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solicitors and estate agents

9 Carn Aghaidh, Aviemore, PH22 1LE

UNDER OFFER £295,000

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

UNDER OFFER - Welcome to this exquisite three-bedroom detached bungalow, nestled within a highly coveted cul de sac in Aviemore. Presenting an impeccable interior and a serene setting, this property offers the comfortable living. An inviting entrance porch leads into a vestibule, setting the tone for the elegance that awaits. The ground floor boasts a convenient WC, ensuring practicality without compromising on style. The heart of the home is the cosy sitting room, featuring a captivating wood-burning stove that exudes warmth and charm. The well-equipped kitchen caters to culinary enthusiasts, making cooking a pleasure. A rear hall/utility area provides both functionality and space efficiency, while the adjacent dining room offers a delightful view of the meticulously manicured gardens. Natural light streams into every corner, accentuating the beauty of the layout. A hallway guides you to a luxurious bathroom, adorned with tasteful finishes, and three thoughtfully designed bedrooms that offer comfort and tranquility. Outside, this property truly shines. Off-street parking ensures convenience for residents and guests alike. The well-manicured gardens are a true delight, featuring serene seating spaces that invite you to bask in the outdoors. A dedicated storage area, along with a wood store, caters to your practical needs while maintaining the aesthetics of the space. In summary, this detached home is a rare gem situated in an enviable location within Aviemore. Immaculate presentation, thoughtful design, and an oasis-like outdoor setting combine to create an idyllic living experience. Don't miss the opportunity to call this exceptional property your own and embrace the tranquil charm it offers. Council Tax Band E, EPC Rating E
To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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Aviemore

Tucked away amidst the majestic scenery of the Scottish Highlands lies Aviemore, a town that captures the heart and spirit of Scotland's wild beauty. As you approach Aviemore, you're immediately greeted by the striking vistas of the Cairngorms National Park, which envelops the town. It's Britain's largest national park, and living here means waking up to breathtaking views of rugged landscapes, deep emerald forests, and glimmering lochs, every single day.

But Aviemore isn't just about picturesque landscapes; it's a vibrant community where tradition and modernity find a harmonious balance. As an outdoor enthusiast's paradise, every season in Aviemore presents a new adventure. The shimmering waters of Loch Morlich, a stone's throw away from the town, offer a variety of watersports, ensuring that whether you crave adrenaline or tranquillity, Aviemore delivers.

If you're considering a move with family, you'll find Aviemore welcoming and well-equipped. The schools here offer quality education, emphasizing both academic and outdoor learning, given the natural playground that surrounds them. The healthcare facilities are robust, ensuring peace of mind, and the local shops, from quaint boutiques to essential grocery stores, ensure you'll have everything you need within reach.

Aviemore 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.

Front Porch

1.98m x 0.93m (6'5" x 3'0")

As you step into the property, you are greeted by a charming entrance, accessed through a tastefully designed timber and glazed door. This welcoming space features glazing to two sides, elegant tiles underfoot and space thoughtfully allocated for outerwear storage ensures that ensure organization and functionality are seamlessly integrated into the design. Continuing inward, a second door adorned with delicate glazed panels beckons you into the vestibule.

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

0.95m x 1.95m (3'1" x 6'4")

The vestibule boasts a window to the side, welcoming in natural light that enhances the sense of space and openness. A doorway within the vestibule leads you to a conveniently located WC, ensuring practicality and ease of access for both residents and guests. Laminate wood flooring, with its blend of warmth and durability creates a visually appealing and inviting atmosphere. A further timber and glazed door opens into the sitting room.

WC

0.82m x 1.82m (2'8" x 5'11")

The cloakroom features a WC and a wash hand basin with a sleek vanity unit, perfectly combining practicality with style. This space is enhanced with hanging rails for convenient outerwear storage, ensuring tidiness and ease. An opaque window to the front infuses the room with natural light while maintaining privacy.

Sitting Room

4.65m x 4.28m (15'3" x 14'0")

Step into the inviting sitting room, bathed in natural light from windows on both the front and side walls. The focal point of this warm space is a fireplace adorned with a tiled surround, set upon a slate hearth, and crowned with a timber mantle that cradles a charming wood-burning stove. Underfoot, soft carpeting enhances the comfort of the room, inviting you to relax and unwind. The thoughtful layout allows for seamless access to other parts of the home, with doors that lead to both the hallway and the well-equipped kitchen. This bright and inviting sitting room is a haven of comfort and style, offering a perfect space for relaxation and gatherings.

Kitchen

2.39m x 4.08m (7'10" x 13'4")

Boasting an array of base, wall, and drawer units thoughtfully designed to accommodate all your storage needs with display cabinets providing an elegant touch, showcasing your cherished items. Complementing the cabinetry are stylish worksurfaces, accentuated by tiled splash backs that not only add visual appeal but also make maintenance a breeze. The subtle charm of under-unit mood lighting adds ambiance to the space. Equipped with modern conveniences, the kitchen includes integral units consisting of a dishwasher for effortless clean-up, a fridge freezer for efficient storage, a washing machine and separate tumble drier. A sink complete with a drainer and a chrome mixer tap marries functionality with aesthetics. A Rangemaster Leisure range cooker stands as a centrepiece, offering the perfect canvas for culinary creations. A window to the side infuses the room with natural light, enhancing the ambiance of the cooking space. A door, accompanied by a separate window, leads to the rear porch/utility area, creating a seamless connection.

Rear Porch / Utility

3.13m x 1.07m (10'3" x 3'6")

The rear porch boasts durable tiled flooring, a practical choice that adds both functionality and style to the space. A welcoming timber and glazed door beckons you to step out into the serene rear garden, creating a seamless transition between indoor and outdoor living. Within this porch, ample space is available to accommodate a large fridge freezer, ensuring your storage needs are met while maintaining a streamlined aesthetic. An additional opening leads you into the adjoining dining room

Dining Room

3.03m x 2.45m (9'11" x 8'0")

The dining room is a radiant and inviting space, graced by triple aspect windows that frame stunning views of the enchanting rear gardens. These expansive windows invite an abundance of natural light, infusing the room with a warm and airy ambiance whilst there is ample space to site a large dining table and chairs with side furniture.

Hall

2.11m x 2.02m (6'11" x 6'7")

The hall is a welcoming and fitted with comfortable carpeting, creating a sense of warmth and coziness. From this central space, doors provide access to the three bedrooms and the bathroom, ensuring a seamless transition between private living areas. A loft hatch adds an element of practicality, offering additional storage space.



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Principal Bedroom

2.7m x 6.4m (8'10" x 20'11")

The principal bedroom is a haven of comfort, featuring plush carpet flooring that enhances its cosy atmosphere. Twin aspect windows, with a charming bay window at the front, offer a play of natural light that illuminates the room and creates a sense of openness. A thoughtful addition to the room is the integral wardrobe, which provides ample hanging and shelved storage space.

Bedroom Two

2.71m x 4.08m (8'10" x 13'4")

The second double bedroom is a tranquil space that enjoys a serene view through its window, which overlooks the peaceful rear surroundings. There is carpet flooring and space for bedroom furniture.

Bedroom Three / Study

2.48m x 4.08m (8'1" x 13'4")

The third bedroom, currently repurposed as a versatile home working space or study, features a window that offers a soothing rear view. Its carpet flooring adds to the comfort of the room, making it an ideal setting for focused work or quiet contemplation.

Shower Room

1.73m x 2.19m (5'8" x 7'2")

Elegant and luxurious, the walk-in shower is a focal point, featuring a sleek glazed screen that exquisitely separates the space. The rainforest shower head and separate attachment promise a rejuvenating bathing experience, complemented by the wet wall design that adds to the modern aesthetic. A stylish vanity unit provides ample storage while hosting a concealed cistern WC and an integral wash hand basin adorned with a chrome mixer tap. A display shelf and carefully crafted splashback enhance the visual appeal of the space. The functionality of the room is elevated by a wall cabinet that doubles as a mirror, seamlessly combining practicality with design. An opaque window to the side ensures both privacy and natural light, contributing to the overall ambiance.

Outside

Nestled within a charming and serene cul de sac in Aviemore, this property enjoys an idyllic location. The front of the house presents lock block off-street parking, offering both convenience and aesthetic appeal. Enhanced by carefully cultivated mature planting, this area exudes natural beauty and tranquility. A protective dwarf wall gracefully defines the boundaries, adding a touch of character to the front façade. The rear gardens are thoughtfully designed for both leisure and functionality. Accessibility is seamlessly integrated from both sides of the property, allowing for easy movement and enjoyment of the

outdoor spaces. On one side, a gravelled area awaits, ideal for creating a cosy seating nook. A garden room in this space provides a perfect retreat to savor the surroundings. To the rear, a multi-level landscape unfolds, featuring terraced planting that adds depth and visual interest. A patio area beckons for outdoor gatherings, while the opposite side offers a versatile space for additional seating. This area also houses a timber store and a wood store, ensuring practical storage solutions while maintaining the overall elegance of the landscape.

Services

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

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

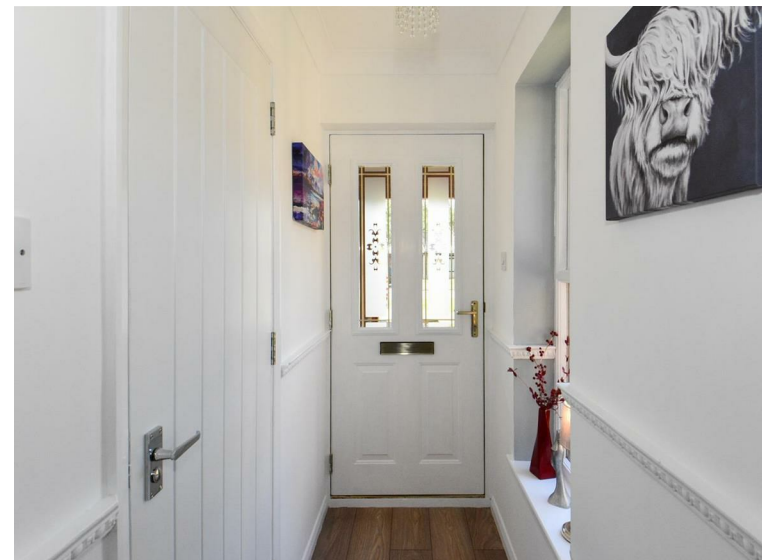
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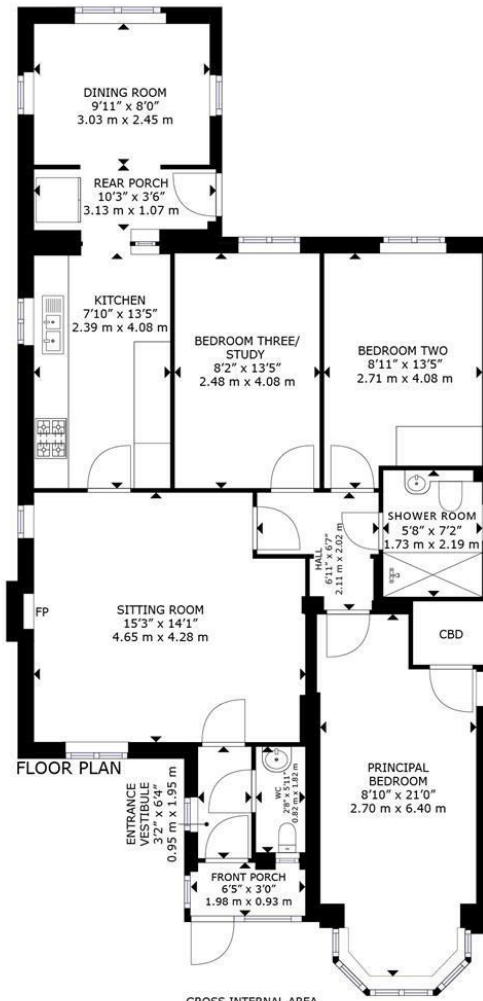
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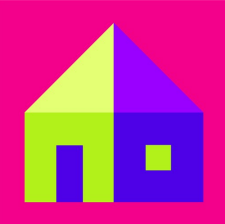
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,084 sq. ft. 101 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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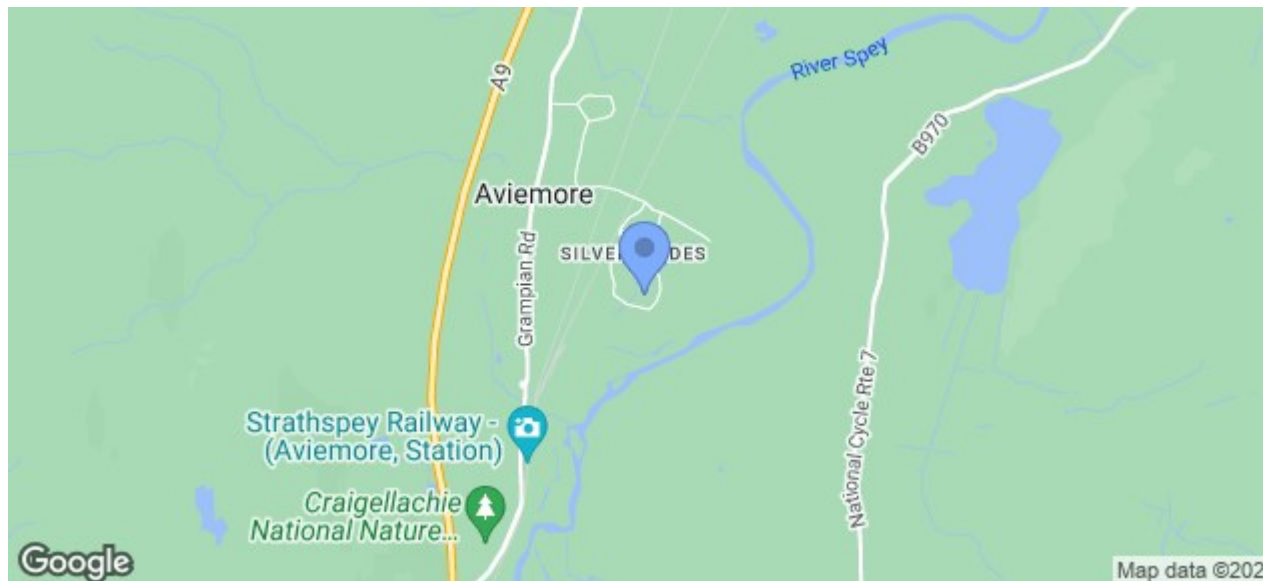
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland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