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2 Coppice Lane, Grantown On Spey, PH26 3QJ
POA

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

UNDER OFFER - Two Coppice Lane is the epitome of elegance and quality with superior finishes throughout and well designed accommodation which combines to offer a beautifully crafted five bedroom residence in a private location within a quiet cul-de-sac in this vibrant Highland Town in the Cairngorms National Park. Inside, every aspect has been carefully considered and the house provides luxurious, light and airy living spaces with an exacting attention to detail and gorgeous accommodation arranged over two floors including a large lounge with wood burning stove, contemporary and bespoke fitted kitchen / dining / family area with full height ceiling and quality integral appliances, utility room, home working space, five bedrooms with the master bedroom incorporating a sumptuous en-suite and family bathroom with separate shower. In addition to the amazing living spaces, Two Coppice Lane enjoys a situation in a sought after location and has landscaped areas to the front and rear with fine turfed lawns, privacy fencing and a south facing decked area in addition to the benefit of a generous integral fully lined, insulated and heated double garage with electric door and multiple parking on a lock block driveway. Energy Performance Certificate Rating B

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Grantown on Spey

Grantown on Spey is a fine example of Georgian town planning with beautiful architecture and protected buildings which is cradled by the magnificent Spey Valley in the Cairngorms National Park. The town has a good range of individual shops and services, including hotels, restaurants, leisure centre with swimming pool, community hospital, health centre and a petrol station. There are endless walks in and around the town and a purpose built cycle trail in the Anagach Woods for everyone to enjoy and get the most out of this beautiful area with wildlife that can be seen throughout the year including red squirrel, deer, birds of prey, pine marten and many others. There are daily train services to Inverness and the south from Aviemore, and Inverness Airport provides a variety of domestic and European flights. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

Specification

This contemporary home benefits from Renewable heating in the form of a Mitsubishi Ecodan Air Source Heat Pump and Solar Thermal panels to heat the pressurised hot water cylinder. There is underfloor heating throughout the ground floor and including the garage. Radiators to the first floor and the family bathroom and master en-suite benefit from having electric under tile heat mats.

Other key features within the home include a Charnwood Aire 5 Stove, Oak Palermo internal doors, Oak engineered flooring throughout the ground floor, Silestone Marengo Suede kitchen worktop, Bosch hob, oven, microwave and warming drawer and other integrated appliances include a 70/30 fridge/freezer and dishwasher. Energy efficient bulbs are installed throughout the home and HIB mirror lights are in place in the first floor family bathroom and master en-suite. The garage also benefits from an insulated Horman electric garage door. NHBC warranty accompanies this new home.

Energy Efficiency Features

The developer has focused on building the home to encompass excellent energy reduction features to create an efficient home with sustainable materials and features that matter to you and your family, such as comfort, durability, and efficiency. We are proud to offer this home which demonstrates a commitment to excellence and a respect for the environment.

The developer has chosen to go beyond minimum regulation levels for CO2 emissions. By purchasing this home, you will be better insulated and thus producing less carbon dioxide per annum. Heating is via Air Source heat pump, underfloor heating, wood burning stove, high performance external doors and glazing.

Entrance Vestibule

1.76m x 1.63m 5'9" x 5'4"

Coppice Lane is in a quiet cul de sac location within the town and the house itself is approached via a decorative lock block driveway leading to an impressive high performance door providing excellent thermal efficiency. The generous entrance vestibule features engineered oak flooring, recessed ceiling lighting and oak glazed door leads to the attractive ground floor hallway which fans out to the ground floor accommodation. There are floor to ceiling windows which tilt, turn and open to provide excellent natural light and a feeling of space.

Hallway

The impressive high quality hallway provides a fitting entrance with a feature staircase with inset lighting to the steps in addition to deluxe oak balustrades with inset glass panels. An under stair storage cupboard housing the electrics, recessed ceiling lighting and quality engineered oak flooring. There is a further double cupboard housing the water cylinder and underfloor heating as well as offering further storage.

Lounge

4.83m x 4.25m 15'10" x 13'11"

The bright and airy lounge benefits from three floor to ceiling windows to the front of the property which floods the room with natural light and also allows for access to the covered patio area and garden through cleverly designed opening windows. A particular feature of the room is its wood burning stove with a ash black slate inset surround and hearth and all complimented with recessed down and ceiling lighting with engineered oak flooring.

Kitchen / Dining / Family Room

6.01m x 5.93m 19'9" x 19'5"

An open plan designer kitchen which is combined with the dining and family room to offer a flexible and open plan space for family living. It benefits from impressive silestone worktops, contemporary under mount sink and taps in addition to all the modern conveniences you could wish for with a range of high quality Bosch and Smeg appliances including double oven, microwave, dishwasher, fridge & freezer, warming drawer and a centre island housing the ceramic hob with an illuminated extractor fan and cleverly incorporated breakfast bar. There is additional space for a large dining table and chairs under the vaulted ceiling and there are several glass panel doors and windows leading out to the garden and decked area giving a beautifully light and welcoming ambience to the room, The flooring is engineered oak and there are recessed down lighters as well as feature wall lights.

Utility Room

2.85m x 1.81m 9'4" x 5'11"

A very useful utility area with good work surface space with complimentary tiling, under counter and high level storage cupboards providing excellent storage space. There is plumbing and space for a washing machine and dryer in addition there is a single stainless steel sink with drainer. There is tile flooring, recessed down lighting, under floor heating and a high performance thermal efficient door providing access to the integral garage.

Bedroom Five

3.50m x 3.48m 11'6" x 11'5"

This is a generous and inviting bedroom which has glass panel windows to the side of the property providing natural light and access to the garden. There is impressive engineered oak flooring, recessed down lighting and a large integral wardrobe providing useful hanging and shelving space.

Home Working Space

3.0m x 2.85m 9'10" x 9'4"

This space would provide an ideal dedicated home working space where you can set aside household distractions and focus. The floor to ceiling glazing and door offer an expanse of light and provides a clean, bright and light space in which to think and create. There is recessed down lighting and engineered oak flooring.

Shower Room

2.85m x 1.86m 9'4" x 6'1"

This beautifully presented and indulgent shower room is further enhanced by high quality full height tiling throughout. There is a luxury walk in shower with rain forest head in addition to handset, a wall hung wash hand basin with and illuminated mirror with recessed shelving and back to wall wc with wall push flush. Further to this there is a chrome heated towel rail, a frosted window to the rear and recessed down lighting. There is programmable underfloor heating which creates a comfortable environment.

Master Bedroom

4.26m x 3.25m 14'0" x 10'8"

A generous and inviting master bedroom which has large windows to the front and two velux windows to the rear providing views over the garden grounds. There is recessed down lighting, wall lighting, deep pile carpet flooring, two double integral wardrobes with excellent hanging and shelved storage and a further door leading to the en-suite shower room.



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Ensuite Shower Room

2.47m x 1.94m 8'1" x 6'4"

This well proportioned and attractive shower room benefits from programmable underfloor heating, integrated white sanitary wear and a shower unit with a stylish mains shower in addition to handset. There is a mirror with sensor operated lighting with a shaver point, floor and full height tiling throughout, a heated chrome towel rail, recessed down lighting and an opaque Velux window to the rear. An integral storage cupboard with shelving provides useful storage space.

Bedroom Two

4.90m x 4.34m 16'1" x 14'3"

To the front of the property, bedroom two is an impressive double bedroom which is flooded with natural light from floor to ceiling windows which come together in an apex to create a bedroom of character or may equally be utilised as an amazing home working space / games room. There is luxurious carpet flooring, recessed & ceiling lighting and twin integral storage cupboards which provide excellent storage.

Bedroom Three

3.46m x 3.00m 11'4" x 9'10"

This is a bright bedroom with a velux window to the rear of the home, an integral double wardrobe with hanging and shelved storage in addition to deep pile carpet flooring and recessed down lighting.

Bedroom Four

4.80m x 3.38m 15'9" x 11'1"

A beautifully bright and light bedroom with a vaulted ceiling and impressive dressing room. Twin velux windows overlook the rear gardens and the dressing room offers a built-in make up desk and drawer storage in addition to high level windows to the rear and overlooking the vaulted dining area. There is deep pile carpet flooring throughout, recessed down lighting and the main bedroom area also enjoys built in display shelving with cupboard storage.

Bathroom

2.7m x 1.94m 8'10" x 6'4"

The bespoke luxury bathroom enjoys contemporary sanitary ware in white that comprises of bath, wc and basin that is complimented with stylish taps and fittings in addition to programmable under floor heating. There is quality floor and full height tiling throughout and a mirror with sensor operated lighting with a shaver point, a heated towel rail as well as a opaque Velux window to the rear.

Garage

6.59m x 4.03m 21'7" x 13'3"

The large garage has an electrically operated sectional roller door. There is power and light as well as a door to the rear garden area and through to the main house via the utility room. The area is fully insulated and lined with plasterboard with power and light as well as underfloor heating which offers the prospect of utilising the space for a number of purposes in addition to storing a vehicle or garden equipment.

Outside

From the large lock block driveway, the manicured and immaculate garden grounds to the front of the house offer a marvellous combination of rolling lawns with a delightful covered patio to the front of the home and a sunny decked area to the rear which is sheltered and private and which invites you to sit in the sunshine and relax. Access to the rear garden is easy from either side of the property and are lawned with a paved walkway around the house. There is a focus on ambient and security lighting in strategic areas to provide confidence and well thought out external mood lighting has been tastefully located throughout the garden to create a fantastic ambience. There is an air source heat pump and outside tap.

Services

It is understood that there is mains water, drainage and electricity. There is an air source heat pump feeding under floor heating to the ground floor and radiators to the first. Solar Thermal Panels to heat hot water. There are ethernet connections to most rooms.

Home Report

As the property is new build there is no requirement for a home report.

EPC Rating B

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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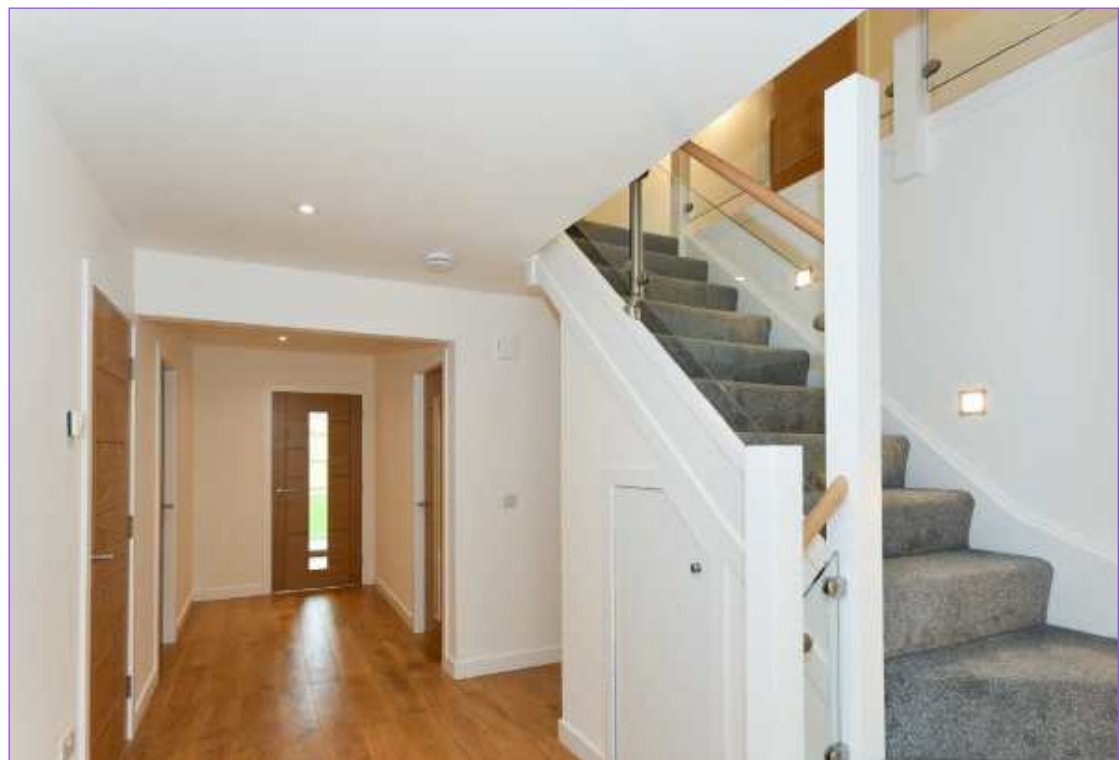
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Ground Floor



Plans not to scale, for illustration only



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First Floor



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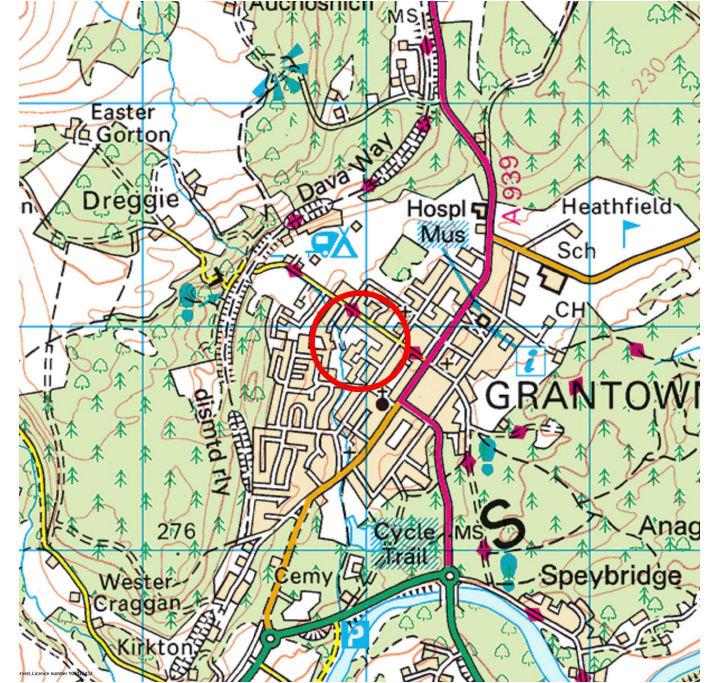
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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