



masson
cairns

solicitors and estate agents

19 McInnes Place, Aviemore, PH22 1TG
POA

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

UNDER OFFER - CLOSING DATE 10.03.2021 - 12 Noon - This is a shared ownership purchase and is conditional on applicants satisfying certain criteria which are listed further down the particulars. A superbly presented semi-detached two bedroom bungalow with an enviable cul-de-sac situation located in a popular development close to the centre of Aviemore. The property offers spacious and bright accommodation over one floor comprising of a bright and airy lounge / dining room, generous and modern kitchen, two double bedrooms and family bathroom. Outside there is street parking and manageable gardens to the front and rear. This home purchase is located in the heart of the Cairngorms National Park and ideally positioned in some of the finest scenery the Highlands has to offer. With excellent road, rail and air links to Inverness, Edinburgh and the south, viewing is highly recommended. Energy Performance Certificate Rating E, Council Tax Band C

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

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Aviemore

Nestling alongside the River Spey, in the midst of the Cairngorms National Park, there is perhaps nowhere better than Aviemore to appreciate the magnificence of Scotlands great outdoors. Lochs, rivers, forests and mountains provide precious habitats for an abundance of wildlife, while the spectacular scenery and fresh air attracts visitors from across the country, ensuring Aviemores position as a year-round destination as well as a much respected ski and leisure resort. Aviemore is on the main rail line from Inverness/ London and is just off the A9 giving easy access to all parts of the UK; Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

Entrance Vestibule

1.74m x 1.19m 5'9" x 3'11"

From the front garden this handy area is accessed via a high performance timber glazed door which leads into the entrance vestibule with good hanging space for outerwear and storage for shoes and boots. A further door leads into the hallway where there is a wall cupboard housing the electrical fuse board. In addition there are heating controls, carpet flooring and ceiling lighting.

Hallway

3.84m x 1.15m 12'7" x 3'9"

The large L shaped hall provides access to the lounge/dining room, both bedrooms and bathroom. There are three large storage cupboards, one housing the hot water tank. There is also a loft access hatch, ceiling lighting, smoke alarm and carpet flooring.

Lounge / Dining Room

5.37m x 3.30m 17'7" x 10'10"

This is a large and airy lounge with twin aspect windows to the front offering excellent levels of natural light. In addition to space to locate your lounge furniture there is ample space to site a large dining table with chairs to complete the space and offer a beautifully social area for relaxing with family or entertaining friends. A further door leads through to the kitchen and there is carpet flooring and ceiling lighting.

Kitchen

3.54m x 3.0m 11'7" x 9'10"

The smart and modern kitchen benefits from a good range of base and wall units in white with contrasting worktops and chic splash back tiling. There are integral appliances including a oven with ceramic hob and illuminated extractor, washing machine and dishwasher. There are double windows to the rear which is perfectly placed with the one and a half bowl sink and drainer beneath and which overlooks the rear garden. There is vinyl flooring, ceiling lighting and an opening to the rear porch.

Rear Porch

1.71m x 1.20m 5'7" x 3'11"

The rear porch provides good amenity and there is access to the back garden, space for a fridge / freezer and coat storage, ceiling lighting and vinyl flooring.

Bedroom One

3.30m x 3.0m 10'10" x 9'10"

A spacious and bright double bedroom with twin windows to the front offering excellent natural

light and there is carpet flooring, ceiling lighting and an integral storage wardrobe with hanging and shelved storage.

Bedroom Two

3.55m x 3.0m 11'8" x 9'10"

Another large double bedroom with twin windows to the rear. There is carpet flooring, ceiling lighting and there is an integral storage wardrobe with hanging and shelved storage.

Bathroom

2.38m x 2.03m 7'10" x 6'8"

A light and inviting bathroom in white comprising of a WC, wash hand basin with twin taps, bath with electric shower and full height tiling. There is vinyl flooring, an opaque window to the side, ceiling lighting and ladder towel radiator.

Outside

The front of the property is open and welcoming and laid with gravel. A timber gate opens into the spacious side garden that is gravelled for ease of maintenance a paved path leads to the back garden that is mainly laid to lawn. The rear garden is bounded with vertically clad timber fencing and there is a timber storage shed at the side garden.

Services

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

Home Report

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

If viewing on Rightmove click the EPC link and the home report will download.



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EPC Rating E

Entry

By mutual agreement.

Price

UNDER OFFER

The remaining ownership share (50%) is retained and monthly occupancy charge payable is £158.48 to Cairn Housing Association.

After one year of shared ownership, the sharing owner can request to buy additional shares in 25% tranches so they could either increase to 75% or buy the entire property. The occupancy charge would decrease accordingly.

Interested and qualifying parties will submit an application for consideration by Cairn Housing who will make the final decision on the successful purchaser.

CLOSING DATE 10.03.2021 - 12 Noon.

Shared Ownership Conditions of Purchase

Prospective purchasers for shared ownership properties must meet Cairn's criteria for shared ownership properties and prospective purchasers will be asked to submit an application for consideration. Cairn's criteria is as follows, either:

- o first time buyers;
- o tenants of social landlords;
- o have a current live housing application; or
- o members of the armed forces and veterans who have left within the previous two years (or spouses or partners of those killed in action within the last two years)

In addition, the shared ownership property must be intended to be the prospective purchaser's

only and principal home.

The current monthly occupancy charge for the 50% share is £158.48. The prospective purchaser can expect to pay the same as this.

Annual increases of Shared Ownership properties take place on 1/10 each year. In addition to the monthly occupancy charge there is an annual buildings insurance payable by the sharing owner as well. The annual Buildings insurance charge is £143.92 (Apr20- March 21). If a sharing owner purchases 100% then they are no longer required to pay this annual charge and can take out their own buildings insurance.

Any repairs/ maintenance on the property is the sole responsibility of the sharing owner regardless of the share owned

Highland Housing Application

POTENTIAL APPLICANTS MUST ALSO FILL IN THIS FORM DOWNLOADABLE HERE AND RETURN TO CAIRN HOUSING AT THE ADDRESS SHOWN ON THE FORM-- THANKS.

https://www.highland.gov.uk/downloads/file/3063/highland_housing_register-housing_application_form

Viewings and Offers

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

Strathspey House
Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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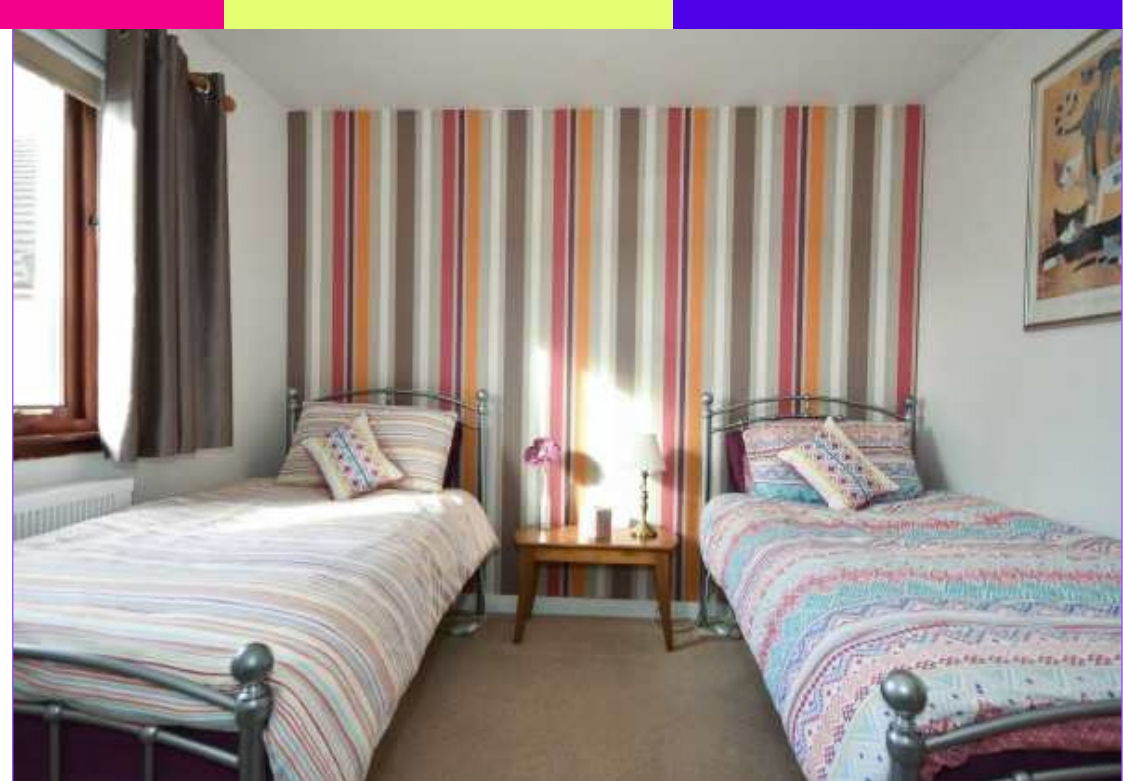
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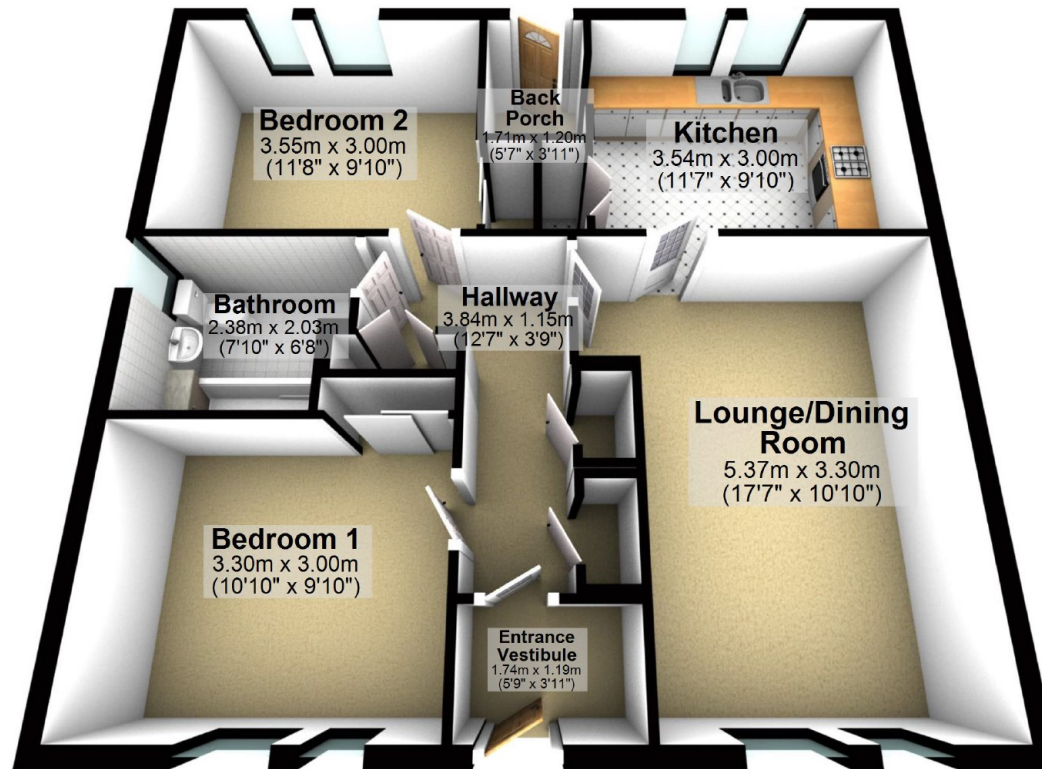
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Ground Floor



Plans not to scale, for illustration only



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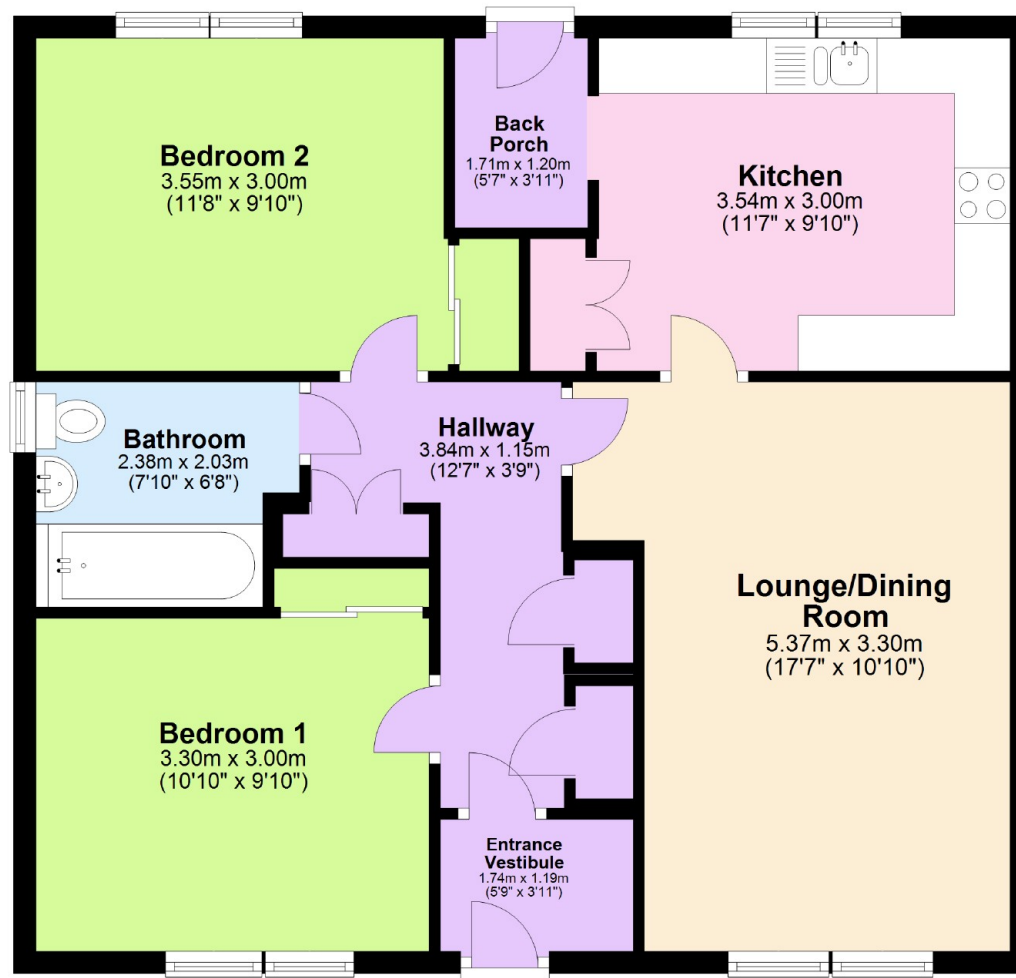
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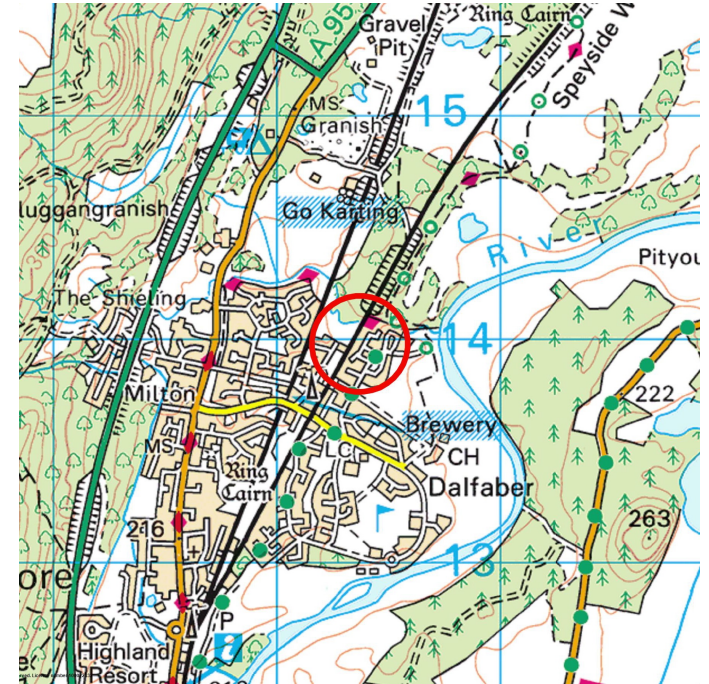
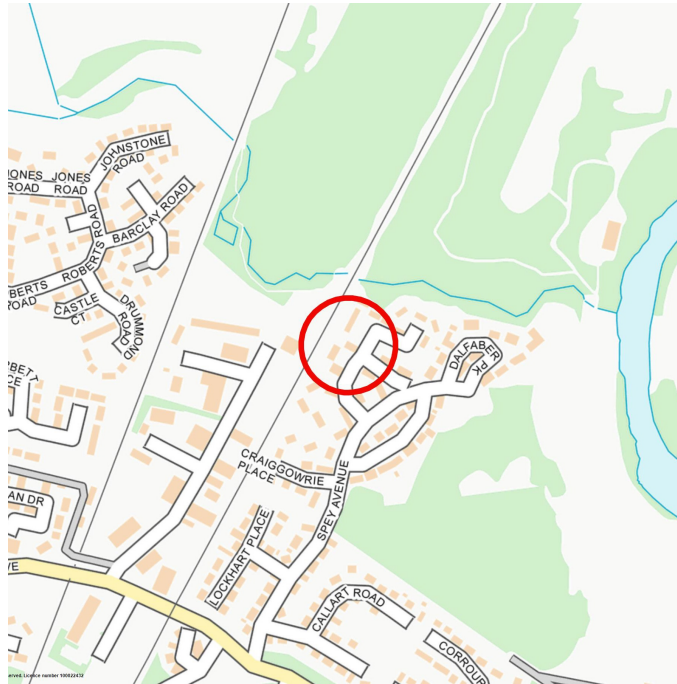
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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