village

## CONTACT US :

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“Stabul-Ur” is situated on the edge of the village on an elevated position which offers incredible views over the surrounding countryside and Strathdearn Valley. This five bedroom detached property has great accommodation throughout and benefits from great social space as well as stunning garden grounds. The accommodation includes a beautiful triple aspect lounge with outstanding views, a modern kitchen with space for family dining and a magnificent master bedroom offering panoramic views from the balcony. Other benefits include oil fired central heating, full double glazing, and high quality finishings. The property also boasts a triple integral garage and a timber outbuilding which could be used as a home office, workshop or gym.



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.

This unique property offers a rare opportunity to own a peaceful home with a sizable garden and breathtaking views, within commuting distance of Inverness and Aviemore. The property is currently a family home but could also work as a holiday home or a holiday let investment property given its situation and closeness to both Inverness and the Cairngorms.

Viewing is highly recommended to fully appreciate the property and location on offer.



## ACCOMMODATION:

Entrance Vestibule 1.65m x 1.14m

Solid timber stable door opens to front porch. Spotlight rack. Tiled floor. Glazed door opens to entrance hallway.

Entrance Hallway 4.07m x 3.63

Bright, spacious hallway with stunning feature staircase to first floor landing. Doors off to lounge, kitchen, dining room, bedroom five, /office, bedrooms one and two and family bathroom. Space for furniture. Pendant lights. Smoke Alarm. Radiator. Laminate flooring.

Lounge 6.41m x 3.86m

Impressive, triple aspect room with floor to ceiling windows overlooking the front garden and providing stunning views across the Strathdearn Valley. Space for furniture. TV point. Ceiling light. Radiator. Laminate flooring.

Kitchen 4.70m x 3.61m

Modern fitted kitchen with base, wall and display units incorporating 1 ½ bowl composite sink and extractor above the range cooker. Space for freestanding appliances. Plumbed for dish washer. Tiles around work surfaces. Beautiful handmade build-in bench seating and table offering space for family dining. Recessed lighting. Radiator. Vinyl flooring. Door to utility. Window to front offering a great view down towards the river Findhorn.



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Utility 2.69m x 2.85

Base units incorporating stainless steel sink with mixer tap. Storage shelving. Space for fridge, freezer. Plumbed for washing machine. Door to garage. Window to the rear.

Back to entrance hallway.

Dining Room 4.70m x 3.61m

Separate dining room with patio doors opening to the rear garden. Space for family for formal dining. Space for furniture. Pendant light. Radiator. Laminate flooring.

Office/Bedroom Five 2.37m x 2.94m

Comfortable room offering space for a home office or children's room. Space for furniture. Recessed lighting. Fitted carpet. Window to the rear.

Bedroom One 3.96m x 2.77m

Double bedroom with a window to the rear offering natural daylight. Built-in double bed, double wardrobe and dressing table. Pendant light. Radiator. Fitted carpet.

Bedroom Two 3.97m x 2.89m

Double bedroom with window to the side. Cupboard space offering hanging and storage space. Adequate space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Family Bathroom 2.39m x 2.15m

Three piece bathroom suite incorporating a corner bath with shower over, pedestal wash hand basin and WC. Wall mirror. Recessed lighting. Tiled floor. Opaque window to the side.

Staircase to first floor landing.

Spacious landing with doors off to remaining bedrooms, second bathroom, snug and second lounge. Loft hatch. Radiator. Fitted carpet.

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Master Bedroom 5.38m x 4.26m

Stunning triple aspect bedroom with balcony overlooking the Strathdearn Valley. Space for bedroom furniture. Walk-in wardrobe. Pendant lights. Radiators. Fitted carpet.

Bedroom Four 4.60m x 2.98m

Double bedroom with window to the side offering views towards the woodland. Velux window. Space for furniture. Recessed lighting. Radiator. Fitted carpet.

Bathroom 3.59m x 1.84m

Four piece suite comprising of a cast iron freestanding bath, WC, pedestal wash hand basin and corner shower with mains shower. Recessed lighting. Extractor. Radiator. Velux window.

Snug 4.63m x 4.00m

Comfortable space currently being used as a reading room. Windows to the front and rear allows natural daylight. Space for furniture. Pendant light. Radiator. Fitted carpet. Door to second lounge.

Second Lounge 10.30m x 4.40m

Extended, double aspect room offering panoramic views across the valley. Space for lounge, dining or bedroom furniture. Great space which offers a lot of flexibility. Recessed lighting Radiators. Fitted carpet.

Garden Grounds

Stunning garden grounds with a gated entrance. Triple integral garage with electric up and over doors, housing the boiler and outside tap. Timber out building used as a workshop but could become a home office or gym. Timber garden shed. Mainly laid to lawn with some mature trees, plants and shrubs.



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## INCLUDED

Fitted floor coverings, light fittings, and blinds, fridge and freezer (both free-standing), washing machine in utility room, fitted Austrian-style bedroom suite in Bedroom One, and fitted Austrian-style dining set in the Kitchen."

## SERVICES

Mains electricity, water and septic tank..

## COUNCIL TAX

Currently Band F (£2921 pa 2022/23), including water rates. Discounts are available for single occupancy.

## HOME REPORT

A Home Report is available for this property and can be downloaded using the following link:

<http://www.packdetails.com/>

·Reference: HP739218

·Post Code – IV13 7XY

·Energy Performance Certificate Rating: Band D

## PRICE

Offers Over £500,000 are invited for the property.

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

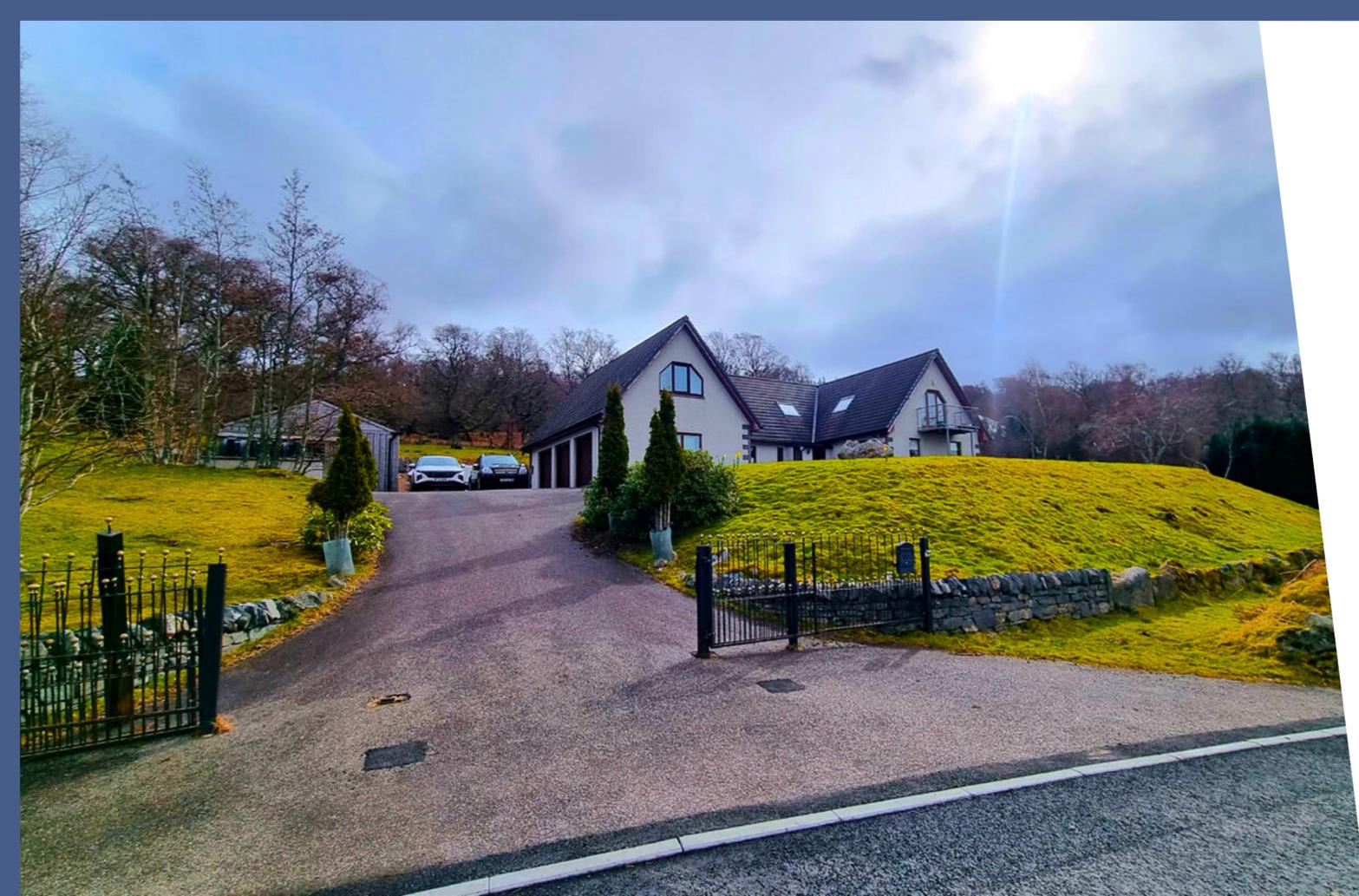
## VIEWING

Viewing is 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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