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Truibank, Dalwhinnie, PH19 1AB
POA

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

UNDER OFFER - An immaculately presented, freshly decorated and well proportioned three bedroom detached bungalow with sizable gardens, large gravel drive and integral garage. Truimbank enjoys a very peaceful situation with outstanding views within this pretty Highland Village in the Cairngorms National Park popular for its closeness to nature and accessibility to many outdoor activities. Accommodation includes an entrance vestibule which leads through to a L shaped hall which, in turn, provides access to an airy lounge with feature fireplace, a modern kitchen with dining area overlooking the rear gardens to the hills beyond, large utility room, family bathroom and three double bedrooms with integral wardrobe storage and master en-suite shower room. The gardens to the front are laid to gravel for ease of maintenance with lawned areas and the secure rear gardens are mainly laid to lawn with superb views. The property would suit a variety of purchasers including those looking for walk in family or second home in this peaceful location. Energy Performance Certificate Rating E, Council Tax Band D

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

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Dalwhinnie

Situated on the edge of the Cairngorms National Park the historic village of Dalwhinnie is in the heart of the Highlands. It is a fantastic area with dramatic ever changing scenery ideal for hill walking, fishing, golfing and its excellent central location gives access to the west of Scotland as well as the north (Fort William, Skye, Oban, Ballachulish and Loch Ness). Dalwhinnie itself sits at the head of Loch Ericht where it meets Glen Truim, at a height of 358m making it a few metres higher than the Highlands' officially highest village at Tomintoul, though it is more famous for being home to Scotland's highest distillery. Local facilities including Primary School, Post Office, village shops, petrol station, bus and rail links through to Inverness and Edinburgh. Kingussie situated at the foothills of the Cairngorm and Monadhliath Mountain ranges, is only 17 miles distant, Newtonmore 13 miles, city of Inverness 60 miles and Edinburgh 100 miles. Both Inverness and Edinburgh provide air links to other parts of the U.K. And abroad.

Property Features

This is a freshly decorated and easily maintained property with upvc windows and soffit's for ease of maintenance and there is a stylish white theme with chrome door handles, ceiling coving, CO2 detectors and neutral flooring throughout offering a hassle free and walk in purchase.

Entrance Vestibule

1.32m x 1.74m 4'4" x 5'9"

From the front steps and through the fully glazed front door with side window, there is carpet

flooring, recessed down lighting and a further door to the hallway.

Hallway

The L shaped hallway is bright and spacious with doors leading to most of the accommodation. There is recessed down lighting, carpet flooring, a radiator with decorative cover, loft hatch and the Drayton central heating thermostat.

Lounge

4.21m x 5.17m 13'10" x 17'0"

The generous lounge enjoys excellent levels of natural light provided by the triple picture windows to the front of the property which also offer excellent views. There is a feature ceiling light and a focal open fireplace with ebony slate hearth and stone surround topped with a timber mantle to offer cosy nights. There is carpet flooring and a radiator.

Kitchen / Dining

3.35m x 6.00m 11'0" x 19'8"

The modern and stylish kitchen is on open plan with the dining area and offers a good range of base, wall and drawer units with complementary worktops and tiled splash backs. The view from the kitchen sink is to die for and there is plumbing for a dishwasher and an oven with four rings and an extractor hood. The dining area enjoys ample space for a larger table and chairs and provides a sociable entertaining space. There are twin windows overlooking the rear gardens and to the hills beyond, laminate flooring, recessed down lighting, spotlighting and a further door leads to the utility.

Utility

2.10m x 3.60m 6'11" x 11'10"

The large utility room sits at the rear of the garage and there is plumbing for a washing machine in addition to venting for a tumble dryer. There is laminate flooring, ceiling lighting and a wall storage unit. The oil fired boiler is located in this room and there is a door and window to the rear gardens in addition to a door leading to the integral garage.

Integral Garage

5.10m x 3.60m 16'9" x 11'10"

A great space to park a vehicle or store sports and garden equipment. There is a tap, up and over garage door, ceiling lighting, concrete floor, shelving and a loft hatch leading to a separate loft area.

Bathroom

2.99m x 2.00m 9'10" x 6'7"

This family bathroom enjoys a white suite comprising of a wc, pedestal wash hand basin with twin taps, illuminated vanity mirror, radiator, towel rails and bath with bi-fold shower screen and mira sport electric shower. There is carpet flooring, recessed down lighting, an opaque window to the rear of the property, a radiator and display shelving.

Master Bedroom

3.70m x 2.90m 12'2" x 9'6"

This is a well proportioned double bedroom with a twin aspect to the front and side of the bungalow flooding the room with natural light levels. There is a large wardrobe which enjoys



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hanging and shelving space. There is carpet flooring, recessed down lighting, a radiator and a door leading through to the en-suite shower room.

En-Suite Shower Room

2.99m x 1.75m 9'10" x 5'9"

A large and fresh en-suite with the benefit of a quadrant shower cubicle with a Mira advance electric shower, WC and pedestal wash hand basin with illuminated vanity mirror. There is a further vanity mirror with integral storage, carpet flooring, recessed down lighting, towel rails, radiator and an opaque window to the side.

Bedroom Two

3.34m x 3.12m 10'11" x 10'3"

A bright double bedroom with a window overlooking the rear garden in addition to recessed down lighting, carpet flooring, a radiator and integral wardrobe with shelving and hanging rail.

Bedroom Three

2.6m x 2.9m 8'6" x 9'6"

This further bedroom enjoys a bright aspect to the front of the bungalow with an integral wardrobe, carpet flooring, radiator and recessed down lighting.

Outside

The property sits in generous garden grounds with a metal gate to the front allowing access into the gravelled driveway which can accommodate several vehicles. There are also

lawned areas with some mature tree planting and the front gardens are bounded with post and wire fencing. A ranch style fence with gate offers access to the rear gardens which are again mainly laid to lawn and bounded by post and wire fencing. The views from the front and back gardens are both outstanding on to stunning hill vistas.

Services

It is understood that there is mains electricity, drainage and water. There is oil fired central heating.

Home Report

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

EPC Rating E

Entry

By Arrangement

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

PH26 3EQ

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Email: property@lawscot.com

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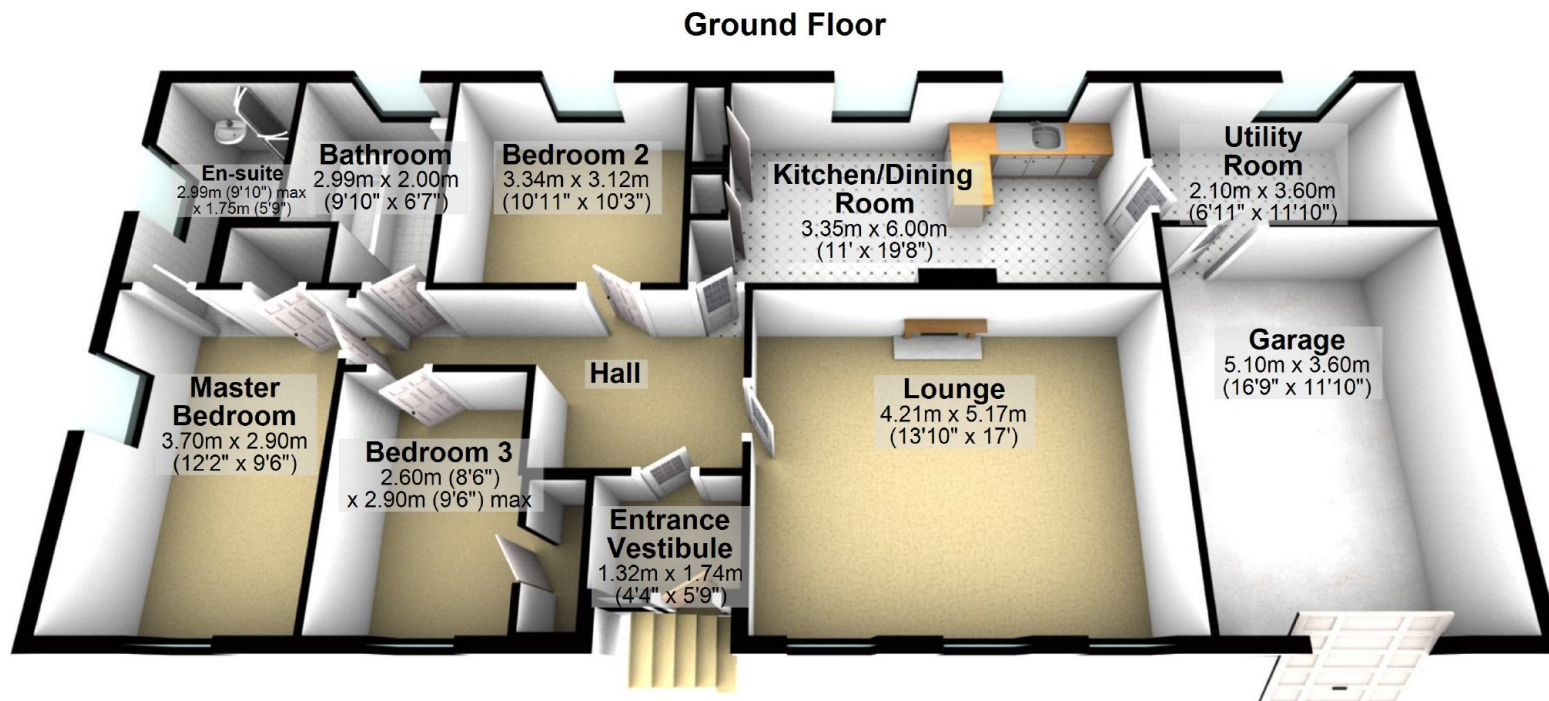
A schematic map showing two locations. On the left, a dashed-line boundary encloses an area labeled 'War Memorial'. To the right, a solid-line boundary encloses a larger area labeled 'Truimbank', which contains a smaller rectangular area. A dashed line runs between the two main areas.

War Memorial

Truimbank







Plans not to scale, for illustration only



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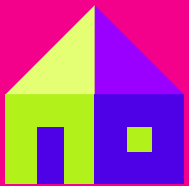
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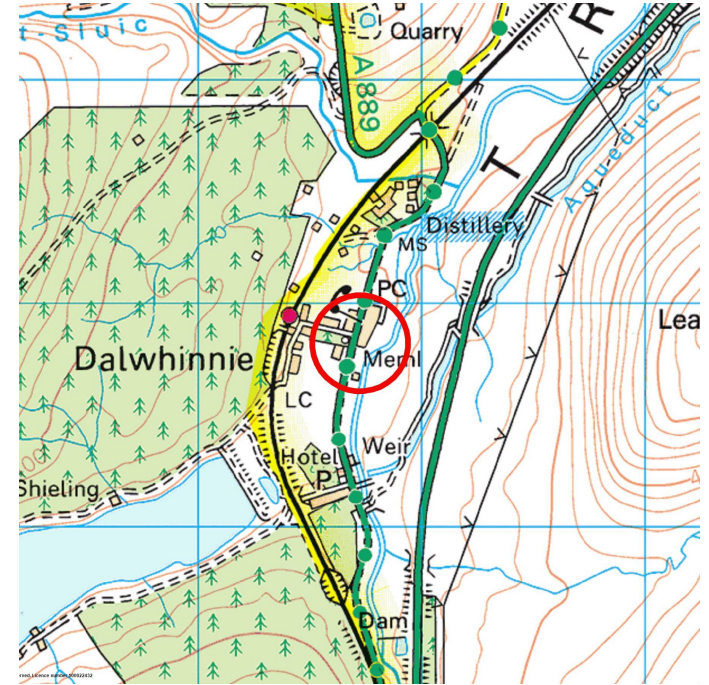
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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