

Galbraith

COYLUM HOUSE
COYLUMBRIDGE, AVIEMORE





COYLUM HOUSE, COYLUMBRIDGE, AVIEMORE

A charming traditional house in the Cairngorms National Park.

Aviemore 3 miles ■ Inverness 35 miles.

About 0.69 acres (0.28 hectares)

- Two Reception Rooms. Four Bedrooms.
- A characterful property in need of some modernisation.
- Delightful, established garden.
- Summer house and two garages.
- Peaceful and secluded setting.
- Just a short walk from the River Druie.
- Within easy reach of Rothiemurchus and Cairngorm mountain.

Offers Over £500,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Coylum House is in the hamlet of Coylumbridge in the Cairngorms National Park. The property is in a beautiful setting, surrounded by open, mature native woodland and just a short walk from the River Drue. This unspoilt landscape provides a habitat for protected native wildlife with sightings of deer, red squirrels and birds of prey from the house.

Coylum House is perfectly positioned to enjoy the best the area has to offer with Rothiemurchus and the Cairngorms Ski Centre nearby, both offering activities in the surrounding countryside and on the mountain range throughout the year. In addition, there are way-marked trails direct from the house, five excellent inland golf courses within a short driving distance and fishing is available on the world famous River Spey.

Aviemore has a good range of services, including supermarkets, banks, swimming pools, independent retailers, restaurants and schooling up to secondary level. There is also a mainline railway station and intercity bus service, while Inverness is less than one hour's drive to the north and provides all the services of a major city including its airport with regular links to the south and Europe.

DESCRIPTION

Coylum House is a highly attractive traditional property, its slate gambrel roof creating a charming and unusual style complemented by the colour of the stone and the beautifully laid out woodland garden. The house has been well-maintained and, although now in need of modernisation, offers tremendous potential as a permanent or second home.



ACCOMMODATION

Ground Floor - Entrance Hall. Sitting Room. Dining Room. Dining Kitchen. Utility Room. Shower Room

First Floor - Master Bedroom. Three further Bedrooms, one single. Bathroom.

GARDEN GROUNDS

The property is approached from the public road, a driveway leading to a parking area in front of the house.

The beautiful, established gardens are partly enclosed by stone walls and mature hedging providing privacy and creating a sheltered growing environment. Immediately around the house are mixed beds of specimen shrubs and trees, underplanted with herbaceous perennials and spring flowering bulbs.

Adjacent to the parking area and outwith the garden boundary is an area of open woodland.

OUTBUILDINGS

Garage 1: 5.36 m x 2.9 m

Single garage with electric door (currently not operational, side door to garden, power and light.

Garage 2: 5.36 m x 2.9 m

Located in the parking area outwith the garden. Single garage with electric door, power and light.

Summer House: 3.4 x 2.3

Within the garden. With glazed double doors.

Within the garden is a garden shed and wood store.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Mains	Oil fired	F	Available	F	Freehold

DIRECTIONS

From Aviemore, take the B970 signposted to Rothiemurchus and Coylumbridge. Continue for about 1.7 miles and then turn left signposted to Boat of Garten. Coylum House is the last house on the left hand side.

Exact grid location - What3Words - \\\ <https://w3w.co/opposite.litters.satellite>

MOVEABLES

Coylum House is to be sold as seen. Some items of furniture/ belongings have been removed since the photographs were taken.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE SOLICITORS

PH22 1RD
Shepherd and Wedderburn LLP
9 Haymarket Square,
Edinburgh
EH3 8FY

2017 ANTI MONEY LAUNDERING REGULATIONS

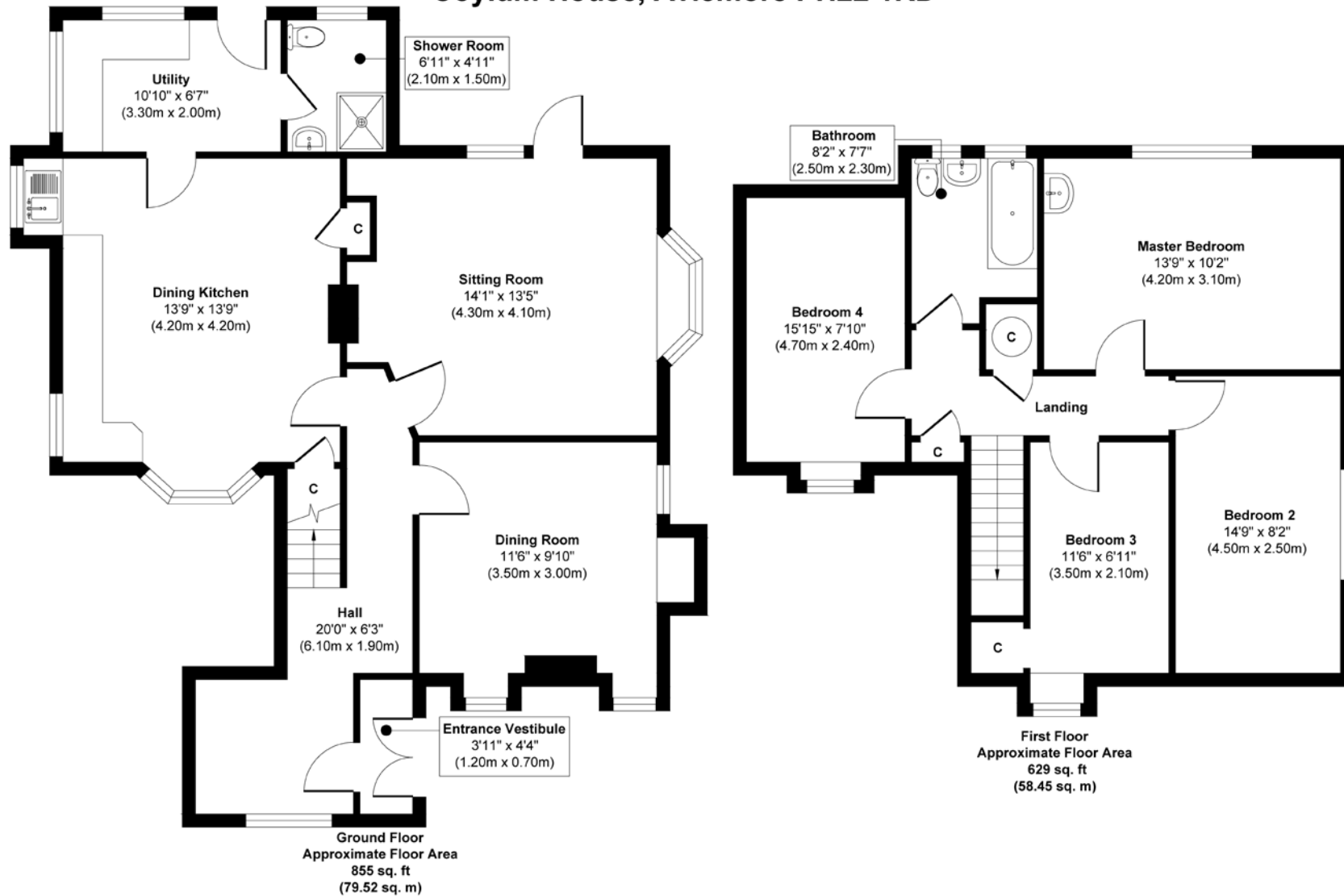
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.



Coylum House, Aviemore PH22 1RD



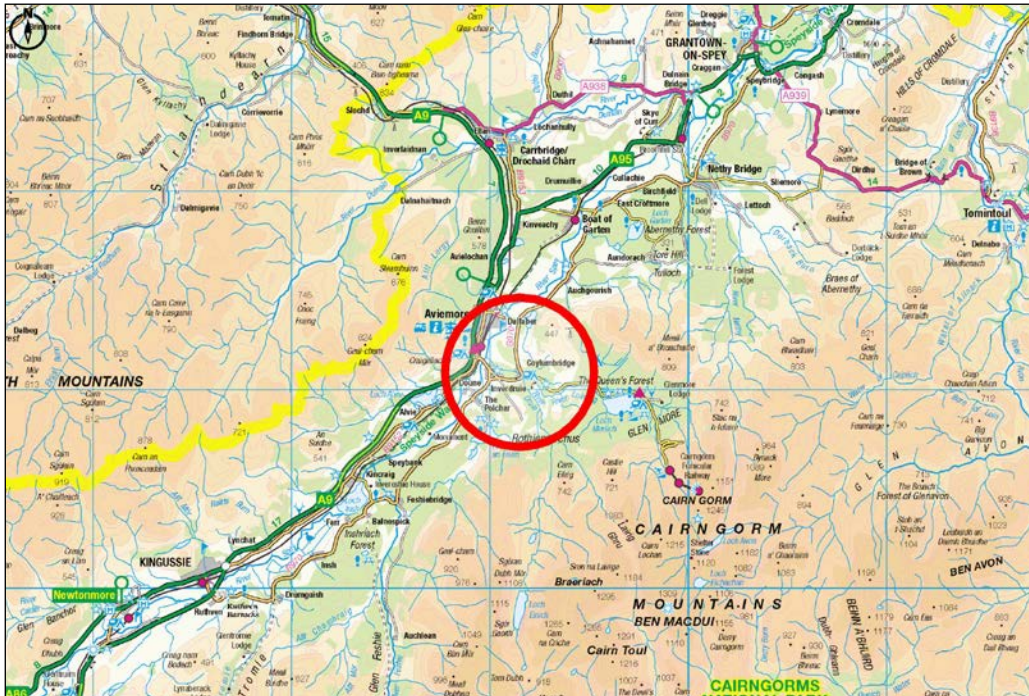
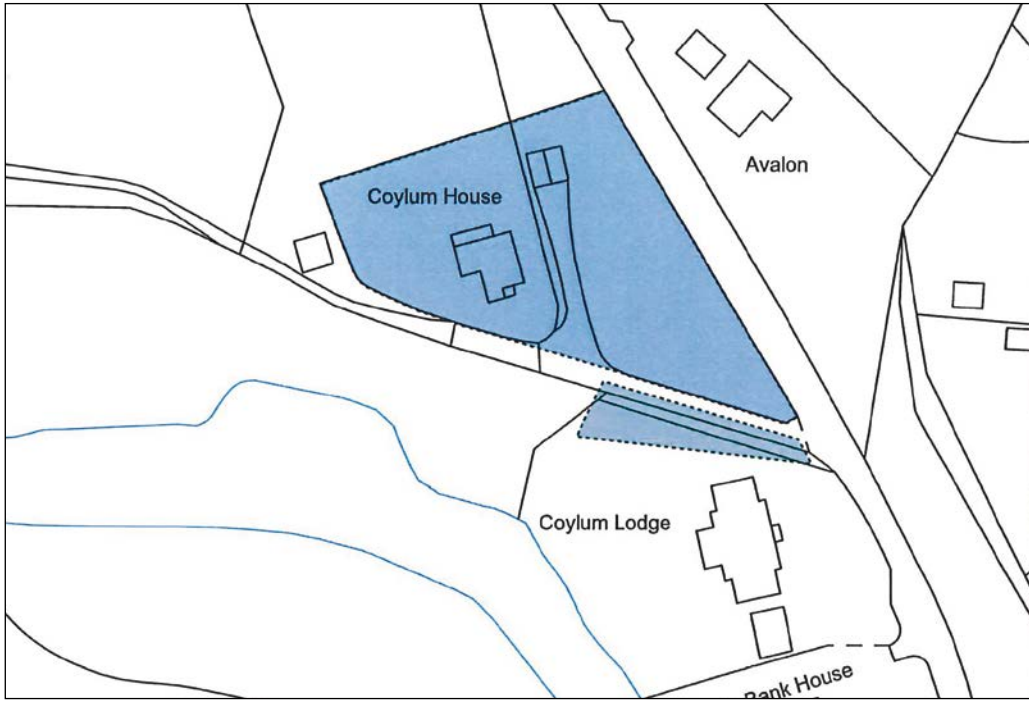
Approx. Gross Internal Floor Area 1484 sq. ft / 137.97 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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 sales 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, together with proof of funding and identification. 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. Photographs taken in June 2023.





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