



SCHEDULE OF PARTICULARS



STARINDEYE CROMDALE PH26 3LW

DETACHED FARM HOUSE

HALL LOUNGE DINING KITCHEN 4 BEDROOMS BATHROOM SHOWER ROOM

OILFIRED CENTRAL HEATING DOUBLE GLAZING

'L' SHAPED STONE BUILT STEADING 3 TIMBER SHEDS

APPROXIMATELY 1 ACRE OF GROUND

OFFERS OVER £300,000

Starinseye is situated in an attractive position on the outskirts of the popular village of Cromdale, resting between the A95 and the River Spey. This spacious, traditional stone and slate dwelling house has been extended to provide comfortable family accommodation over two floors. The property benefits from oil-fired central heating, private water supply and septic tank drainage. The accommodation downstairs comprises: a vestibule which leads to the lounge, a large family kitchen, shower room and the master bedroom. Upstairs there are two additional double bedrooms, a single bedroom and a bathroom. Outside the property has an 'L' shaped stone built steading and timber sheds. The property sits in approximately an acre of ground. Internal viewing is recommended to appreciate all this property has to offer.

Cromdale is in the heart of Speyside and lies within the Cairngorm National Park. It is approximately 3 miles from Grantown on Spey. Grantown on Spey is the capital of Strathspey and is a leading tourist resort with first class hotels, guest houses, primary and grammar school and health centre. Grantown has an 18 hole golf course, various tennis courts, bowling green, children's play park and a range of forest walks within a short walking distance of the town centre. Grantown on Spey is also in the heart of the Malt Whisky Trail. There are a variety of shops, restaurants, banks and services in the town, together with numerous sporting activities in the surrounding area including fishing in the River Spey, skiing on the Cairngorms or the Lecht, hill walking and bird watching. Trains stop at Aviemore, Carrbridge and at Inverness. Inverness airport is within a 45 minute car journey and the nearest towns are Aviemore, 15 miles and Elgin and Inverness, 34 miles.

The accommodation comprises:

DOWNSTAIRS



HALL

The glazed front door leads into the hall. It has laminate flooring. There is a large walk-in cupboard housing the washing machine and tumble drier.



LOUNGE

4.35 x 3.50

Good sized room with a window looking to the front. Laminate flooring. 2 x wall lights.



DINING KITCHEN

5.60 x 5.56

Large family kitchen complete with a range of wall and floor units with complementary worktops. Space for range, dishwasher and fridge freezer. Bright room with windows looking to the sides and patio doors to the rear. Ample space for table and chairs. Laminate flooring. Dark coloured sink and drainer. 8 x downlighters. Door to porch.



SHOWER ROOM

2.89 x 1.50

Modern shower room with WC, wash hand basin and large shower with sliding door. Tiled flooring. Window looking to the rear. Heated towel rail.



BEDROOM 1

3.66 x 3.11

Window looking to the front. Built-in wardrobes with sliding mirror doors complete with vanity area. Fitted carpet.

UPSTAIRS



LANDING

A carpeted stairs leads to the upper landing. There is a window looking to the front.



DOUBLE BEDROOM 2

4.42 x 3.62

Window looking to the front. Fitted carpet. Built-in wardrobes.

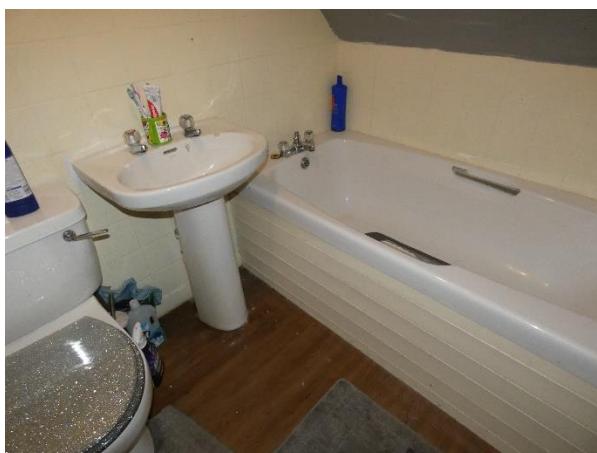


DOUBLE BEDROOM 3 4.41 x 3.71

Window looking to the front. Fitted carpet. Built-in wardrobe. 6 x downlighters.

BEDROOM 4 (at widest) 3.09 x 2.01

Window looking to the rear. Built-in cupboard. Fitted carpet.



BATHROOM 2.01 x 1.75

White coloured bathroom suite comprising WC, sink with pedestal and bath. Complementary wall tiling. Vinyl flooring.



OUTSIDE

A track leads from the A95 to the property where there is a tarred area at the kitchen door ideal for the parking of vehicles. There is an 'L' shaped stone built steading building and a fenced paddock area with 3 timber sheds. The grounds extend to approximately 1 acre and could be used for a number of purposes.



SPECIAL CONDITIONS OF SALE

A home report for the property is available from the Selling Solicitors.

The water supply is private.

There is septic tank drainage.

COUNCIL TAX

Band E

ENERGY RATING

Band E

ENTRY

By arrangement

VIEWING

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

PRICE

As an indication of price range Offers Over £300,000 are invited.

CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date depending on interest. Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors. Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at any time without further intimation.

The above particulars are set out as a general guide for interested parties. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed

to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.

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