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solicitors and estate agents

The Bothy, 16 Munro Place, Aviemore, PH22 1TE

Offers Over £265,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

Occupying a peaceful corner position within a quiet cul-de-sac and surrounded by an abundance of green space, this beautifully presented home enjoys an enviable setting in the heart of the Cairngorms National Park, while remaining within easy walking distance of the centre of Aviemore and its excellent range of amenities. Internally, the property offers a refined balance of contemporary style and everyday comfort, with well-considered interiors that create an inviting and peaceful atmosphere throughout. The front door opens into a welcoming entrance vestibule with twin built-in storage cupboards, ideal for outdoor clothing and footwear and there is an access hatch to the loft. The generously proportioned sitting room is a particularly appealing space, centred around a Morso wood-burning stove that adds both character and warmth with space for dining as well as lounge furniture. The bathroom is finished to a high standard and features a claw-foot roll-top bath alongside a large walk-in shower, creating a luxurious and practical space while positioned to the rear, the spacious kitchen is well equipped with an excellent range of base, drawer and wall units, integrated appliances, and direct access to the garden. There are two bright double bedrooms to the front and a third twin bedroom to the rear, all benefitting from built-in wardrobes and finished in tasteful neutral tones. Externally, the enclosed gardens have been thoughtfully arranged to provide an attractive and easily maintained outdoor space, with a combination of lawn, gravel and patio areas, together with a garden shed. EPC C, Council Tax D, Home report available online at [massoncairns.com](http://massoncairns.com)

## Offers Over £265,000



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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.

### Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

EPC Rating C

### Entrance Vestibule

1.69m x 1.05m (5'6" x 3'5")

To the front, a bright and welcoming entrance vestibule creates an excellent first impression, with light oak effect laminate flooring that continues through much of the home. A large built-in cupboard provides practical storage for coats and footwear, and also houses the electrical consumer unit, with both hanging space and shelving. A further glazed door opens into the inviting reception hall.

### Hallway

The hall provides access to the rest of the accommodation and is finished with light oak effect laminate flooring, which adds warmth and a sense of quality. It also benefits from a built-in storage cupboard housing the water cylinder and offering additional practical storage, while a loft hatch provides access to the insulated attic space.

### Sitting Room & Dining Area

6.08m x 3.41m (19'11" x 11'2")

The sitting room is a bright, well-proportioned and highly welcoming space, with a Morso wood-burning stove forming an attractive focal point and adding both warmth and character. Generous in scale, the room comfortably accommodates a full seating arrangement while still offering ample space for a dining table and chairs, creating a flexible layout suited to both everyday living and entertaining.

### Kitchen

3.99m x 2.82m (13'1" x 9'3")

The kitchen is a generously proportioned and well-appointed space, fitted with a good range of base, wall and drawer units complemented by ample worktop space and contrasting splashback tiling. It is well equipped for modern living, with plumbing for a washing machine and dishwasher, an integrated fridge and freezer, and a cooker with ceramic hob and illuminated extractor above. A circular sink with drainer and pull-down spray tap is positioned beneath the rear-facing window, which enjoys an outlook over the garden.



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### Bedroom One

2.80m x 4.47m (9'2" x 14'7")

This generously sized principal bedroom is a bright and comfortable room, filled with natural light from the front-facing windows. It also benefits from excellent storage by way of a large double wardrobe, complete with hanging rails and shelving.

### Bedroom Two

2.74m x 3.28m (8'11" x 10'9")

This airy double bedroom enjoys a large picture window to the front of the property, allowing for excellent natural light. A built-in wardrobe with hanging space and shelving provides useful storage, while the room itself offers plenty of space for additional bedroom furniture.

### Bedroom Three

2.78m x 2.60m (9'1" x 8'6")

Bedroom three is positioned to the rear of the property and provides a bright and comfortable space with a large picture window, ideal as a guest bedroom, child's room or home office. It also benefits from a built-in wardrobe with hanging space and shelving.

### Bathroom

2.04m x 3.31m (6'8" x 10'10")

The bathroom is beautifully finished in a classic neo-Victorian style, combining timeless design with a luxurious feel. It offers both a claw-foot roll-top bath for long, relaxing soaks and a generous walk-in shower with glazed screen for everyday convenience. A traditional ceramic wash hand basin and WC are complemented by quality tiling and half-height timber panelling, creating a stylish space. An opaque side window provides natural light and privacy, while recessed downlighting, an extractor fan and a shaver point add further practicality.

### Outside

The property enjoys an ideal position in a peaceful corner of this attractive cul-de-sac, overlooking a mature green

space and within easy reach of the nearby shops and Aviemore town centre. A standout feature of the home is its spacious, well-designed gardens. To the front, the property is bordered by an attractive low stone wall and approached by a paved pathway, with low-maintenance gravel gardens on either side. The path continues around the side of the house to a secure gate, leading to the rear garden, which features a lawn, patio, and seating areas, along with a timber garden shed and a retractable washing line.

### Services

It is understood that there is mains water, drainage and electricity. There is electric storage / panel heating with a Morso wood burning stove in the sitting room. The property benefits from Solar PV panels on the south facing roof elevation which provide quarterly income from OVO's Feed in Tariff Scheme

### Entry

By mutual agreement.

### Price

Offers over £265,000 are invited

Furniture available by separate negotiation.

### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

Masson Cairns

Strathspey House

Grantown on Spey

Moray

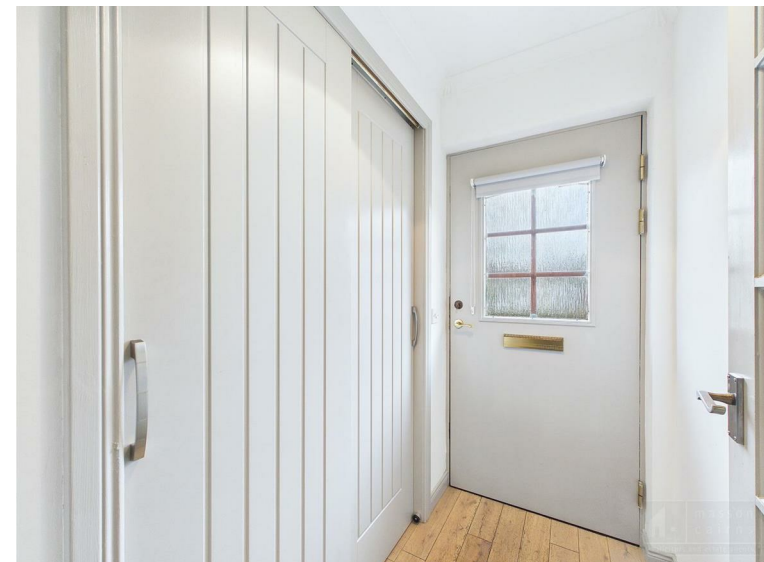
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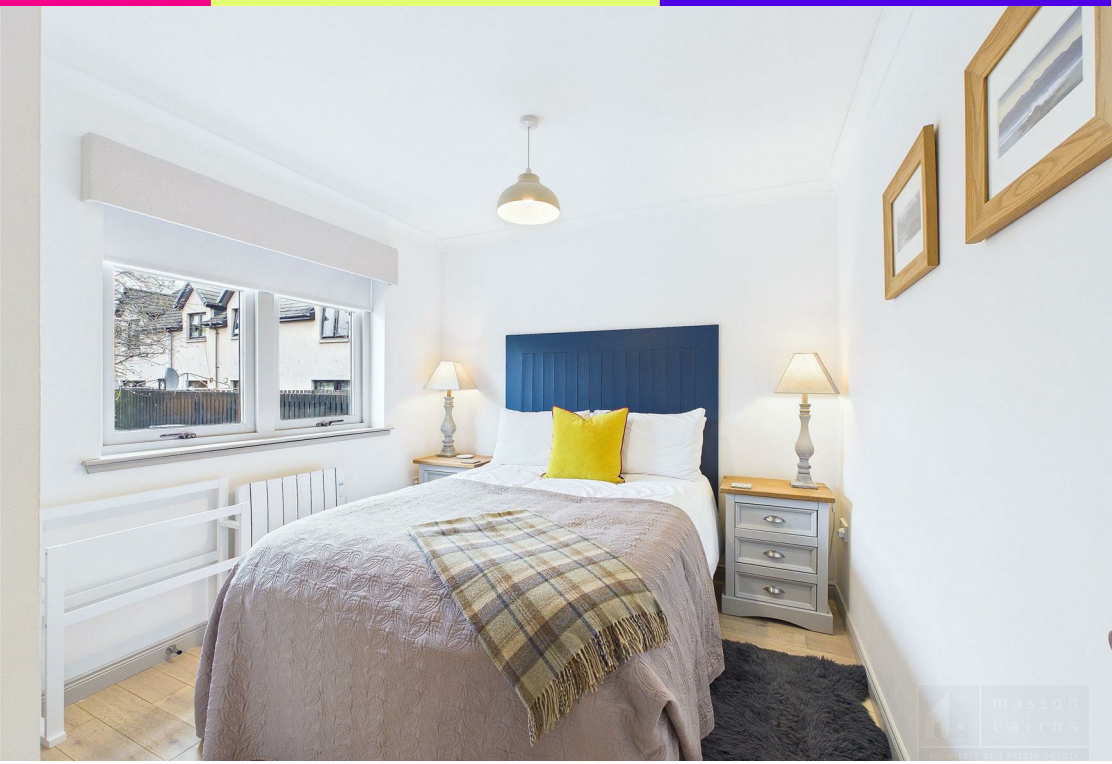
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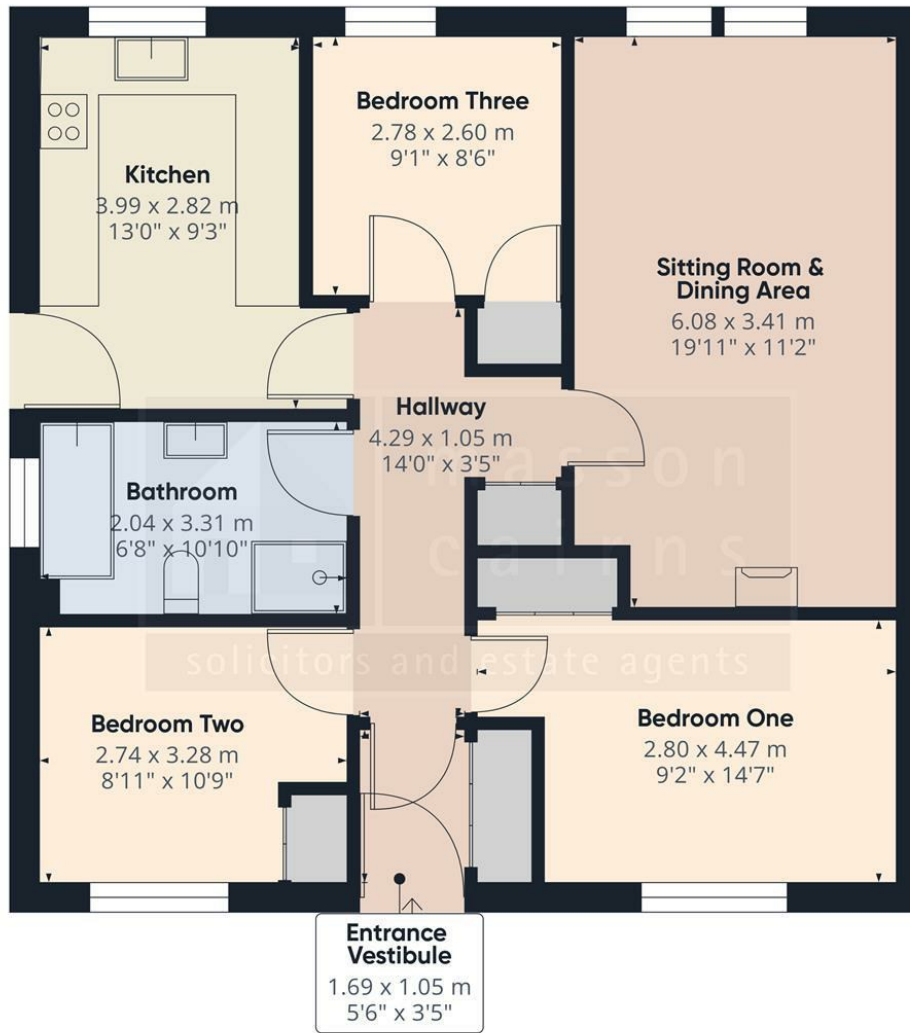












**Approximate total area<sup>(1)</sup>**  
77.7 m<sup>2</sup>  
836 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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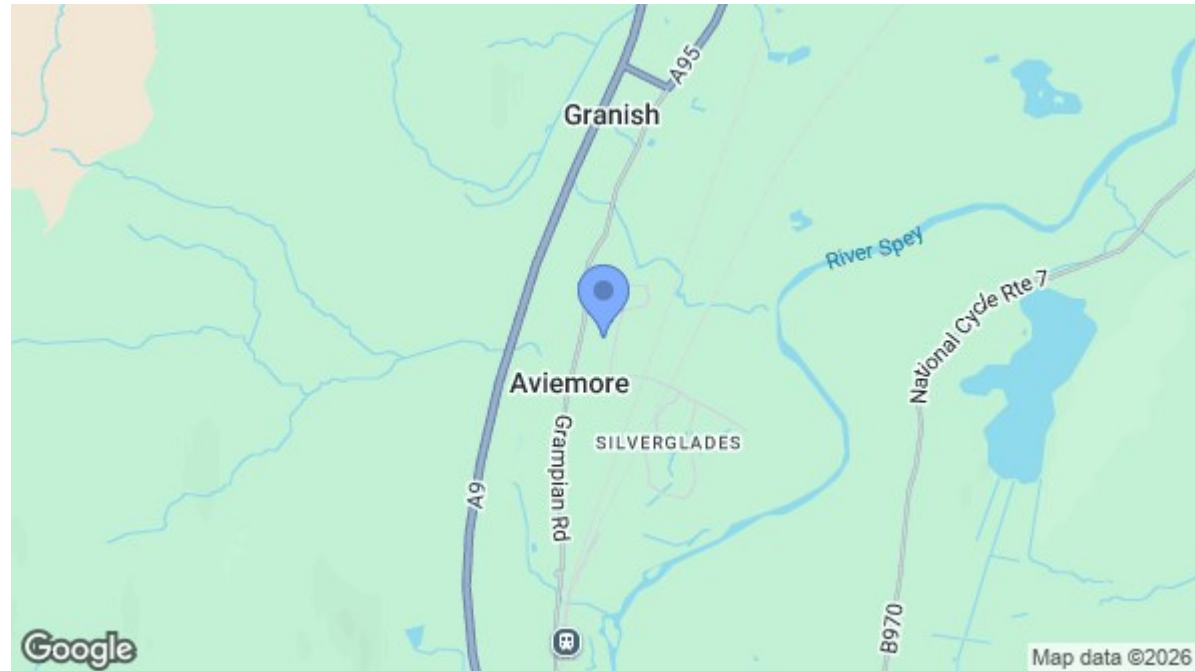
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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