

Araucaria Drumullie Boat of Garten PH24 3BX

OFFERS OVER £440,000

Four Bedroom Detached Villa With
Detached Garage & Great Views



Features:

- Triple Aspect Lounge With Woodburning Stove
- Open Plan Kitchen & Dining Area
- Full Triple Glazing & Air Source Heat Pump
- Full Fibre Internet Connection & Electric Car Provision
- Great Location Close To Boat of Garten

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Araucaria is a luxury villa with a detached garage set in a reasonable sized plot on the outskirts of Boat of Garten. This individually designed property benefits from a stunning open plan kitchen and dining area as well beautifully finished bathroom suites which include Porcelanosa sanitary ware and tiles. The external wall finishes are a mix of Sto render and pre-finished larch cladding. The property offers spacious accommodation over two floors, with four double bedrooms, two of which has an en-suite and two which share a jack and jill shower room. Central heating is provided by a newly installed air source heat pump, underfloor heating on the ground floor and radiators on the first floor. Landscaped gardens with single detached garage and a timber wood store complete the garden grounds. This stunning property is in immaculate condition and will be extremely popular due to its idyllic location.



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.

There is also an adjacent plot of land that measures approximately 0.28 of an acre. This plot has full planning permission and would be available on separate negotiation. The planning application can be found on the highland council planning page using the following reference: 18/05932/FUL. This is a rare opportunity to purchase a property in one of the select settlements on the outskirts of the desirable village of Boat of Garten.

Boat of Garten is a quiet Highland village located off the A9 Inverness to Perth trunk route and approximately 6 miles from Aviemore. The village of Boat of Garten provides a post office/store, hotel with bar and restaurant, coffee shop & gallery, excellent restaurant, primary school and parish church.



ACCOMMODATION:

Dining Area 6.96m x 4.69m

Security entrance door with opaque viewing panel opens to a bright hallway. The hallway leads to a grand dining area which benefits from multiple windows and patio doors opening to the front garden. Space for a substantial dining room table for hosting friends and family. Double access under stair storage cupboard. Feature split level staircase leading off to all bedrooms. Doors to lounge, kitchen, utility and shower room.

Lounge 6.50m x 4.37m

This bright and spacious lounge benefits from numerous windows to the front, side and rear producing fantastic natural light. The main feature of the lounge is the freestanding wood burning stove set on a slate hearth. Space for lounge furniture. Pendant lights. Fitted carpet.

Kitchen / Dining Area 6.48m x 4.41m

The kitchen/dining area is beautifully designed with contrasting black and white worktop and units. The fitted base and wall units incorporate integrated oven, hob, grill, fridge freezer, dishwasher and 1 ½ bowl sink and extractor. Breakfast bar offering space for family dining. Windows to the front and side offering natural daylight.

Utility Room 4.50m x 2.25m

Base units incorporating stainless sink with drainer and integrated washing machine. Door to large cupboard which house the hot water tank and electrical consumer unit.



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Shower Room 2.29m x 1.75m
Modern three piece white suite comprising WC, wash hand basin and walk in shower. Full height Porcelanosa wall and shower tiles. Illuminated wall mirror. Extractor fan. Opaque window.

Stairs to First Floor Landing
Beautiful split level staircase with half landing leads to the first floor. Loft hatch. Doors to all 4 bedrooms. Pendant lights. Fitted carpet.

Master Bedroom 4.40m x 3.95m
This deluxe double room has windows to both the side and rear offering great views and plenty of natural daylight. Built-in double wardrobe with storage and hanging space. Walk-in wardrobe with single wardrobe. Radiator. Fitted carpet. Door to en-suite shower room.

En-suite 4.53m x 2.17m
Four piece white suite comprising WC, wash hand basin and luxury double shower unit with mixer tap and full size bath. Full height. Mirrored cabinet above sink. Extractor fan. Ceiling light. Heated towel rail. Tiled flooring. Velux window to rear.

Bedroom 2 2.87m x 3.42m
Bright double room with windows to the front overlooking the garden. Double built-in mirrored wardrobe with hanging and storage space. Pendant light. Fitted carpet.

Bedroom 3 3.24m x 3.48m
Spacious double bedroom with two windows to the front. Space for furniture. Radiator. Fitted carpet.

Bedroom 4 4.40m x 2.75m
Double room with window to the rear. Built-in storage cupboard with plumbing for washing machine. Space for bedroom furniture. Door to ensuite bathroom.

En-suite 3.20m x 2.15m
Four piece white suite comprising WC, wash hand basin and luxury corner shower unit with mixer tap and full size bath. Extractor fan. Ceiling light. Heated towel rail. Tiled flooring. Velux window to rear.

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Garage 6.50m x 3.55m

Significantly sized detached garage with electric up and over roller door as well as a side entrance door and window. Power and lighting. Wired for electric car charging point. Concrete base.

OUTSIDE

Garden

Double farm-style gates open to a private chipped driveway that leads to parking area and spacious detached garage. The garden is fully secure with both timber and post and wire fencing. The main garden has been beautifully landscaped and is mainly laid to lawn with pathways. The garden attracts many varieties of birds, red squirrels and other wildlife. Log store. External water tap.

INCLUDED

Fitted carpets, floor coverings, light fittings & blinds.

SERVICES

Mains electricity, water and treatment drainage plant (pumping station) Telephone. Satellite dish. Ultra-fast wired internet connection.

COUNCIL TAX

Currently Band E £2,489(2023/24) including water rates. Discounts are available for single occupancy.



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HOME REPORT

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

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=Q5SZzWp3l%2b2WniEla%2bDIgw%3d%3d>
- Post Code: PH24 3BX
- EPC: Band B

PRICE

Offers over £475,000 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 Caledonia Estate Agency office in Aviemore.

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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