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The Squirrels, Inverdrue, Aviemore, PH22 1QH
POA

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

UNDER OFFER - A superb and rarely available detached five bedroom home offering exceptionally well presented, spacious and luxuriously appointed accommodation in immaculate and tasteful decorative order with an idyllic and much sought after location in Inverdrue, Aivemore. This outstanding home benefits from oil fired central heating, double glazing, a spacious dining kitchen with duel fuel AGA and bespoke fittings, exquisite bathroom and shower room with top of the range white sanitary ware. In addition, the property benefits from quality floor coverings throughout including engineered wood flooring to many rooms. The Squirrels has recently been operated as a very popular luxury holiday rental but would suit a variety of purchasers including those wishing to continue with a sound investment and those looking for a family or second home in this quiet cul-de-sac of select properties. Viewing is highly recommended to appreciate the secluded location and quality of accommodation offered by this desirable residence with much of the furniture and decorations available by separate negotiation. Energy Performance Certificate Rating D, Council Tax Band H

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Aviemore & Rothiemurchus

Rothiemurchus is a special and beautiful place in the Highlands of Scotland, in the Cairngorms National Park. At the foot of the ski road it enjoys access to magnificent native Caledonian woodland and there is a plethora of activities available for old and young from archery to river rafting, tennis and clay shooting. Within a stones throw is Aviemore, 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

An attractive and welcoming entrance hall enjoying high ceiling beams and natural oak hardwood flooring throughout creating a sense of space and tranquility. Doors open to the lounge, kitchen / dining room, family room, bedroom five and the shower room and carpeted stairs lead up to the first floor accommodation. A cupboard houses the electrical switchgear and emergency battery back-up light. There is a Nest smoke/CO2 detector, radiator and the central heating is controlled via the Nest controller.

Lounge

3.75m x 6.50m 12'4" x 21'4"

A beautifully spacious lounge enjoying twin aspect windows with pleasant views of the gardens and surrounding countryside, centred around a warming wood burning stove set on a slate hearth with rustic stone surround and timber mantle. There is oak flooring throughout, ceiling lighting Nest smoke/CO2 detector and two radiators.

Kitchen / Dining Room

3.75m x 6.50m 12'4" x 21'4"

A wonderful contemporary kitchen providing a fabulous range of matt shimmer grey shaker style wall, base, larder and drawer units with complementary solid timber worktops which in turn extends out into a fabulous spacious breakfast bar. A laminate sink is perfectly placed at the window overlooking the pretty gardens. Integrated appliances include a fridge / freezer, washing machine / tumble drier and there is a feature dual fuel AGA with electric double ovens, gas hob and extractor over. Heat detector and emergency back up light above the AGA. The large dining area has space for a large dining set for 10 guests and double doors open into the rear garden allowing for al-fresco dining and ease of access to the outside. There is mood lighting in the soffit outside the back door. There is engineered oak flooring throughout, ceiling lighting and a radiator.

Family Room

3.75m x 3.95m 12'4" x 13'0"

A bright and versatile family room benefitting from double doors to the rear allowing ease of access out into the delightful private garden. There is carpet flooring, a radiator and ceiling lighting.

Bedroom Five

3.75m x 4.50m 12'4" x 14'9"

A light and inviting double room enjoying two windows which allows views over the front garden. There is

carpet flooring and ceiling lighting.

Shower Room

2.65m x 3.00m 8'8" x 9'10"

A superb shower room comprising of WC, bidet, vanity unit with storage underneath housing a white wash hand basin and an Aquata glazed shower cubicle housing a mains pressure shower. An opaque window to the rear allows in natural light and there is laminate flooring, ceiling lighting, an extractor and a ladder towel radiator.

Games Room

3.50m x 2.80m 11'6" x 9'2"

A great addition to the property is this fabulous games room which is split into two rooms with partition and door separation. The front room is accessed from the front driveway and windows overlook the front garden. A door opens to the rear room where the oil boiler cupboard is sited and a further door provides access out into the wonderful rear garden. Laminate flooring flows throughout and there is ceiling lighting and two radiators.

Landing

A lovely white stairwell with carpet flooring leads up to the spacious well presented first floor landing where doors open to the master bedroom, bedrooms 2, 3 and 4 and the bathroom. A Velux window allows natural light to fill the landing and there is a loft access hatch to the fully insulated attic, handy storage created in the eaves, a radiator, ceiling lighting and a Nest smoke/CO2 detector.

Master bedroom

4.20m x 6.75m 13'9" x 22'2"

A large and spacious master bedroom enjoying a window to the side and twin Velux windows to the front creating a bright and inviting space and benefitting from a double integral wardrobe providing a multitude of storage space. There is ceiling lighting and a radiator.



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Bedroom Two

3.20m x 3.65m 10'6" x 12'0"

A bright bedroom with twin Velux windows allowing in excellent levels of natural light. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Three

3.20m x 3.45m 10'6" x 11'4"

A lovely double bedroom enjoying a window to the side allowing natural light to fill the room and benefitting from a further Velux window increasing the light levels. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Four

1.95m x 3.40m 6'5" x 11'2"

A delightful room currently used as a bunk room benefitting from an integral wardrobe providing good storage. A Velux window allows in lovely natural light and there is carpet flooring, ceiling lighting and a radiator.

Bathroom

3.00m x 2.50m 9'10" x 8'2"

A relaxing and contemporary bathroom comprising of a white three piece suite with WC, pedestal wash hand basin with mixer tap and a bath with a modern mixer shower tap with a folding glass shower screen. An illuminated bathroom cabinet sits on the wall next to the large Velux window which allows the room to be filled with natural light. There is ceiling lighting and a heated towel rail.

Outside

The generous front garden is laid with gravel and provides space to park multiple vehicles and is edged with shrubs and bushes whilst being surrounded by a high level timber fence. A timber gate at the side provides access through to the rear south facing garden where the lawn is edged by a range of shrubs and bushes with a high level timber privacy fence and is regularly visited by Red squirrels. A spacious gravel area

extends along the rear and provides a lovely place to feature an outside dining set. There are 2 wooden stores at the side of the property ideal for storing logs and outdoor equipment. There is a garden and a key safe to the side of the property.

Services

It is understood that the property has mains electricity, water and drainage. There is oil fired central heating. The Aga is supplied by bottled gas

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 D

Entry

By arrangement

Price

UNDER OFFER

Much of the furniture and decorations are available by separate negotiation.-

The business name, goodwill and website are available separately for an additional £5000.

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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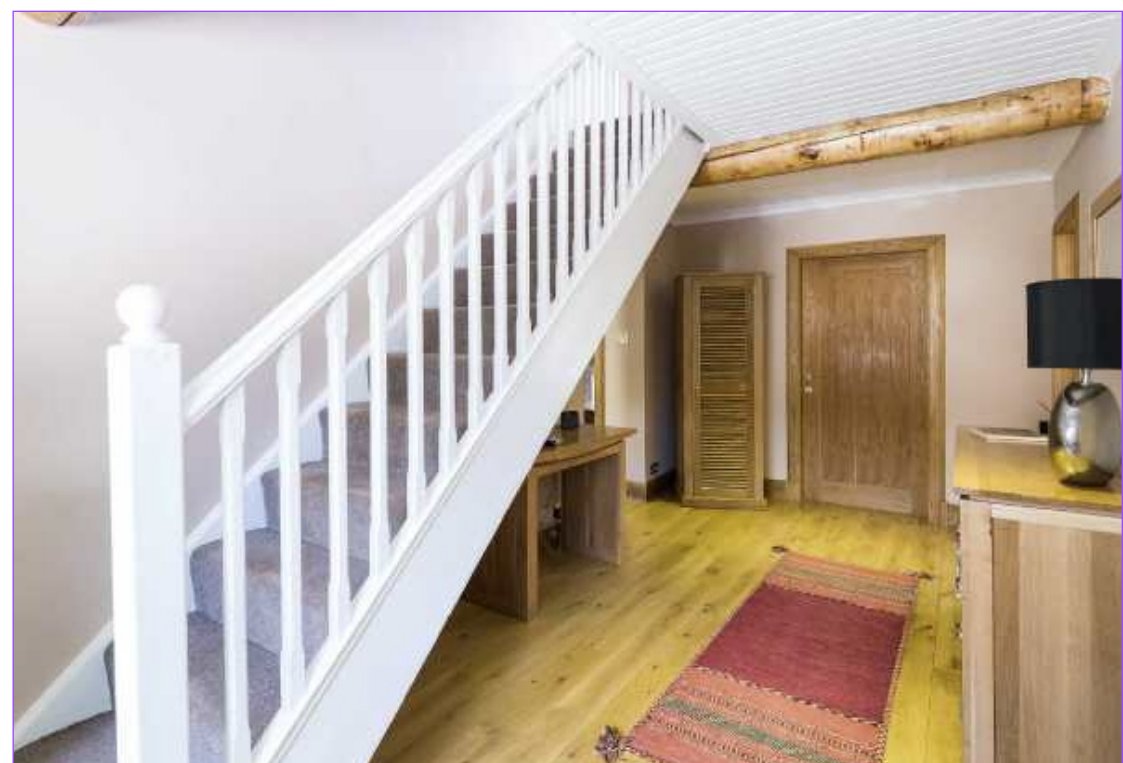
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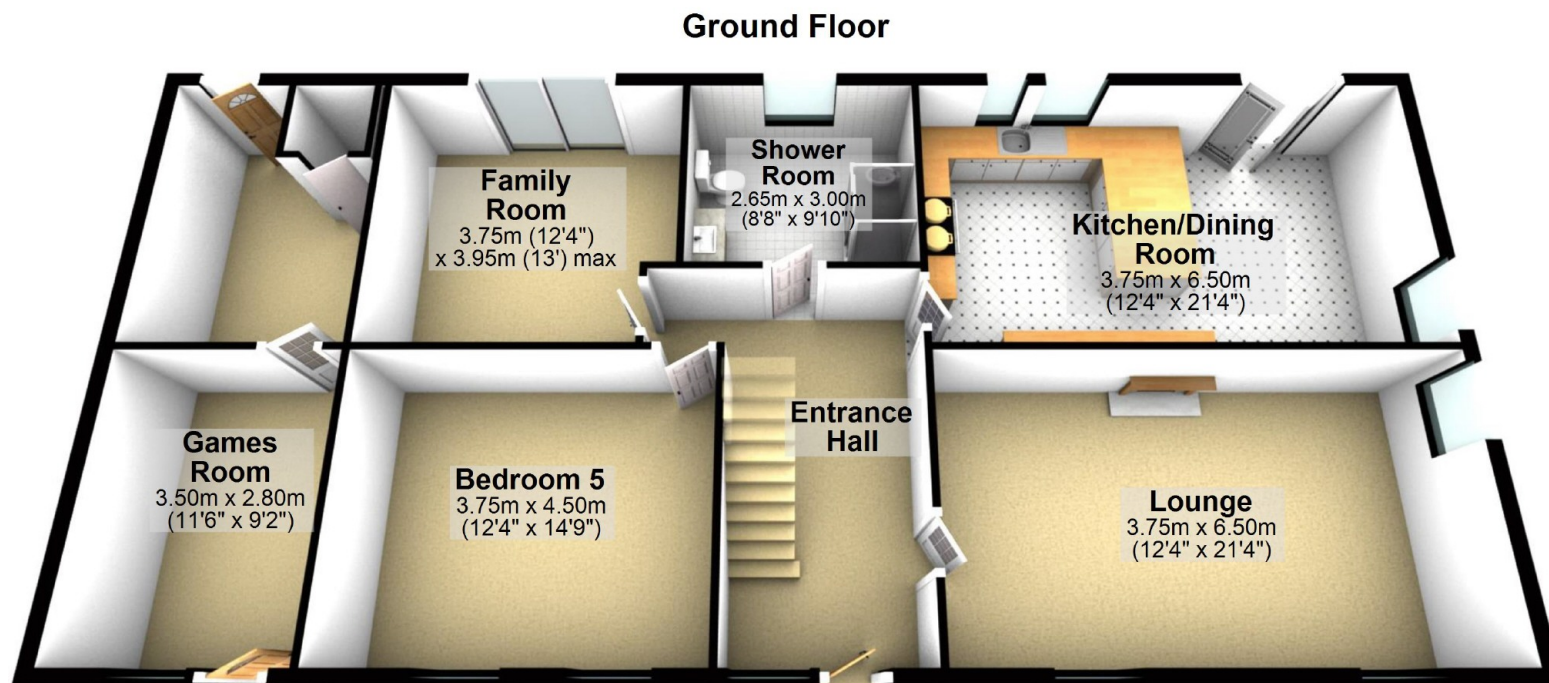












Plans not to scale, for illustration only



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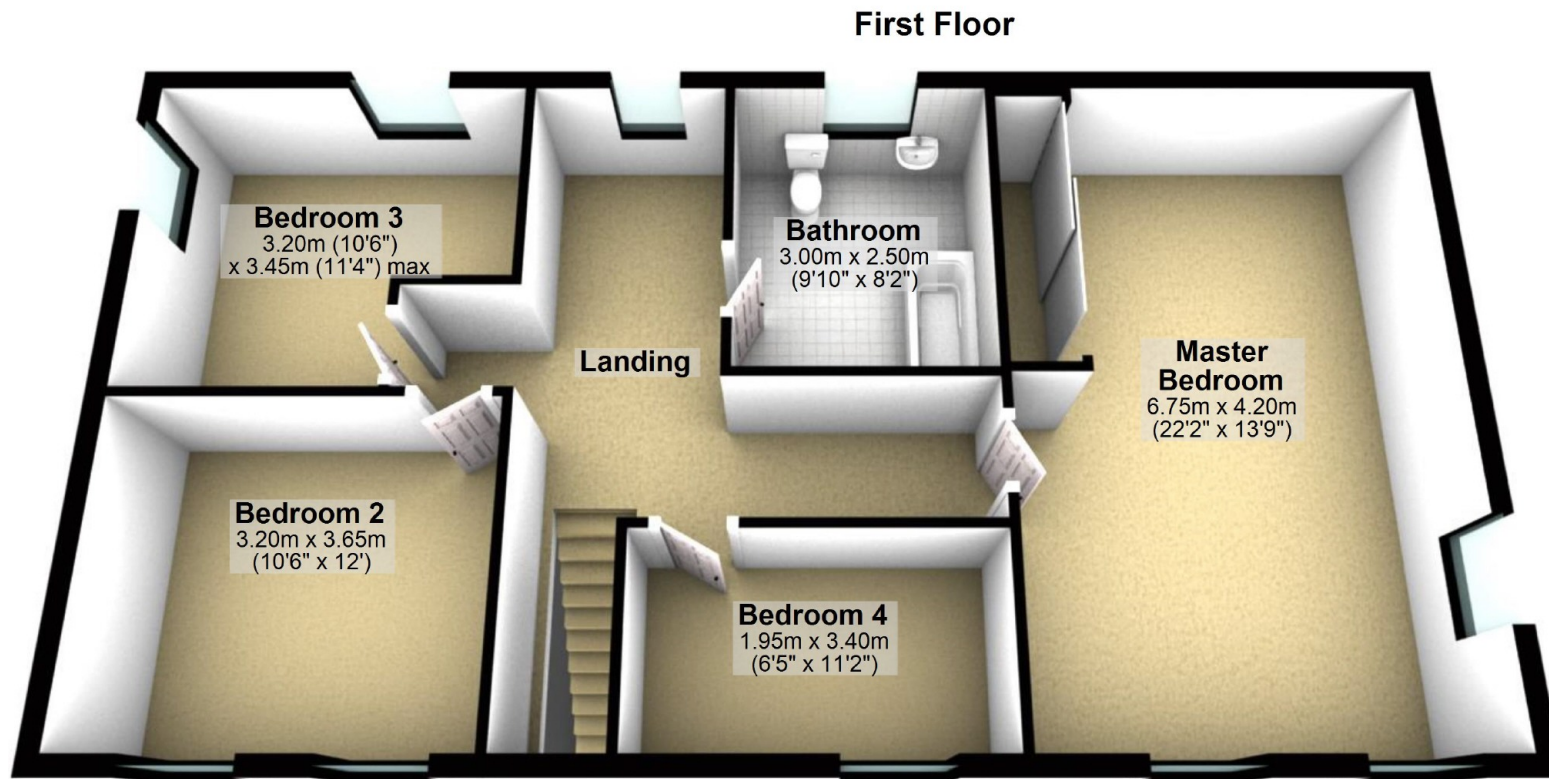
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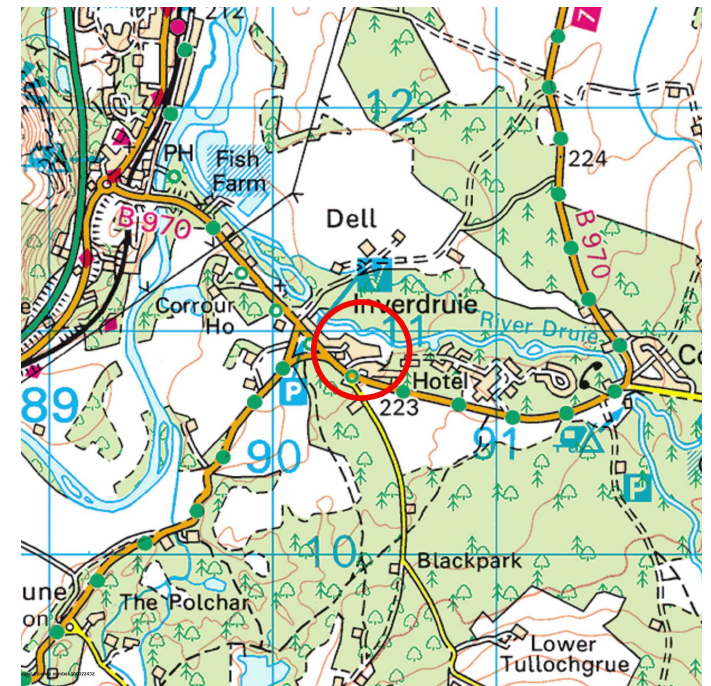
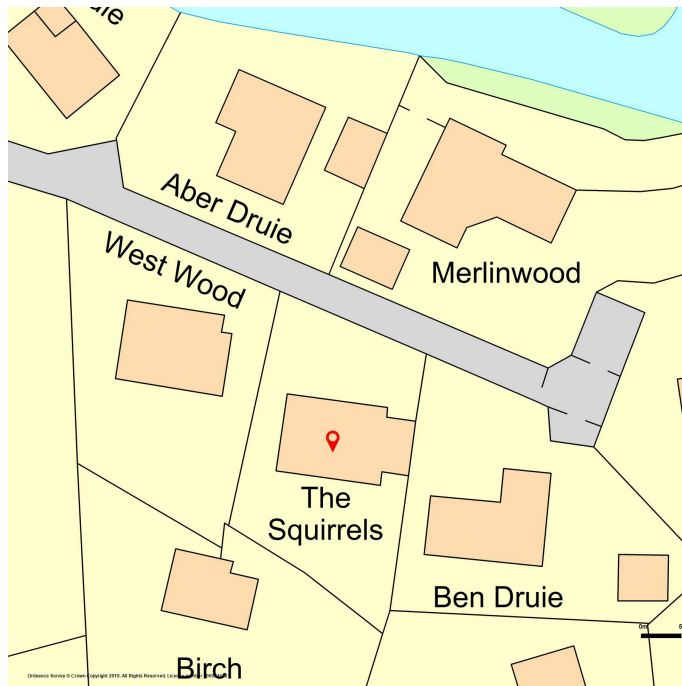
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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