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solicitors and estate agents

12 Johnstone Road, Aviemore, PH22 1TY  
POA

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



UNDER OFFER - A beautifully presented three bedroom semi-detached home on a generous plot in this modern residential development on the edge of Aviemore. Located within a quiet cul-de-sac this well laid out home offers some beautiful views to both the Cairngorm Mountains and Craigellachie Nature Reserve. Accommodation is arranged over two floors, the ground floor presents a large and bright lounge with French doors opening to the rear gardens, fabulous kitchen / dining with ample space for a dining table and six chairs and off the hall there a handy placed WC, the first floor features a spacious master en-suite bedroom with Juliette balcony offering views to Cairngorm Mountains, two further bedrooms with integral wardrobes, and a family bathroom. Other benefits include full double glazing & thermostatically controlled gas central heating. Outside there is off street parking and a private and sheltered rear garden with a timber storage shed. This desirable home would suit a variety of purchasers and offers a true walk in home in a excellent location within the Cairngorms National Park. Energy Performance Certificate Rating C , Council Tax Band D

## POA



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## Aviemore

Situated at the heart of the Cairngorms National Park, Aviemore is an internationally known tourist resort with splendid facilities for both summer and winter recreation including pubs, clubs, shops, restaurants and cafes. Sporting facilities include several 9 and 18 hole golf courses in nearby villages, excellent salmon and trout fishing in the River Spey and other waters, wind surfing, canoeing, rafting, indoor climbing wall, swimming and other indoor leisure facilities, tennis, downhill and cross country skiing and other winter sports. There is a Primary School in Aviemore and Secondary Schools giving education to University entrance standard at Grantown on Spey and Kingussie. 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 Hall

A quality composite door opens into the attractive and light hallway where doors allow access to the lounge, kitchen / dining room and the WC. A large cupboard provides excellent storage and houses the electrical consumer board. There is quality Travertine tiled flooring, a lovely triple point ceiling light, radiator and the Honeywell thermostat and heating and hot water controls are placed here.

## Lounge

3.57m x 5.70m 11'9" x 18'8"

A spacious and bright lounge enjoying full height glazing and French doors to the rear flood the room with natural light and providing direct access out into the private rear garden. Carpeted stairs lead to the first floor and there is a charming three point ceiling light, ceiling lighting, a radiator and fresh laminate flooring

## Kitchen / Dining Room

4.75m x 3.32m 15'7" x 10'11"

An attractive and generous kitchen / dining room providing a great range of contemporary beech wall, drawer and base units with chrome handles and complementary beech worktops with fresh modern tiling surrounding. A stainless steel one and a half bowl sink with mixer tap is perfectly placed looking out of a double window to the front. Integrated within the kitchen is a Whirlpool gas oven, grill and hob with Whirlpool extractor hood over, a freestanding Beko washing machine and a freestanding Bosch fridge / freezer and the Ideal Mini gas boiler is situated within one of the wall units. The dining area has ample room to accommodate a six seater dining set and there is a radiator, tiled flooring and two three point cluster ceiling lights.

## WC

1.91m x 0.87m 6'3" x 2'10"

A charming well placed WC comprising of an Ideal Standard wall hung corner wash hand basin with mixer tap and a WC. An opaque window to the front allows in lovely natural light and there is tiled flooring, ceiling lighting and a radiator.

## Landing

Carpeted stairs with a timber balustrade lead up to the first floor landing where doors open to all three bedrooms and the bathroom. There is carpet flooring, ceiling lighting, a radiator and an access hatch to the attic space.

## Master Bedroom

2.88m x 3.80m 9'5" x 12'6"

A bright and welcoming en-suite double bedroom enjoying glazed doors with a Juliette balcony to the rear opening to fabulous views over the rear garden and beyond to the beautiful Cairngorm mountains. Two triple folding door wardrobes which encase one entire wall provide a magnitude of hanging and shelved storage, a door opens to the en-suite shower room and there is carpet flooring, ceiling lighting and a radiator.

## En-Suite Shower Room

2.87m x 1.10m 9'5" x 3'7"

A delightful and contemporary en-suite consisting of a beech vanity unit with storage underneath housing an Ideal Standard wash hand basin with mixer tap, a matching beech cistern unit featuring a back to wall WC and a tiled shower enclosure with glazed pivot door situating a mains pressure shower. There is vinyl flooring, a radiator, recessed ceiling lighting, a Crabtree shaver point and a Greenwood extractor.

## Bedroom Two

2.28m x 3.39m 7'6" x 11'1"

A double bedroom benefiting from a window to the side allowing in lovely natural light. A



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spacious integral wardrobe with bi-fold door provides hanging and shelved storage and there is carpet flooring, ceiling lighting and a radiator.

### Bedroom Three

3.11m x 2.71m 10'2" x 8'11"

A lovely bright double bedroom enjoying a large window to the front flooding the room with natural light and benefitting from a spacious triple folding door wardrobe which houses the Powerflow 2000 water tank and offers fantastic hanging and shelved storage. There is carpet flooring, ceiling lighting and a radiator.

### Bathroom

1.79m x 2.20m 5'10" x 7'3"

A fresh bright bathroom with vanity units providing good storage and housing a modern back to wall WC, an Ideal Standard wash hand basin with mixer tap and a relaxing Ideal Standard bath with mixer shower tap all encased with chic white tiling. A large Velux to the front allows in fabulous natural light and there is a radiator, Greenwood extractor, Crabtree shaver point, vinyl flooring and recessed ceiling lighting.

### Outside

The front garden is mainly laid to lawn and is delicately screened at the front with mature shrubs and bushes. A spacious lock block driveway leads in at the front and extends along the side providing parking for two / three vehicles and from the driveway a paved path leads to the front door where an outside light shines over the entrance. A high level timber gate opens at the side allowing access to the private rear garden which is mainly laid to lawn with a paved patio

situated at the French doors opening from the lounge. The rear garden is bordered by mature shrubs and bushes and is surrounded by high level timber fencing creating a peaceful private haven in which to sit out in the sunshine. A garden shed measuring 3m x 2.4m provides good storage for garden and sports equipment and there is an outside tap.

### Services

It is understood that the property has mains water, drainage and electricity. There is gas central heating.

### Home Report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.

EPC Rating C

### 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

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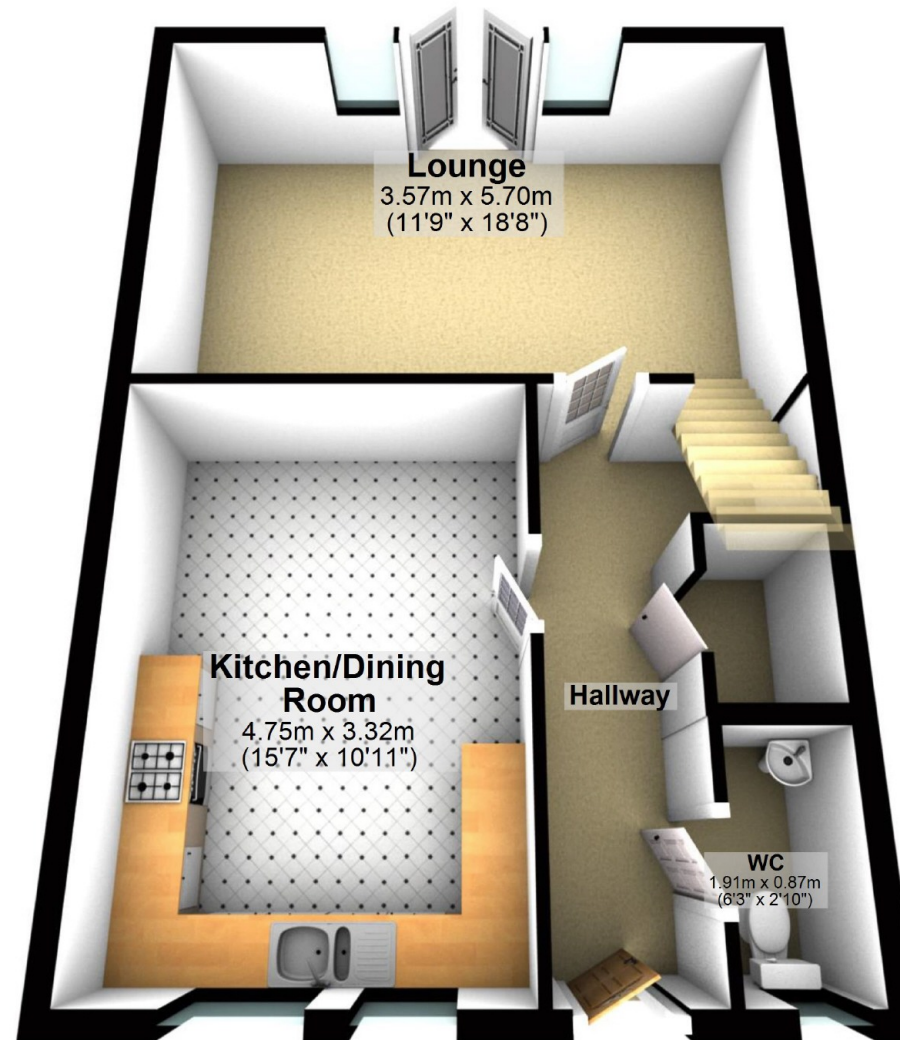








## Ground Floor



Plans not to scale, for illustration only



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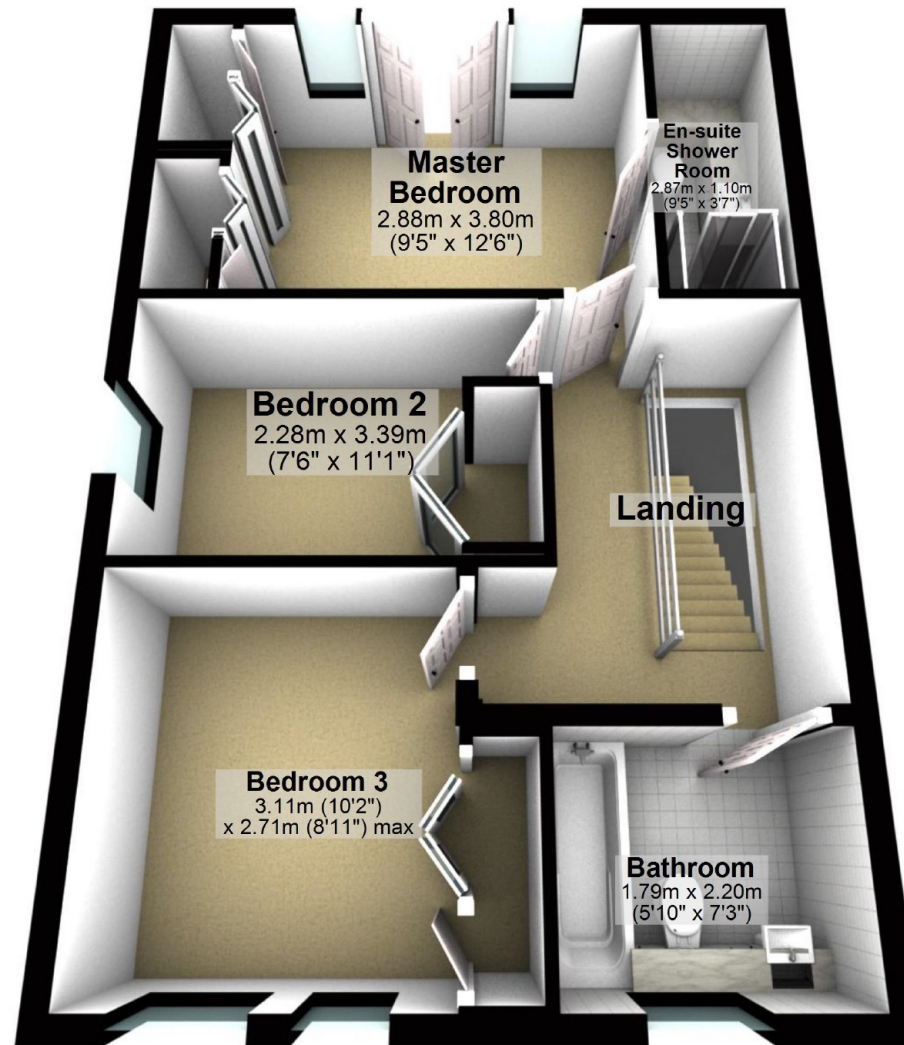
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## First Floor



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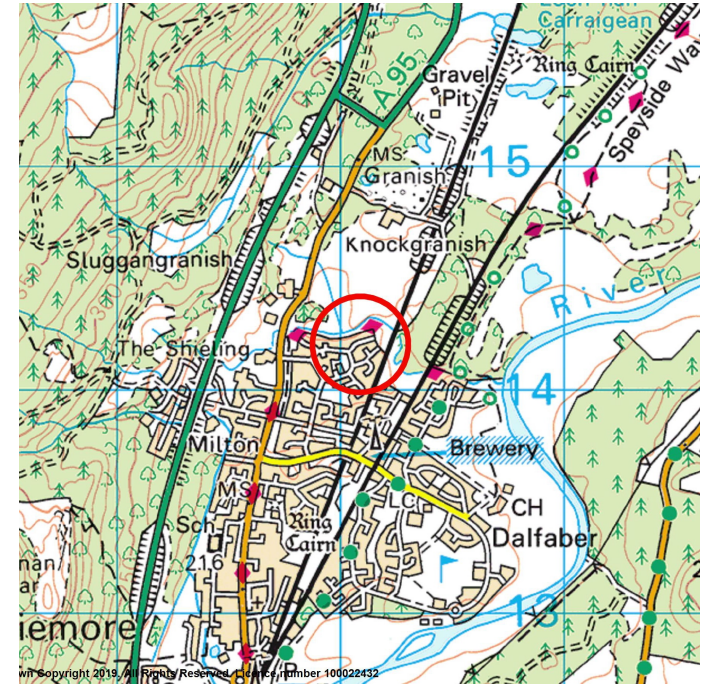
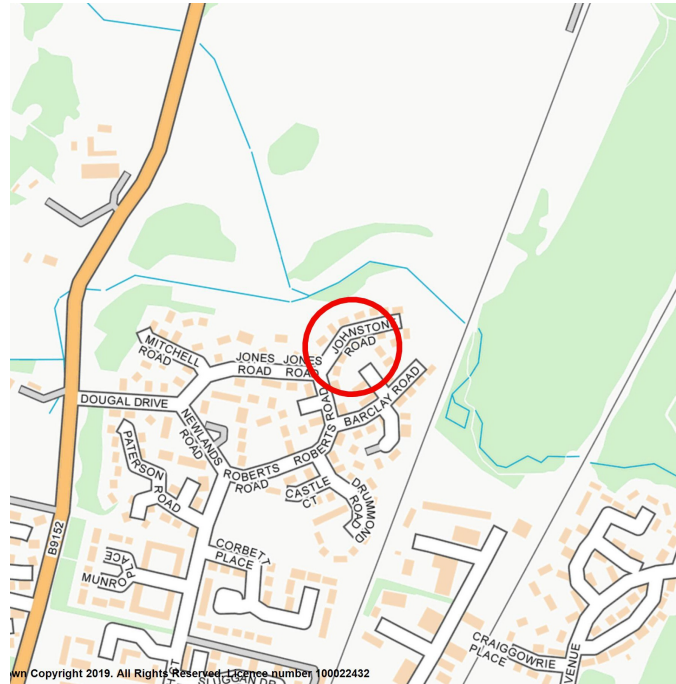
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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