

Oak Cottage, Lynwilg, Aviemore, PH22 1PZ



A rare opportunity to purchase a spacious detached three bedroom (two en-suite) period house in a superb location with superb views to the Cairngorms Mountains. Located in the small clachan of Lynwilg by Aviemore, this desirable property has been completely refurbished throughout. The property is new to the market and has never been occupied since refurbishment in 2021/2022. It provides spacious accommodation over two floors in a pleasant open location, ideal as a family home or potential second residence. The extensive garden is low maintenance, with driveway / parking area and a selection of timber outbuilding including a timber garage.

- Stunning family home with real character
- Entrance vestibule
- Bright spacious lounge with feature stove
- Spacious kitchen / diner with integral Bosch & Neff appliances
- Ground floor, two double bedrooms with en-suites
- First Floor, large master bedroom and family bathroom with clawfoot tub and separate shower
- Low maintenance garden / patio area in grounds of 0.33 acres
- Dedicated parking / timber garage
- Outstanding location

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STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

OFFERS OVER £395,000 ARE INVITED

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www.highlandpropertyservices.co.uk

AVIEMORE is an internationally known resort with splendid facilities for both summer and winter activities. Its superb location at the gateway to the recently designated Cairngorms National Park has added to Aviemore's profile as an all year round holiday village. Recent improvements to the village streetscape and centre have also added to the extensive appeal of the village. Sporting facilities include a new swimming pool / leisure complex, with a newly completed 18 hole Championship Golf Course at Dalfaber on the periphery of the village. The river Spey flows through the village and there are extensive woodland walks and mountain bike trails. The nearby Cairngorm Mountain and Funicular Railway offers a range of activities and winter sports. Aviemore is on the main rail line from Inverness/ London and is just off the A9 trunk road. It has its own primary school and health centre with secondary education available at Grantown-On-Spey or Kingussie.

THE PROPERTY

PH22 1PZ

Oak Cottage is located within the small clachan/ community of Lynwilg, which is located at the southern entrance to Aviemore, just off the main A9 Inverness to Perth trunk route. Historically, most of the properties in this area formed part of the Duchess of Gordon's Kinrara Estate and have never been offered for sale individually. Accordingly, this is a rare opportunity to purchase an outstanding house on the periphery of Aviemore. Kinrara Gin Distillery is nearby as is access to the popular mountain biking and walking trail on the Burma Road. There are extensive walks, biking trails, lochs and spectacular scenery practically on your doorstep.

The cottage is of non-standard construction and accordingly is unlikely to be deemed appropriate for a mortgage. There is a recently installed oil central heating / hot water system with recently installed sash and case style double glazing windows and external doors throughout. We understand the property also benefits from having recently been rewired and re-plumbed. All named appliances are included plus all carpets, floor coverings, curtains, blinds and light fittings.

OPEN PLAN KITCHEN / DINER

Bright, airy room with panoramic bay window and recently installed kitchen with excellent range of base, wall and drawer units with complementary work surfaces and stainless steel sink. Neff electric hob / extractor, Bosch fridge freezer, dishwasher, oven. Feature arch and adequate space for dedicated breakfast area. Cupboard housing the pressurised water system. Control panel for heating/hot water. Radiator. Vinyl flooring. Heat detector.

ENTRY

Two steps under roof canopy to high security external door into hall. External lamp.

HALL

(1.07m x 4.95m)

Doors to kitchen, living and bedrooms. Stairwell to upstairs landing. Radiator. Smoke alarm. Vinyl flooring. Wall lights x 3.

LOUNGE

(4.99m x 4.39m)

Bright spacious dual aspect room with panoramic bay window. Feature Woolly Mammoth wood burning stove (4.6kw) with slate hearth. Radiator. TV and telephone point. Smoke alarm. CO2 Alarm.



BEDROOM 1**(3.66m x 3.35m)**

Attractive room with window to side and dressing room with twin mirror wardrobes in corridor (2.05m x 0.95m) (Velux window) to shared en-suite shower-room with Jack & Jill door. Radiator x 2.

**BEDROOM 2****(3.9m x 3.98m)**

Dual aspect airy room with French door out to the patio area. Radiator. Wall electric fuseboard cupboard. Carpet.

**SHOWER ROOM****(5.4m x 1.62m)**

Opaque window to side. Mains heritage walk in shower with glass screen. WC and washbasin with LED backlit mirror. Shaver point. Wall storage cupboard (1m x 0.8m). Extractor. Vinyl flooring. Radiator.

**EN-SUITE****(3.51m x 2.39m)**

Window to side. Twin mirror wardrobes, Heritage range bath with combi tap/shower extension, wash basin and WC. Shower screen. Mirror. Radiator. Extractor. Vinyl flooring.

**UPSTAIRS stairway/landing**

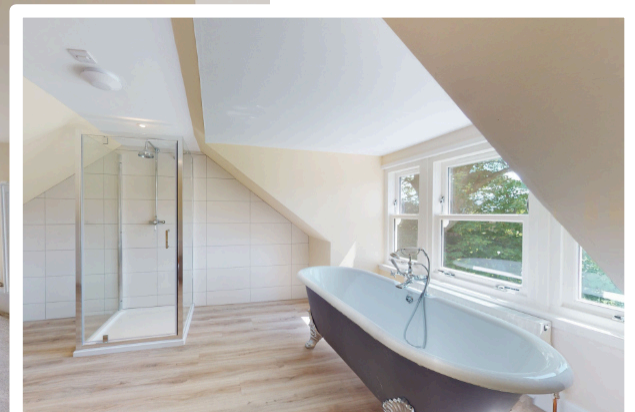
Wall lights, built in storage cupboard (0.9m x 0.85m), Velux window, smoke alarm.

BEDROOM 3**(4.54m x 4.89m)**

Bright double bedroom with partial coombe ceiling (full height 2.05m) with triple panoramic dormer style window. Radiator. Carpet.

**FAMILY BATHROOM****(4.92m x 3.46m)**

Bright and airy luxury bathroom with triple panoramic dormer style windows to front. Feature, Heritage cast iron roll top bath with combination tap & shower extension. Heritage range mains shower and glass cabinet. Wash basin and WC. Radiator. Extractor. Vinyl flooring.



[Click for google pin location](#)



GARDEN

The extensive garden is mostly laid to lawn with a stone chipped driveway. There are clearly defined fenced boundaries and some mature trees bordering. Parking to side for 3/4 vehicles. Timber single garage and two timber sheds opposite. The front and sides of the property have wire and post boundary fencing. Oil storage tank to rear.

COUNCIL TAX & ENERGY PERFORMANCE RATING

The house is in Council tax band E. The EPC rating is C (75).

DATE OF ENTRY

The Seller is seeking a prompt date of entry by negotiation.

VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

HOME REPORT

Linked from our website or available on request from our offices.

OFFER / SERVICES

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf. Where an offer is accepted in principle, it is the responsibility of the purchaser's solicitors to do all ID checks under the 2017 AML Regulations (Anti Money Laundering).

SERVICES

External oil central heating boiler. Mains electricity, water with drainage to a septic tank. Telephone / TV sockets only (not currently connected).

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer advice to any prospective purchaser regarding potential holiday letting or residential leasing details, which may require planning / Short term let license consent.

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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Monday - Friday 9.00 am - 5.00 pm