



masson  
cairns 

solicitors and estate agents

Kintail, Coylumbridge, Aviemore, PH22 1QU

Offers Over £560,000

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

This exquisite home, situated on the edge of the renowned ski resort of Aviemore, occupies a coveted position in this highly sought-after area of Coylumbridge. The property showcases thoughtful design and meticulous attention to detail, with quality finishes and elegantly styled interiors enhancing its appeal. Its layout maximises space and natural light, featuring rooms of generous proportions, all presented to an exceptional standard with the possibility to extend through into the garage space from the hall (subject to necessary consents). From the welcoming vestibule, you are led into the inviting entrance hall, which seamlessly connects to the main living areas. These include a well-equipped and stylish kitchen, a spacious sitting room, a dining area, and a practical rear porch. The principal bedroom is a haven of luxury, complete with an en-suite shower room and a wardrobe, complemented by three additional double bedrooms, with two boasting ample built-in storage, and another opulent shower room. Nestled in a substantial plot of approximately 0.5 acres, the outdoor space of this stunning property is meticulously arranged with excellent privacy provided by a combination of ancient pine woodland to one side and mature hedging to the other. Offering various seating and relaxation spots, alongside a large garage ideal for vehicular, sports and garden equipment storage, every outdoor need is catered for, providing a perfect outdoor living space. The rare availability of this location cannot be overstated and this unique home is perfectly suited to meet the diverse needs of prospective buyers, making a viewing essential to fully appreciate its charm and potential. Energy Performance Certificate Rating D, Council Tax Band F. To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com)

## Offers Over £560,000



masson  
cairns LD

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

[property@lawscot.com](mailto:property@lawscot.com)

<https://www.massoncairns.com>

## Aviemore

Situated in the hub of Scotland's Cairngorms National Park, Coylumbridge is a highly desirable locale on the outskirts of Aviemore which 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 D

## Entrance

An exceptional property, approached via a gravel drive in a peaceful and sheltered location with an up to date design and finish, this well appointed and light property is accessed via a bright entrance with door and glazed side panels which flood the space with light. There is a double integral storage cupboard, carpet flooring and ceiling lighting with a further door leading into the hall.

## Hall

The Z-shaped hall, offers access to the majority of the accommodation. It features a convenient cupboard for storage and is illuminated by ceiling lighting, creating a welcoming and functional introduction to the home.

## Sitting Room

5.41m x 4.07m (17'8" x 13'4")

This impressive sitting room boasts a triple window to the front, offering garden views that are both beautiful and private, thanks to mature hedging. The room features a striking wood-topped mantle with an inset wood-burning stove, adding

warmth and character. Carpet flooring and ceiling lighting enhance the room's comfortable and inviting atmosphere, making it a perfect space for relaxation and entertaining.

## Kitchen

5.41m x 3.01m (17'8" x 9'10")

The newly fitted, stylish kitchen showcases an extensive array of base, wall, and drawer units finished in a serene country colour, beautifully contrasted by contemporary handles. It features a double Belfast sink with a mixer tap inset into solid oak worktops, including a breakfast bar illuminated by feature lighting. An additional inset sink and twin windows brighten the space, while modern conveniences include a Bosch integral oven and separate microwave, a Bosch induction hob with extraction over, separate integral washing machine, integral tumber dryer and separate integral dishwasher, and an integral full-height fridge and separate integral full height freezer. Recessed downlighting adds to the ambiance, and an oak and glazed door opens to the rear porch, seamlessly blending functionality with elegance.

## Rear porch

1.69m x 2.01m (5'6" x 6'7")

The well-proportioned rear porch, with its durable Kilck timber flooring, features a door leading to the gardens and a window that invites natural light. Enhanced by recessed downlighting, this space offers a practical and welcoming transition between the indoors and the beauty of the outdoor areas.

## Dining Room/ Bedroom Five

2.92m x 3.57m (9'6" x 11'8")

Currently used as a dining room it is adorned with a large picture window to the side, flooding the space with natural light. It features plush carpet flooring, elegant ceiling coving, and well-placed lighting, creating a sophisticated and inviting atmosphere perfect for meals and gatherings.

## Principal Bedroom

4.17m x 4.82m (13'8" x 15'9")

Located at the front of the property, this room features a large twin window that fills the space with natural light. An integral wardrobe with oak doors provides ample storage, including hanging space and shelves. The room is finished with carpet flooring and ceiling lighting, creating a warm and inviting atmosphere. A further door opens to an en-suite shower room, enhancing privacy and convenience.

## Ensuite

3.0m x 1.09m (9'10" x 3'6")

This luxurious en-suite shower room features a back-to-wall WC with a concealed cistern, topped with a display shelf, and a high-level window for natural light. A



masson  
cairns PLC

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

[property@lawscot.com](mailto:property@lawscot.com)

<https://www.massoncairns.com>

solicitors and estate agents

chrome towel radiator adds a touch of elegance, while the vanity unit, complete with an oval sink and wall-mounted single lever tap, sits against a backdrop of full-height tiling with an illuminated feature mirror that enhances the sophisticated ambiance. The separate shower enclosure, also with full-height tiling, includes a glazed screen and offers both a rainforest shower head and a wall-mounted option for a spa-like experience. Recessed downlighting throughout the room ensures a calm and inviting atmosphere.

#### Bedroom Two

2.92m x 3.40m (9'6" x 11'1")

This double bedroom, illuminated by a window to the side, is outfitted with carpet flooring and ceiling lighting, creating a cosy and welcoming space. A highlight of the room is the sizeable double wardrobe, boasting feature oak doors that open to reveal ample hanging and shelved storage, combining practicality with a touch of elegance.

#### Bedroom Three

3.00m x 3.00m (9'10" x 9'10")

This double bedroom comes with carpet flooring and ceiling lighting, ensuring a cosy and welcoming environment. It includes an integral wardrobe with oak doors for ample storage. A window affords scenic views of the gardens and distant woodland, merging comfort with the tranquil beauty of the outdoors.

#### Bedroom Four / Home Working Space

3.00m x 3.00m (9'10" x 9'10")

Originally designed as another double bedroom, this room is currently utilised as a comfortable home working space, featuring a window that offers views to the gardens and woods. It's equipped with carpet flooring and ceiling lighting, creating an ideal setting for productivity and tranquility.

#### Garage

3.00m x 8.00m (9'10" x 26'2")

The spacious garage features a concrete base, equipped with an up-and-over door at the front for easy access. A window and a rear door enhance natural light and provide additional entry points. Inside, the garage is fitted with power and lighting, making it a versatile space for various uses. Above, a floored loft storage area offers extra space for keeping items neatly organised and out of sight.

#### Outside

Set within 0.5 acres and surrounded by ancient pine woodland, offering direct access to woodland walks, this property boasts hedging and privacy fencing for seclusion. A sweeping gravel drive with a gate leads to ample parking for several vehicles, complemented by a large garage. The grounds feature sunny

lawned areas, patios, and a pond, enhancing the outdoor living experience.

Multiple outbuildings, including a shed, garden room, greenhouse, wood stores, and kennel, provide practical and leisure spaces. The garden is enriched with mature planting, ornamental trees, and shrubbery, alongside a clothes line for convenience.

#### Services

It is understood that there is mains water and electricity with drainage to a septic tank. There is oil fired central heating.

#### Entry

By mutual agreement.

#### Price

Offers over £560,000 are invited

#### Viewings and Offers

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

Masson Cairns

Strathspey House

Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

[www.massoncairns.com](http://www.massoncairns.com)



masson  
cairns ESTD 1984

solicitors and estate agents

Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

[property@lawscot.com](mailto:property@lawscot.com)

<https://www.massoncairns.com>



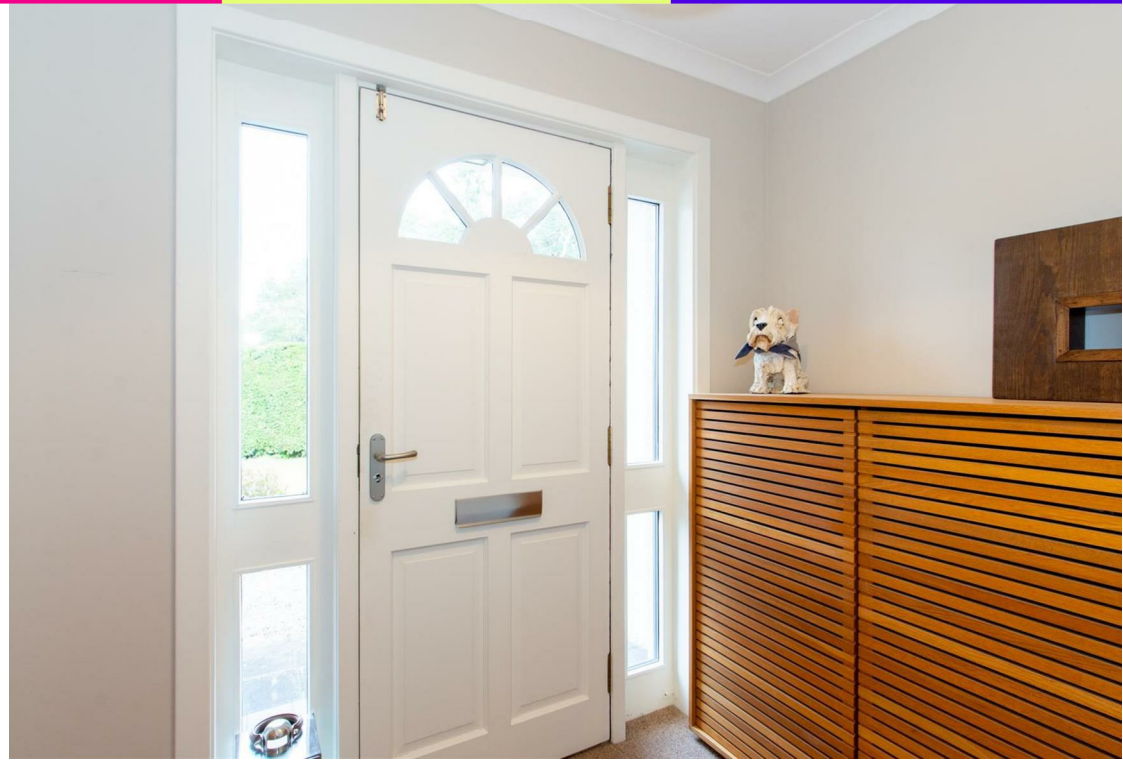






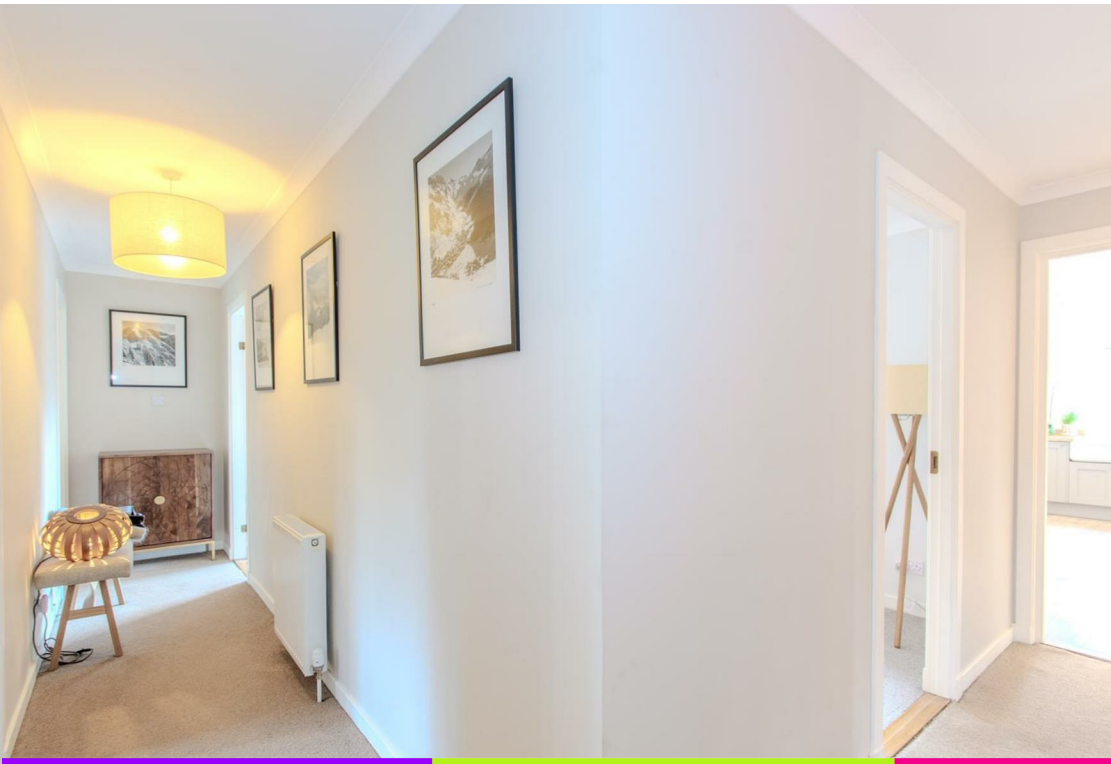
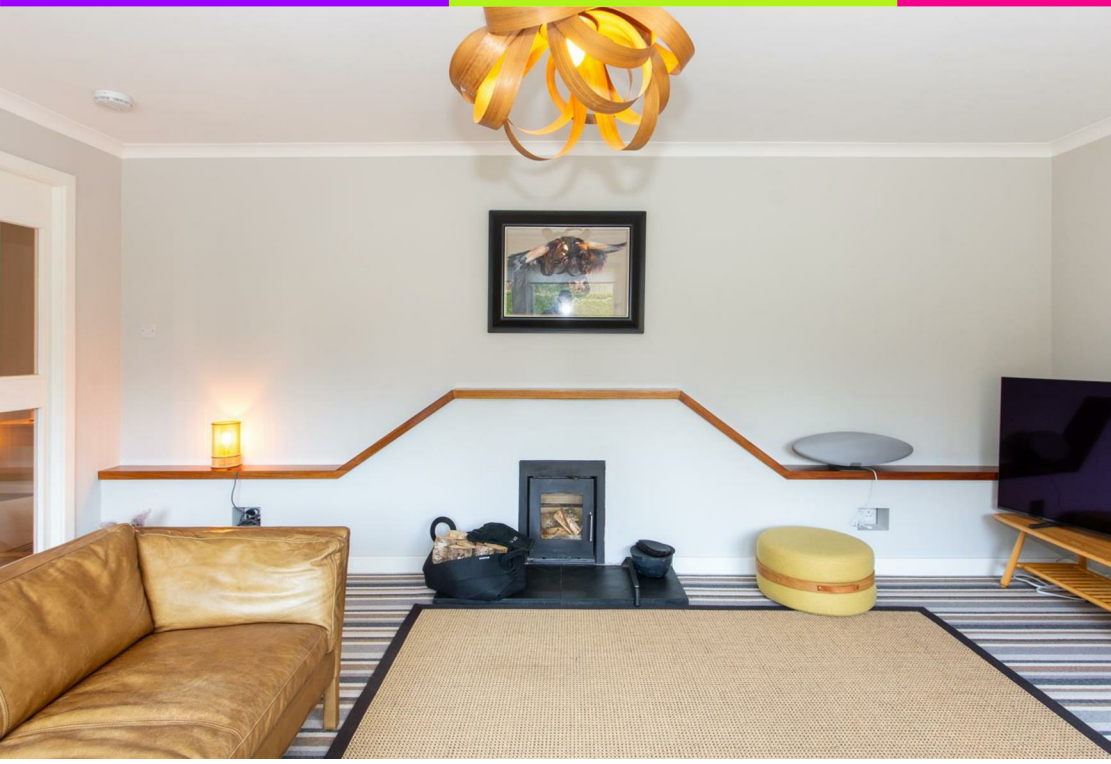


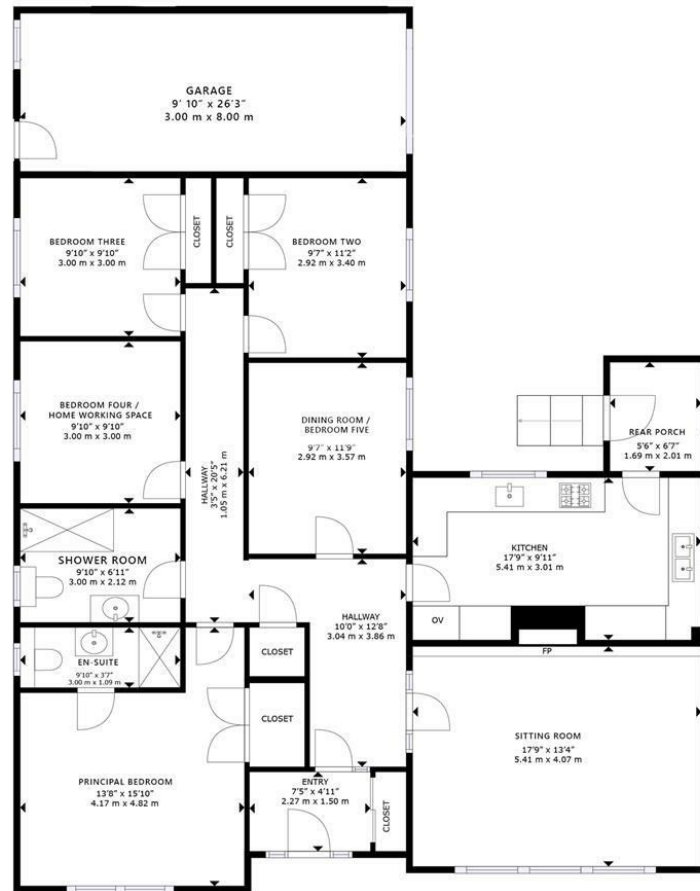












FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 1,486 sq. ft, 138 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



masson  
 cairns <sup>LLP</sup>

solicitors and estate agents


Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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



masson  
cairns PLC

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents