

masson cairns LTD

Burnside of Ayeon, Cragganmore, Ballindalloch, AB37 9AB

UNDER OFFER £210,000

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

solicitors and estate agents

UNDER OFFER - Burnside of Ayeon is a characterful detached three-bedroom home in a peaceful rural setting at Cragganmore, with flexible accommodation, extensive outbuildings and mature grounds enjoying an attractive outlook over the surrounding countryside. The entrance opens into a hallway which links the principal ground-floor rooms, with the sitting room providing a comfortable main reception space centred around a stove and opening through glazed doors to the garden and patio. The kitchen/dining room is generously proportioned and fitted with a wide range of contemporary units, work surfaces and integrated appliances, with room for a dining table and views across the garden. Also on the ground floor are two double bedrooms, both offering good space for furniture, together with a modern shower room fitted with a glazed enclosure, WC and wash hand basin. A staircase rises to the upper floor where there is a third bedroom with adjoining store room with water tanks and a useful attic room which offers further flexibility for hobbies, storage or occasional use. Outside, the property is approached over a broad paved and gravelled area providing extensive parking and turning space, with mature planting and established trees creating a private setting. There is an attached garage in addition to a substantial detached garage/workshop provides an exceptional amount of practical space, incorporating a large garage/workshop, further workshop/store and separate store, making it well suited to vehicles, equipment or a range of hobbies. A separate garden room sits within the grounds with an adjoining store and decked seating area, offering another useful space for relaxing, working from home or entertaining. The gardens themselves are mature and varied, with lawns, planted borders, a pond and sheltered seating areas, while the elevated deck enjoys an open outlook towards the surrounding hills and woodland. EPC E Council Tax B Home report available online at massoncairns.com

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Ballindalloch
Close to the Cairngorm National Park and in the heart of Speyside, an area best known for its beautiful countryside, salmon fishing and malt whisky production. The region offers many opportunities for sport and recreation with a number of way marked walks and cycle trails nearby, including the Speyside Way, and fishing, shooting and stalking available on local estates, including salmon fishing on the world famous River Spey. There are a number of golf courses in the area and The Lecht Ski and Activity Centre is open all year round. Speyside is the home of malt whisky and this area forms part of the whisky trail with many distilleries with visitors' centres close by. Primary schooling is available Aberlour and Speyside High School provides secondary education. Aberlour is home to the world famous Walkers Shortbread, provides a range of shops and amenities whilst Elgin and Inverness offer a larger selection of supermarkets, shops and recreational facilities. Both Aberdeen and Inverness Airport provide regular domestic and European flights.

Transport Links
Airports:
Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.
Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

Train Stations:
Carrbridge Railway Station: About 10 miles from Grantown on Spey, offering connections to Inverness, Perth, and Edinburgh.
Aviemore Railway Station: Approximately 14 miles away, with regular services to Inverness, Glasgow, Edinburgh and London, as well as connections to the wider UK rail network.

Road Routes:
A95: This arterial road connects Grantown on Spey to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.
A939: This scenic route connects Grantown on Spey to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.
With these options, Grantown on Spey 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 where an online copy is available to download.

EPC Rating E

Entrance Vestibule
The entrance vestibule has glazing around the external door and to the side bringing in good natural light and giving the space an open feel. There is tiled flooring underfoot and sufficient room for boots, coats and other outerwear, making it particularly practical for country living and everyday use. Timber panelling adds warmth to the space, while an internal door leads directly through to the hallway and the principal rooms beyond.

Hallway
The hallway provides access to the principal ground-floor rooms, with doors leading to the sitting room, kitchen/dining room, shower room and both bedrooms. The staircase rises from here to the upper floor and there is carpet flooring and ceiling lighting.

Sitting Room
A generous principal reception room with ample space for a full suite of sofas and additional occasional furniture. Patio doors provide excellent natural light and open directly onto the patio and gardens, creating an easy connection between the room and the outside space. The wood-burning stove sits within a traditional fireplace with a timber mantel and raised hearth, providing a strong focal point, while recessed niches offer useful built-in glass display shelving with feature down lighting. There is wood flooring and ceiling lighting.

Kitchen / Dining
The kitchen/dining room is a generous and stylish space with a broad range of contemporary white wall, base and drawer units providing excellent storage, complemented by timber-effect work surfaces and matching splashbacks. A window to the front provides good natural light above the sink area, while integrated appliances include a fridge freezer, dishwasher and washing machine, together with twin built-in ovens, an electric hob and extractor. There is room for a dining table and chairs, making this a practical space for everyday meals and entertaining, with vinyl flooring and ceiling lighting throughout.

Bedroom One
A generous double bedroom with a window providing good natural light and an open outlook across the grounds. There is ample space for a large double bed together with bedside tables, chests of drawers and additional freestanding furniture, while an integral wardrobe with hanging rail and shelf provides useful built-in storage. A recessed display nook adds a practical fitted feature, and the room is finished with carpet flooring and ceiling lighting.

Bedroom Two
A well-proportioned double bedroom with a window providing good natural light and views over the gardens. There is ample space for a double bed together with bedside furniture and additional freestanding storage, while a useful integral cupboard provides further storage. The room is finished with carpet flooring and ceiling lighting.

Shower Room
A modern shower room fitted with a generous glazed shower enclosure with wet wall panelling and electric shower, together with a contemporary WC with concealed cistern and wash hand basin set within a fitted vanity unit. There is useful built-in cupboard and drawer storage, while an opaque window provides natural light and privacy. Further features include a heated towel rail, vinyl flooring and ceiling lighting.

Attic Room
A useful and flexible attic room with two Velux windows providing good natural light to either side. The space is large enough to accommodate seating, a desk or hobby furniture and works well as an occasional sitting area, study or general overflow space. A cupboard offers storage in addition to shelving on the stairs, while carpet flooring and ceiling lighting complete the room. A further door leads to the third bedroom.

Bedroom Three
A generous first-floor double attic bedroom with a Velux window providing good natural light and an outlook towards the surrounding countryside. There is ample space for a double bed together with bedside tables and additional bedroom furniture, while a built-in cupboard provides useful storage. There is a further door which leads into a further storage area that also house the water cylinder and tank. The room is finished with laminate flooring and recessed ceiling lighting.

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Garage & Outbuildings
The property is exceptionally well served by a substantial range of garaging, workshop and storage facilities. Attached to the house is a garage measuring approximately 5.22m x 3.75m (17'1" x 12'3"), with double doors to the front, power and lighting and a rear window providing natural light, offering useful secure parking, storage or workshop space. In addition, there is a particularly extensive separate garage/workshop complex comprising a main garage/workshop of approximately 8.61m x 4.64m (28'2" x 15'2"), an adjoining workshop/store measuring approximately 7.18m x 4.69m (23'6" x 15'4") and a further store of approximately 3.51m x 2.59m (11'6" x 8'6"). Together these spaces provide an excellent amount of practical accommodation for vehicles, tools, machinery, hobbies or general storage. A separate garden room, approximately 2.85m x 2.87m (9'4" x 9'5"), provides an additional flexible space for relaxing, hobbies or occasional home working and opens onto a raised deck of approximately 3.42m x 2.66m (11'2" x 8'8"), while an adjoining store provides further useful storage.

Gardens
The garden grounds are a particular feature of the property, combining generous outdoor space with a very attractive rural outlook. To the front, a substantial paved and gravelled courtyard provides excellent parking and turning space, framed by mature planting and established borders. The gardens continue around the house with areas of lawn, well-stocked beds, mature shrubs and trees together with a pond and water feature which add further interest. To the rear, a patio seating area provides an excellent spot for outdoor dining and enjoying the open outlook across adjoining countryside towards the wooded hills beyond, while further lawn and planting create a pleasantly private setting. A greenhouse provides useful space for growing, and the mature woodland, hills and countryside surrounding the property give the gardens a particularly secluded and established feel with the Speyside way accessible a short walk away.

Services
It is understood that there is a private water supply, septic tank drainage and electricity. There is oil fired central heating.

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
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What Three Words Location
What3Words Location: ///punks.spouse.retailing







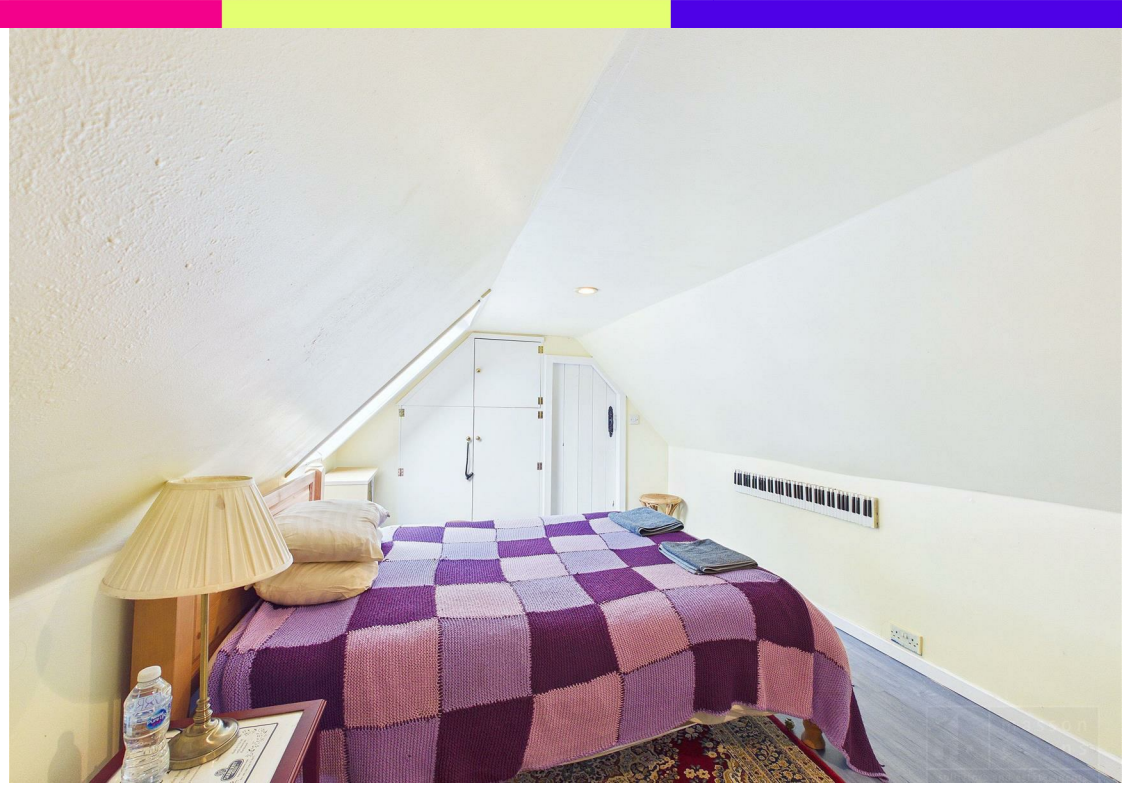







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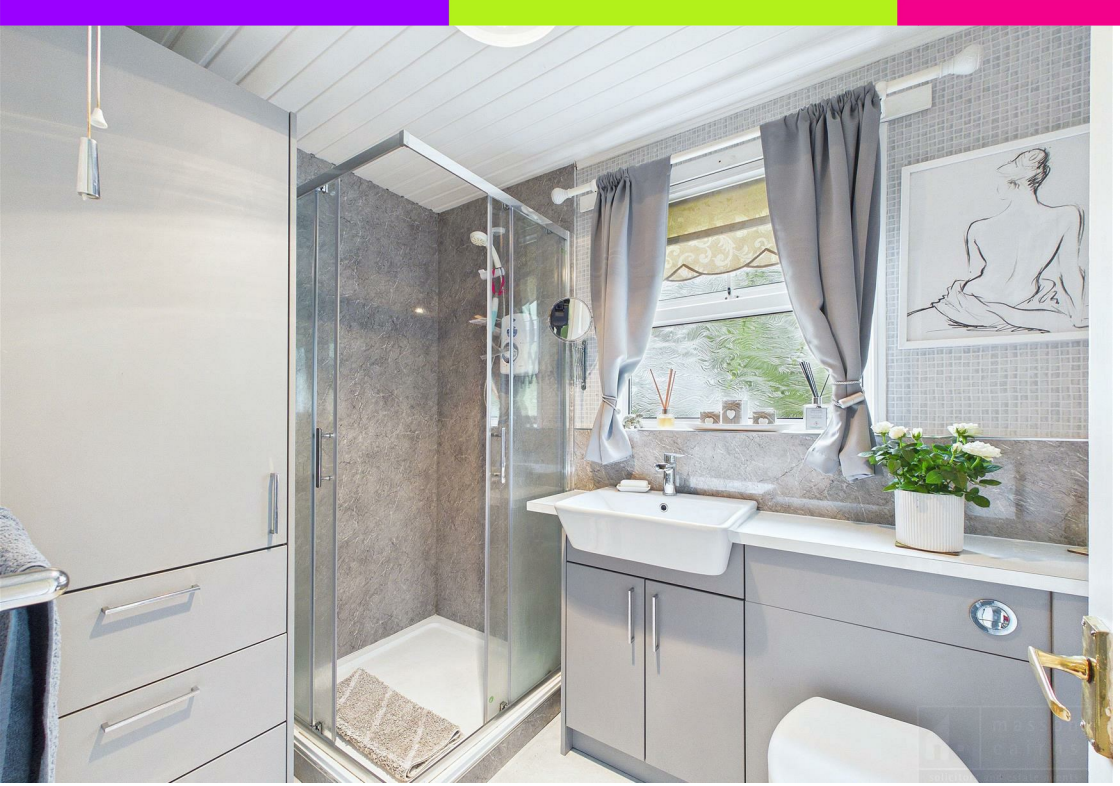


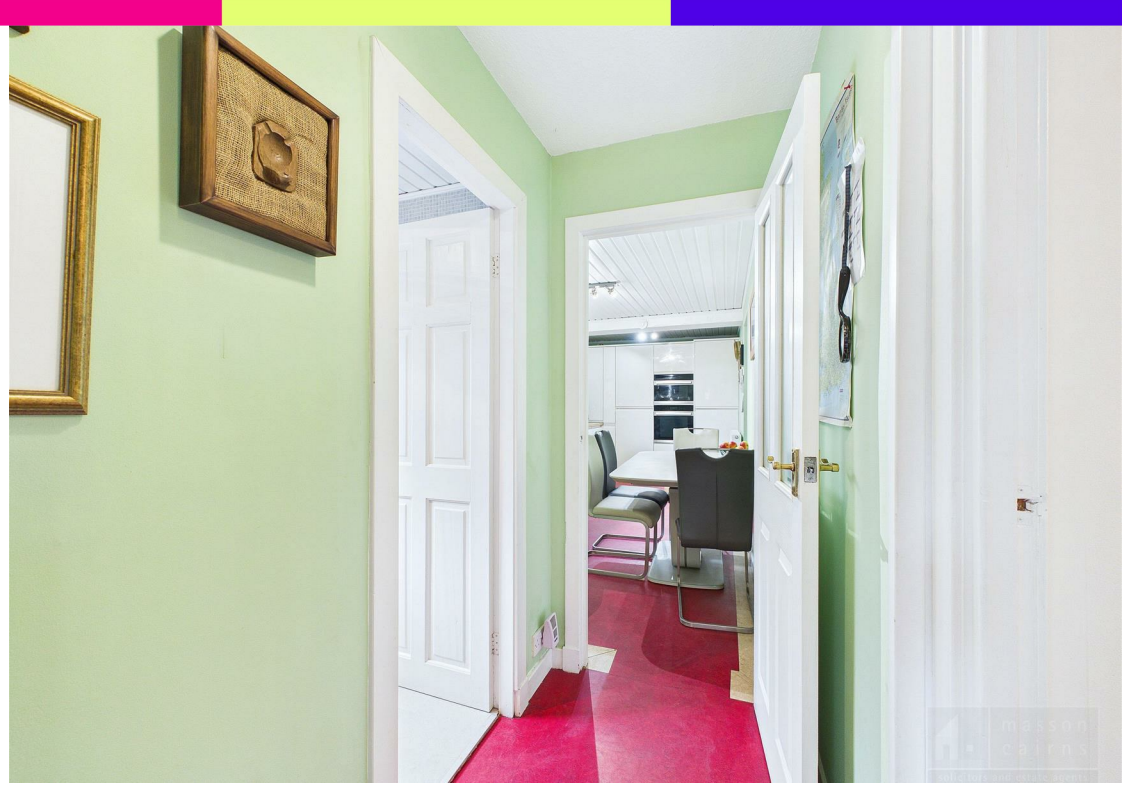






















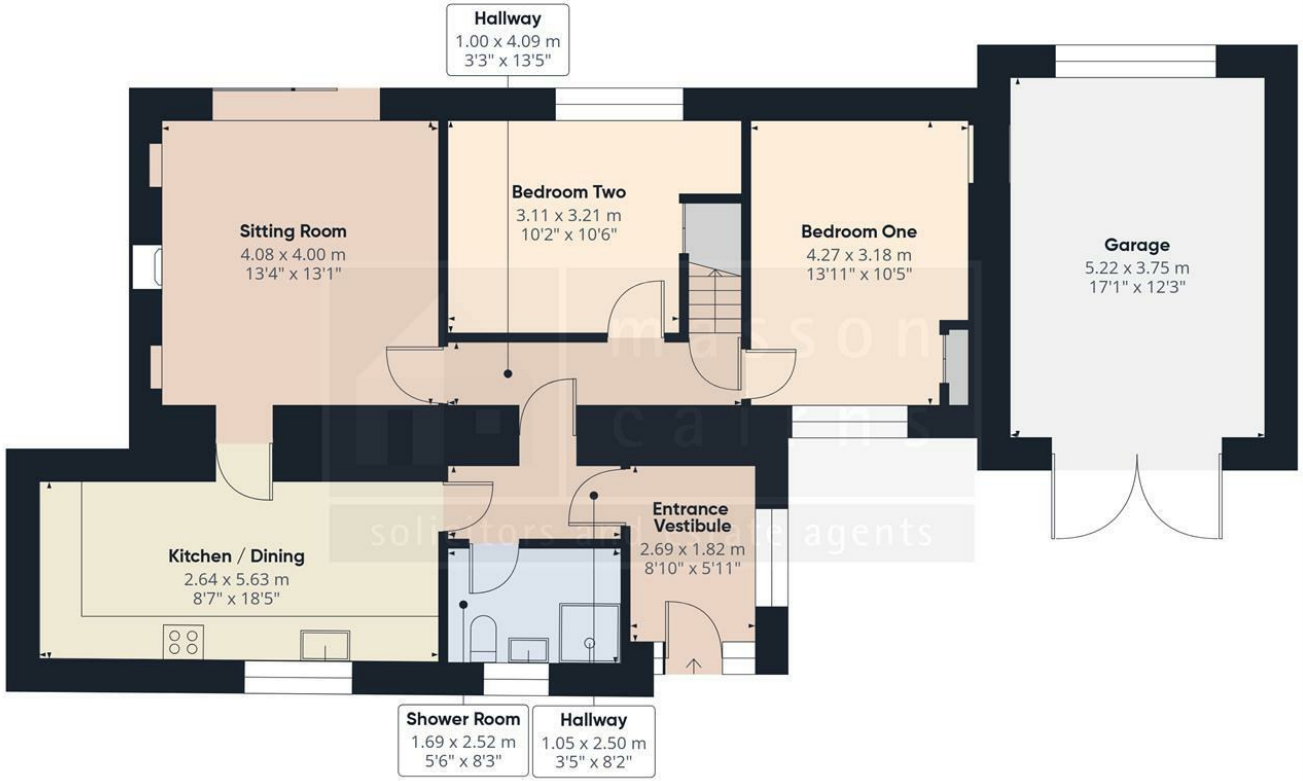





BURNSIDE OF AYEON







Floor 0 Building 1

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Approximate total area(1)

94.2 m²

1013 ft²

(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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Floor 1 Building 1

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Approximate total area(1)

31.1 m²
335 ft²

Reduced headroom

13.2 m²
142 ft²

(1) Excluding balconies and terraces

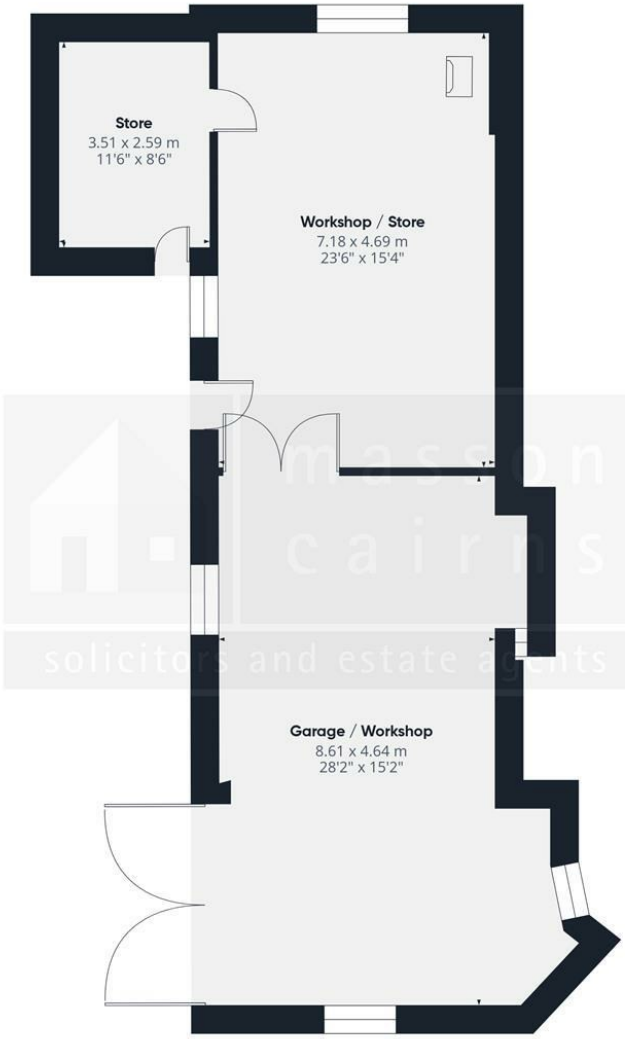
Reduced headroom
..... Below 1.5 m/5 ft

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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Floor 0 Building 2

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Approximate total area(1)

87.5 m²

942 ft²

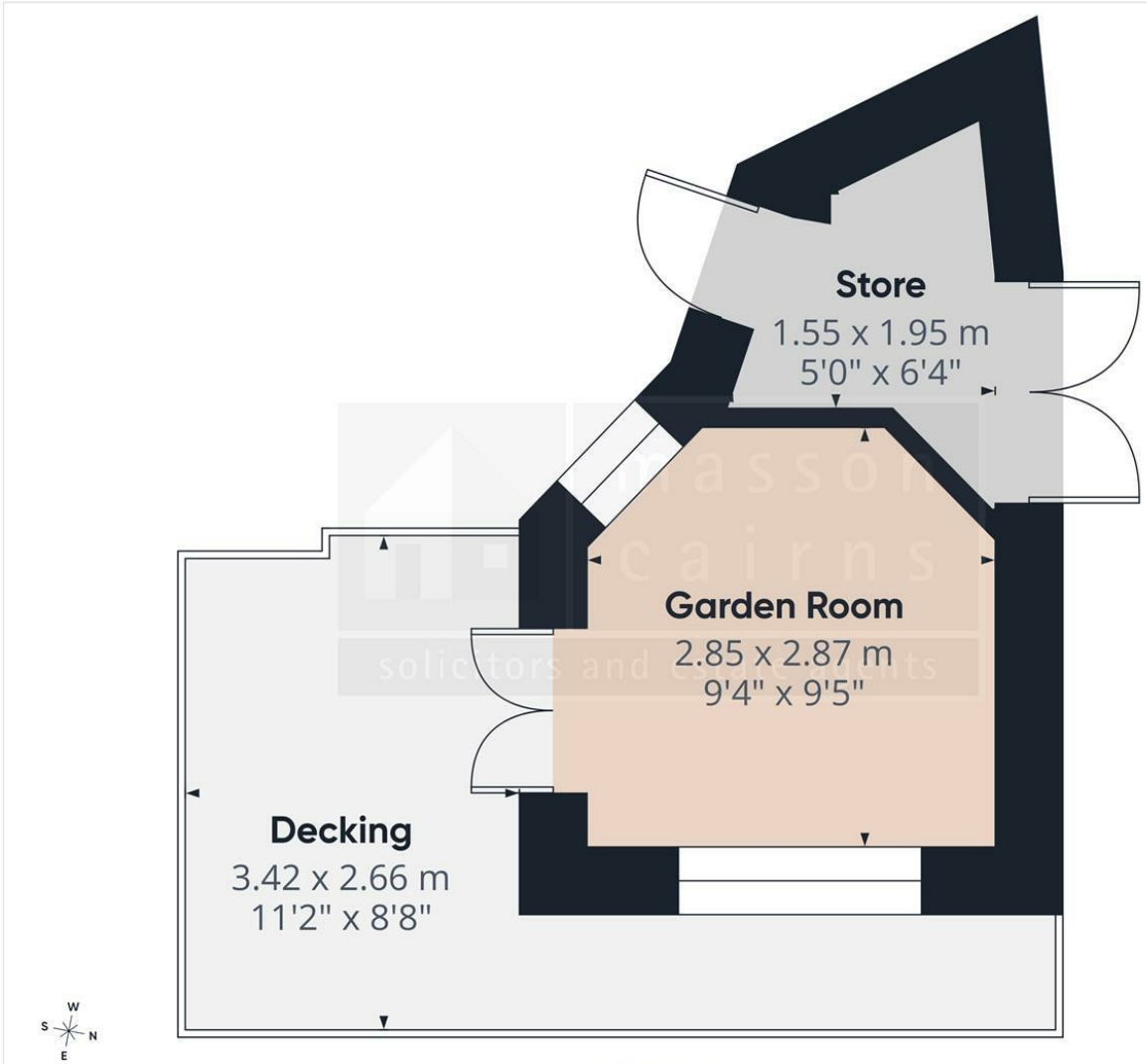
(1) Excluding balconies and terraces

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Floor 0 Building 3

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Approximate total area(1)

10.8 m²
116 ft²

Balconies and terraces

12.3 m²
132 ft²

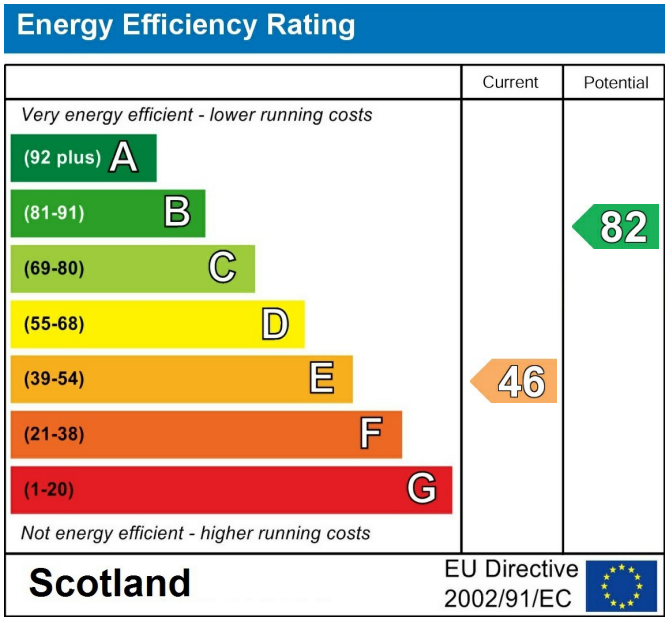
(1) Excluding balconies and terraces

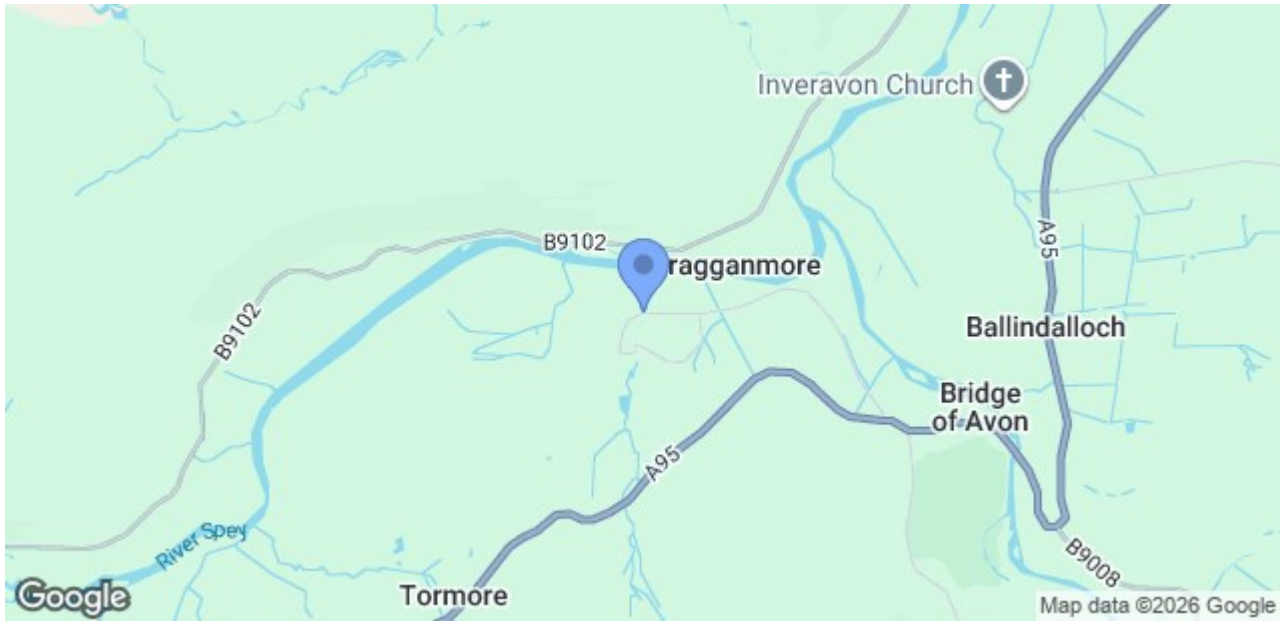
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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