



BIRCH HOUSE

AVIEMORE, INVERNESS-SHIRE



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An attractive, modern house in a secluded setting in the Cairngorms National Park.

Aviemore 3 miles ■ Inverness 34 miles.

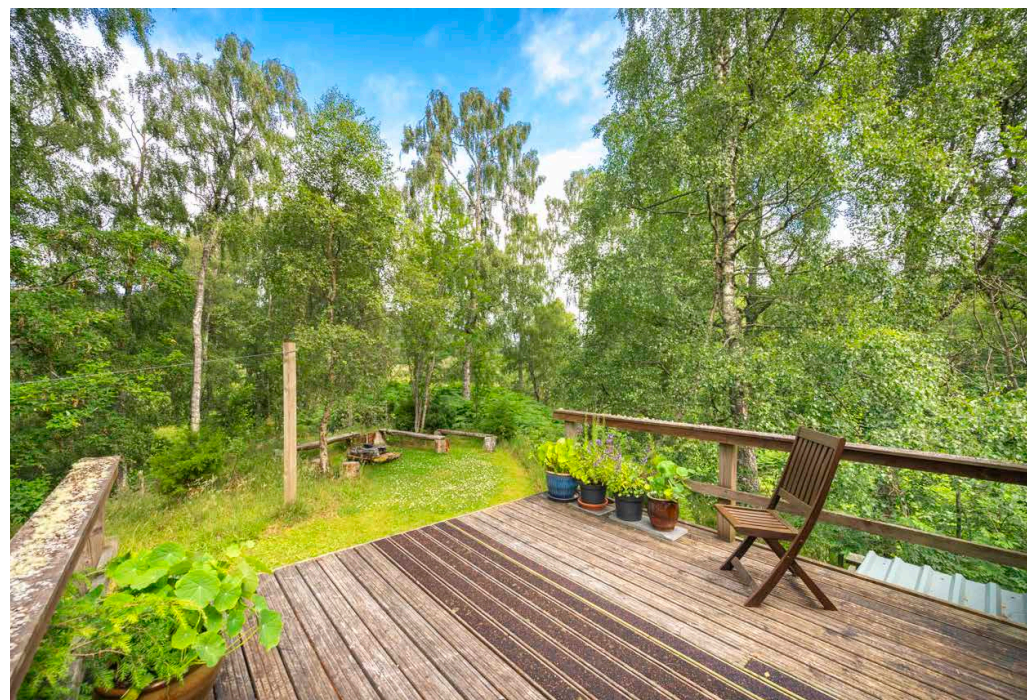
- Two Reception Rooms. Three Bedrooms.
- A well-presented, light filled interior.
- Double garage with first floor office/studio.
- Car port and general purpose outbuilding.
- Delightful gardens and woodland managed for wildlife.
- Within easy reach of Rothiemurchus, Cairngorm mountain and the River Spey.

About 0.26 hectares (0.66 acres) in all.

Offers Over £550,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Birch House lies close to Rothiemurchus in the Cairngorms National Park. The property is in a beautiful, secluded setting in the Spey valley, surrounded by its own mature natural woodland providing privacy as well as a habitat for many species of flora and wildlife including pine marten, red squirrels, and a host of woodland birds.

The Cairngorms National Park was established in 2003 to protect its beautiful and unspoilt landscape and promote a balance between nature and the community. Local attractions include mountain activities, cycling, skiing, water sports, fishing and bird watching, as well as salmon fishing on the nearby world famous River Spey. The RSPB reserves at Abernethy and Insh Marshes are within easy reach and there are several delightful walks locally. Rothiemurchus, and Aviemore Ski and Activity Centres are nearby and offer recreation throughout the year, while Kingussie and Newtonmore both have excellent 18 hole golf courses and Aviemore is home to the spectacular championship course that hosts many high-profile golf tournaments.

Aviemore has a good range of local shops and amenities including a major supermarket, restaurants, hotels, primary and secondary schools, and main line railway station. Inverness, about a 40 minute drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

The current owners purchased Birch House in 2012, about four years after it was built. The house has been well maintained and improved throughout their ownership, most notably the installation of new window openings and widening of some existing windows. Not only has this filled with house with light and increased solar gain, but the deep windows draw the eye into the gardens extending the sense of space.

ACCOMMODATION

Ground Floor – Entrance Hall. Sitting Room. Dining Room. Kitchen. Bedroom. Shower Room. Utility room. Boot Room.

First Floor – Master Bedroom. Shower Room. Bedroom 2. Bathroom.

GARDEN GROUNDS

Birch House is approached from the public road, a gateway leading to a driveway and parking area in front of the house.

The established grounds at Birch House are managed for wildlife and comprise gardens around the house with a flagstone patio edged with a stone built raised bed, mixed borders and fruit and vegetable beds. The gardens blend with the less formal woodland with its specimen trees and shrubs.



OUTBUILDINGS

GARAGE

A double garage with two doors, fitted shelving and workbenches, power and light.

The ground rises to the rear of the garage and from here there is access to the:

OFFICE/STUDIO

Fully lined and with wood burning stove, power and light.

MULTI-PURPOSE SHED

3m x 5.55m

Of timber construction and with double doors.

CAR PORT

An open fronted and with fitted shelving and gravel base.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Private	Private	Oil fired and wood burning stoves	E	Available*	Available*	C	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words - ///piglets.having.dugouts

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

PH22 1QP

SOLICITORS

Hannah McIntosh
Harper MacLeod
45 Gordon Street
Glasgow
G1 3PE





ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

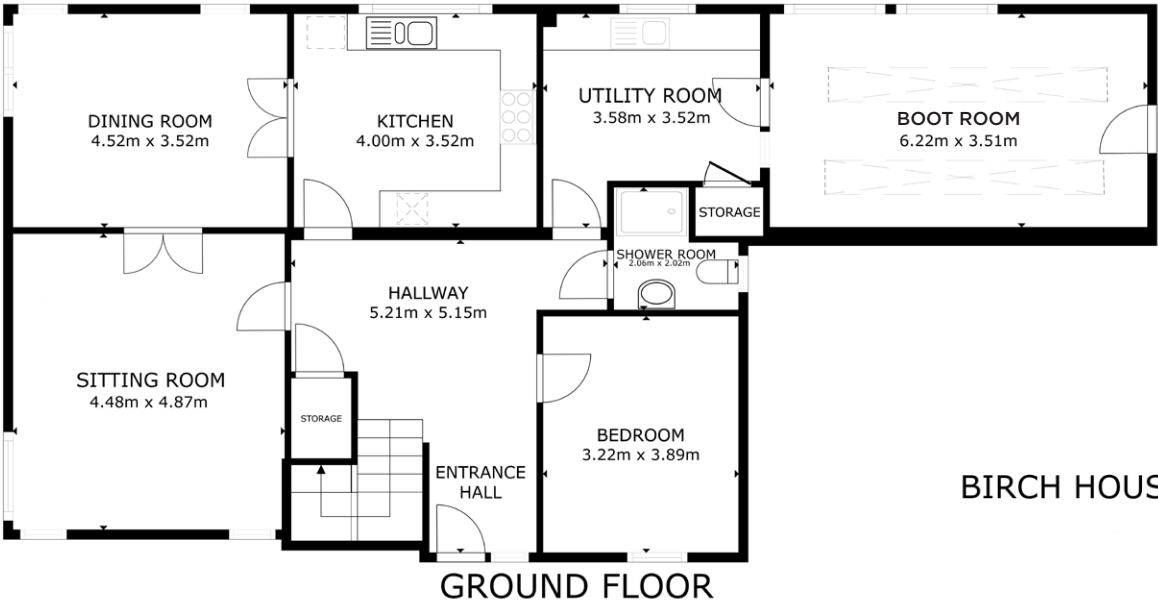
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

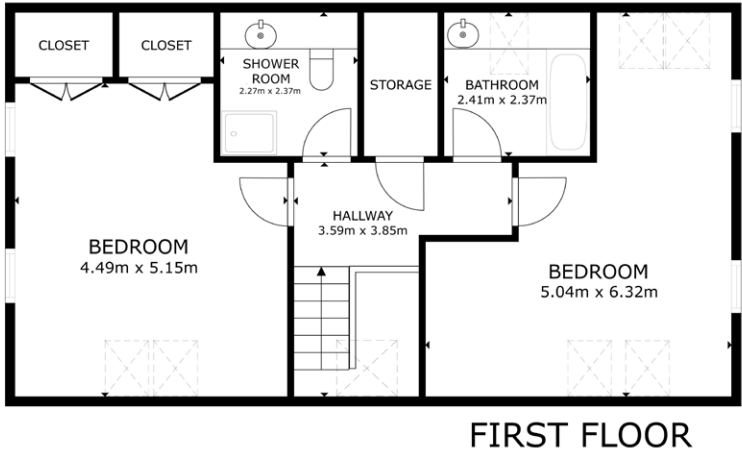
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2025.



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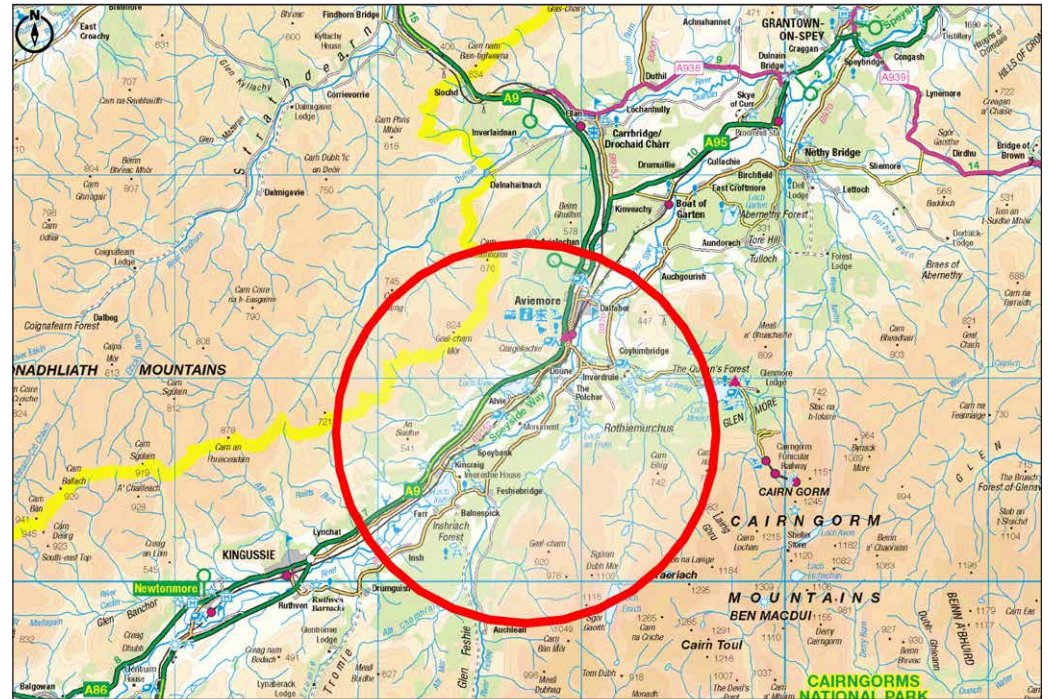


BIRCH HOUSE ANNEXE, INSHRIACH, AVIEMORE PH22 1QP



GROSS INTERNAL AREA
FLOOR 1 127.3 m² FLOOR 2 74.6 m²
TOTAL : 201.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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