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4 Beinn Ghuilbinn, Aviemore, PH22 1LB

UNDER OFFER £295,000

Contact us on 01479 874800 or visit www.massoncairns.com

UNDER OFFER - Serenely located in the popular yet tranquil locale of Aviemore, this immaculately presented three-bedroom detached home presents a blend of sophistication and homely comfort across its two splendidly appointed floors. Upon entering, the welcoming entrance hall immediately establishes a tone of warm hospitality, seamlessly leading into a cosy sitting room where a gas stove becomes the focal point of gentle warmth. Adjacent, the modern kitchen emerges as a confluence of style and functionality, impeccably equipped and paired with a congenial dining area that invites togetherness. Thoughtful integration of doors provides enticing access to the lush external spaces, where the neat front and sumptuously planted rear gardens become your personal oasis of tranquility and natural beauty. The latter is particularly enchanting, offering a private patio area enhanced by a retractable awning, an ideal retreat for leisurely afternoons and al fresco gatherings, with the added charm of backing onto serene woodland, imparting an immediate connection with nature. Upstairs, there are three bedrooms including a principal that boasts an exclusive ensuite, and supplementary to its internal allure, the property features off-street parking and an attached garage, affording practicality and secure vehicular storage. Exuding an undeniable appeal to a diverse range of purchasers, this property not only offers a home but a lifestyle, intertwining modern living with idyllic surroundings in a sought-after location. EPC Rating D, Council Tax Band D

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Aviemore

Situated in the heart of Scotland's Cairngorms National Park, Aviemore is a vibrant town known for its breath-taking landscapes and a plethora of amenities suitable for both residents and visitors.

Natural Attractions:

Cairngorm Mountains: A majestic range offering hiking, skiing, and snowboarding opportunities.

Lochs: Serene bodies of water like Loch Morlich, perfect for sailing, canoeing, and taking in the scenery.

Nature Trails: Verdant pathways and trails ideal for walking, cycling, and wildlife spotting.

Amenities and Activities:

Recreational Facilities: From the renowned Macdonald Aviemore Resort with its swimming pools and cinema, to the top-notch golf courses and spa facilities.

Adventure Sports: Including treetop adventures, quad biking, and horseback riding.

Winter Sports: The area is a hub for skiing and snowboarding enthusiasts, with Cairngorm Mountain being a prime destination.

Shopping & Dining: Aviemore boasts a range of shops – from quaint local boutiques selling handmade crafts to more familiar high-street names. Gastronomes will delight in the variety of eateries, from cosy cafes offering traditional Scottish fare to dining restaurants.

Cultural and Community Amenities:

Strathspey Railway: A steam railway journey offering a trip back in time and panoramic views of the Highlands.

Local Events: The town hosts a series of events year-round, including music festivals, the Thunder in the Glens motorcycle gathering, and more.

Education and Health: Aviemore is home to a primary school with secondary education in Kingussie and has excellent healthcare facilities including a newly opened community hospital ensuring the well-being of its residents.

Transport Links

From Aviemore, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

Train Stations: Aviemore Railway Station: Located within the town, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A9: a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A95: This scenic route connects Aviemore to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland. With these options, Aviemore serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Entrance Hall

Welcoming you with open arms, this splendid property begins with a bright and airy entrance hall, beautifully anchored by plush carpet flooring that gently cushions every footstep. Immediately accessible, further doors lead to the wc and sitting room whilst stairs lead to the first floor accommodation.

WC

A well-appointed WC, boasting a practical yet chic vanity unit that seamlessly integrates a wash hand basin which is fitted with twin taps and tiled splash back. An opaque window to the front bathes the space in gentle natural light in addition to ceiling lighting.

Sitting Room

4.04m x 4.18m (13'3" x 13'8")

Step into a luminous sitting room, bathed in natural light courtesy of a prominent picture window facing the front. Central to the space, a cosy gas stove provides a warming focal point, while an integral storage cupboard offers discrete organisation. Ingeniously, an under-stair pet sanctuary, complete with an access hatch, presents a cleverly integrated space for furry companions. A door conveniently connects to the kitchen/dining area, while plush carpeting and subtle ceiling lighting solidify a comfortably elegant ambiance throughout.

Kitchen / Dining

5.02m x 2.79m (16'5" x 9'1")

A beautifully arranged kitchen, replete with a diverse arrangement of base, wall, drawer, and display units, all harmoniously tied together with complementary worktops and aesthetic tiled splashbacks. Cook to your heart's content with an integral oven, ceramic hob, and an illuminated extractor, while additional conveniences include an integral microwave, washing machine and dishwasher with space for a fridge freezer. A one and a half bowl sink with a sleek chrome mixer tap is strategically placed under a window, affording picturesque views of the rear garden as you attend to culinary tasks. A side door provides direct garden access, inviting nature ever closer. Transitioning into the dining area, ample space invites intimate meals or festive gatherings, with luxurious wood flooring underfoot and subtle ceiling lighting above. Twin doors provide a gateway to the patio, seamlessly blending indoor and outdoor living, and revealing an inviting backdrop of meticulously maintained gardens

Landing

A welcoming landing, where carpet flooring cushions your step, and a window to the side bathes the area in gentle natural light. An accessible loft hatch hints at additional storage, while a neatly concealed cupboard proficiently houses the water cylinder. Doors lead you to the three inviting bedrooms, each a peaceful haven in its own right, and a well-appointed bathroom.

Bathroom

1.88m x 1.75m (6'2" x 5'8")

A fresh and bright bathroom with a WC and pedestal wash hand basin, featuring a polished chrome mixer tap. Above, a mirrored wall cabinet and electric shaver socket cater to daily rituals, while a double opaque window to the rear ensures privacy and suffuses the space with a soft, diffused light. Immerse yourself in relaxation with a bath, complemented by an overhead shower and a glazed screen, enveloped by full-height tiling that transitions to half-height throughout the remainder of the space. Tiled flooring underfoot provides a subtle touch of luxury, while an extractor, a chrome towel radiator, and carefully positioned ceiling lighting that enhance both the comfort and sophistication of this well-appointed bathroom.

Principal Bedroom & En-Suite

3.08m x 3.38m & 2.23m x 0.75m (10'1" x 11'1" & 7'3" x 2'5")

The principal bedroom is strategically situated at the front of the



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property, illuminated by the natural light streaming through a double window. Luxurious carpet flooring and gentle ceiling lighting cultivate a warm and peaceful atmosphere. An additional door discreetly leads to the en-suite, a private sanctuary characterized by its integral vanity unit with a wash hand basin, graced by twin taps, and with a wet wall splashback. Display shelving adds a touch of elegance and practicality and is complemented by the shower enclosure, surrounded by a wet wall. There is an extractor and an opaque window to the side which ensure a fresh and airy environment.

Bedroom Two

3.08m x 2.76m (10'1" x 9'0")

At the rear of the property, this versatile double/twin room offers a peaceful retreat, harmoniously merging interior comfort with enchanting exterior views. Carpet flooring is underfoot and is complemented with ceiling lighting. The room thoughtfully overlooks the rear gardens, providing a calming green tableau that seamlessly extends to the tranquil woodland beyond, ensuring a serene backdrop.

Bedroom Three

2.26m x 2.40m (7'4" x 7'10")

Perfectly poised at the front of the property, the single bedroom presents a cosy and inviting space, bathed in ample natural light from a generous double window. Soft carpet flooring underfoot and subtle ceiling lighting create a warm environment.

Garage

5.0m x 2.5m (16'4" x 8'2")

The attached garage stands as a multifaceted space, skillfully combining practicality with additional functionality. Equipped with power and light, it features an efficient up-and-over door, ensuring ease of access. A dedicated workshop area towards the rear invites projects and hobbies to unfold within its well-designed space. Above, a floored loft area provides additional storage enhancing the garage's versatility. Thoughtfully, the space is also plumbed for a washing machine, offering practical laundry solutions. All of this rests upon a sturdy concrete base.

Outside

The front garden artfully combines aesthetics with practicality, offering off-street parking and a low-maintenance gravel area,

thoughtfully bordered with mature shrub planting to provide a green and pleasant entrance. A paved path gently guides to the side, leading to a secure, gated access to the enchanting rear garden. At the rear, a beautifully presented garden unfurls in a tapestry of mature shrubs and tree plantings, interwoven with a decorative gravel area and a lush lawn and some planted beds, establishing a tranquil outdoor retreat. Directly to the rear of the house, a patio invites relaxation and alfresco dining, complete with a retractable awning attached to the house, ensuring a shaded haven is always available. Various interesting areas within the garden await exploration and enjoyment, each providing its own unique charm and character. The garden graciously backs onto a secluded woodland, not only enhancing the sense of privacy but also intertwining the property with the natural serenity of the adjacent landscape, making it a perfect sanctuary away from the bustle of daily life.

Services

It is understood that there is mains water, drainage and electricity.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating D

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be

submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

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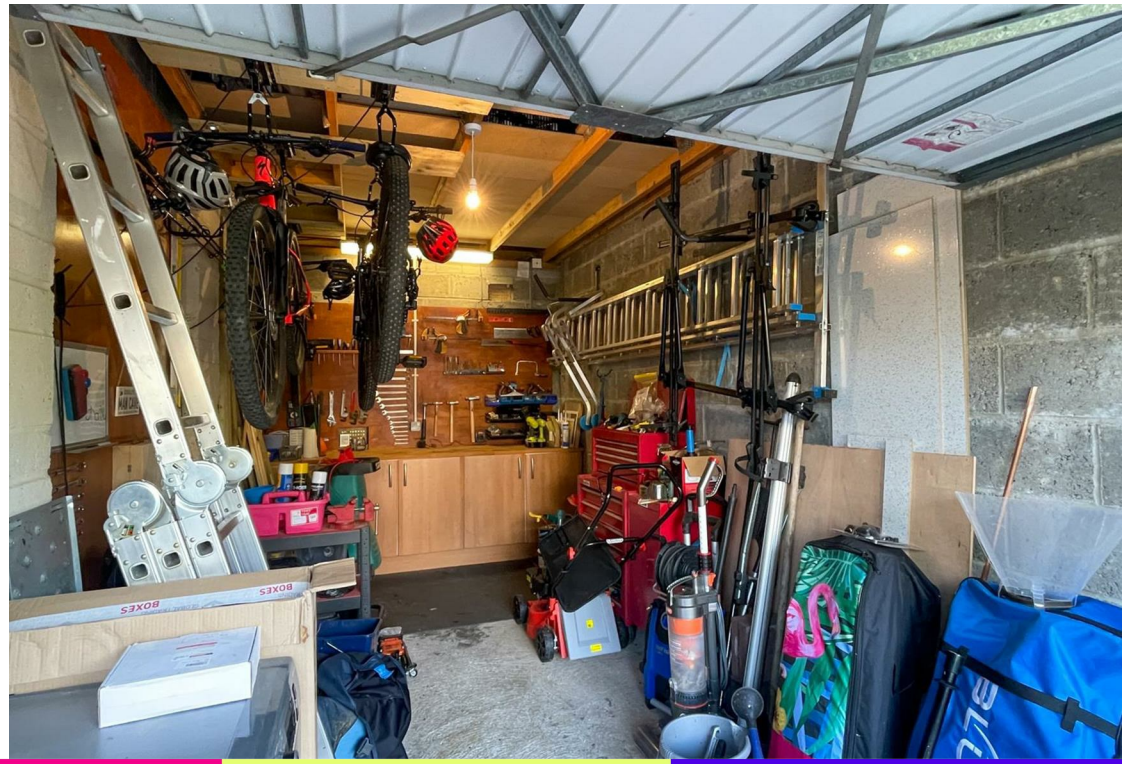
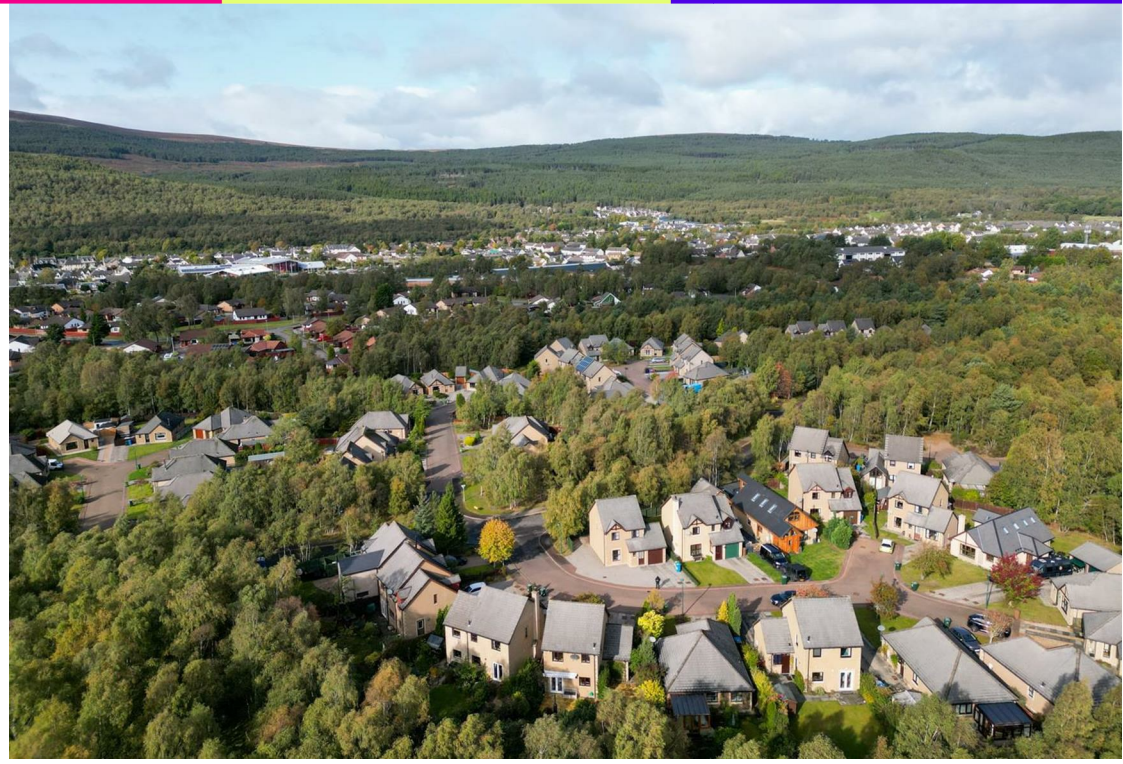


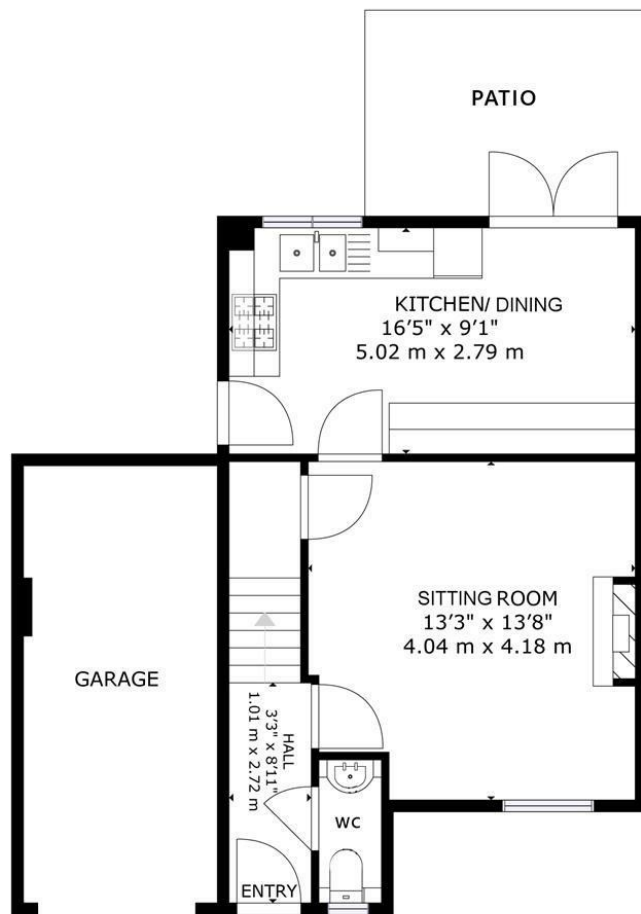












FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 409 sq.ft, 38 m², FLOOR 2: 387 sq.ft, 36 m²
 TOTAL: 796 sq.ft, 74 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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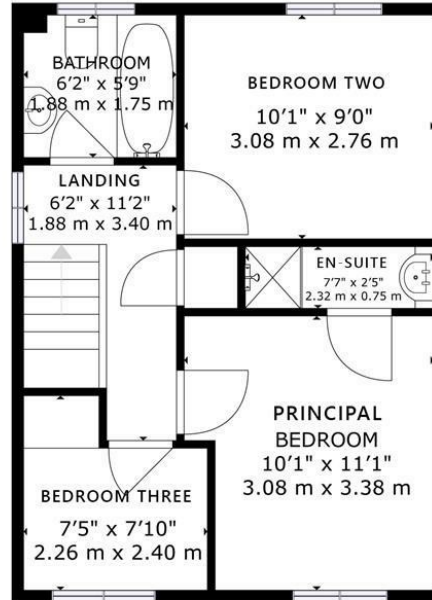
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Fax: 01479 874806

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FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 409 sq.ft, 38 m², FLOOR 2: 387 sq.ft, 36 m²
 TOTAL: 796 sq.ft, 74 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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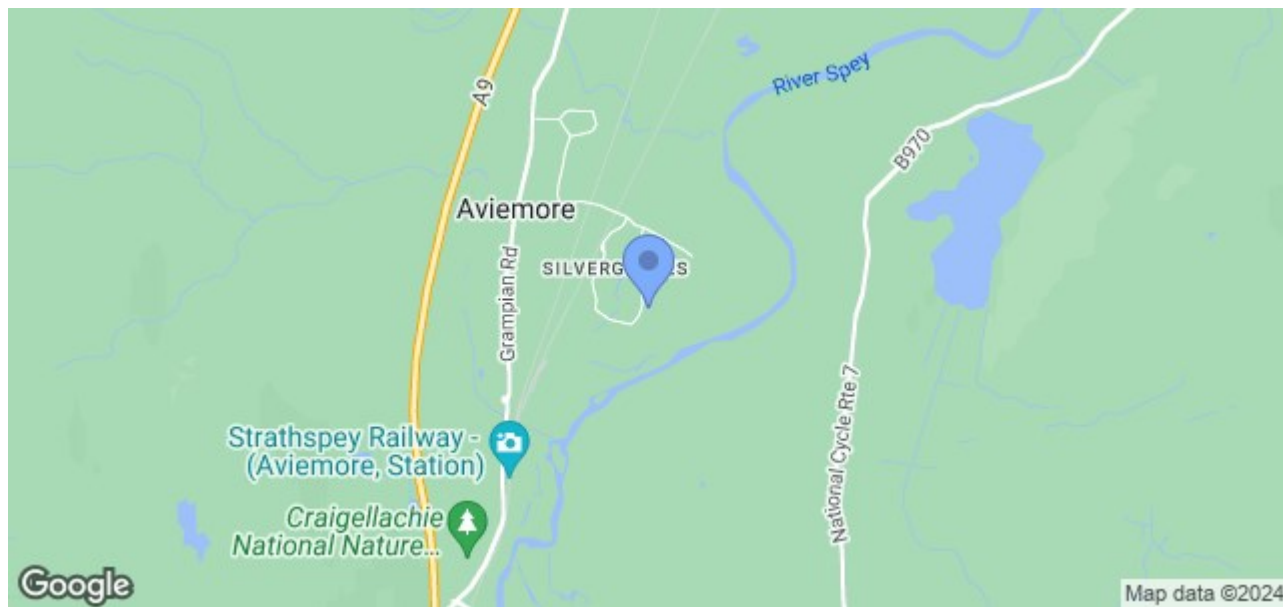
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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