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solicitors and estate agents

41 Craig Na Gower Avenue, Aviemore, PH22 1RW  
Offers over £260,000

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

Nestled in a quiet cul de sac, this is an opportunity to buy a well maintained and presented three bedroom detached bungalow with attached garage, sizable garden grounds and views across to Craigellachie and the national nature reserve. The bright and airy accommodation is well proportioned and arranged over one floor including, entrance vestibule, L shaped hallway, a lounge with multi-fuel burning stove and a combination of fantastic levels of natural light from the large picture window and excellent open hill views, a stylish kitchen with breakfast bar, family bathroom with separate shower enclosure and three double bedrooms. Outside the property benefits from larger grounds compared to others in the street due to its corner plot with good privacy, amenity and views. Ideally located, the centre of the village is a five minute walk with Dalfaber golf and country club within easy reach and the primary school and leisure centre are also within walking distance. The property would suit a variety of purchasers including those looking for a family or second home in this desirable village at the hub of the Cairngorms National Park. There are excellent road and rail connections to the attractions of the wider national park as well as nationally. Energy Performance Certificate Rating F, Council Tax Band E

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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

1.68 x 1.62m 5'6" x 5'4"

Entrance to the property is through a UPVC glazed door into the entrance vestibule where a further timber and glazed door opens into the hallway. There is space for hanging outerwear and plenty of space to store boots and shoes. There is parquet timber flooring and ceiling lighting.

## L-Shaped Hallway

6.34m x 1.05 20'10" x 3'5"

A spacious L-shaped hallway with doors opening to all rooms of the property. There are two cupboards, one open which provides good hanging and storage space and the electric fuse boards. There is also a loft access hatch. The hallway has carpet flooring, ceiling lighting and twin smoke alarms.

## Lounge

5.20m x 3.97m 17'1" x 13'0"

The bright and airy lounge is well proportioned and spacious with a large picture window to the front which fills the room with natural light and provides excellent views of the Craigellachie National Nature Reserve. The room is centred around a multi-fuel stove with stone hearth and mantle. There is carpet flooring and ceiling lighting.

## Kitchen / Breakfast Room

4.46m x 3.17m 14'8" x 10'5"

A spacious and contemporary kitchen which has a good range of modern base, drawer and wall units in gloss white with wood effect worktops and a breakfast bar that offers good amenity. Incorporated within this fresh kitchen is a double oven, ceramic hob with concealed and illuminated extractor fan, a stainless steel sink with modern mixer tap, a integrated microwave and coffee machine. There is plumbing for a dishwasher and space for a fridge freezer. There is a window overlooking the side garden and vinyl flooring and ceiling lighting in addition to two integral larder stores.

## Bathroom

2.84m x 1.92m 9'4" x 6'4"

A stylish and fresh bathroom with sanitary ware in white comprising of a sink with integral vanity unit and chrome mixer tap, a double ended bath with centre mixer tap and shower hose, there is a back to wall wc with concealed cistern and dual flush. There is a separate large shower enclosure which benefits from full height sparkle wet wall surround and a Mira electric shower and an opaque window to the side. There is ceiling lighting, an extractor fan and a further integral storage cupboard with space for a washing machine & tumble dryer, also housing unvented water cylinder.

## Master Bedroom

3.97m x 3.08m 13'0" x 10'1"

A spacious and inviting double bedroom enjoying a large window to the back overlooking the rear garden grounds and benefitting from a double integrated wardrobe with sliding doors allowing for excellent shelved and hanging storage. There is carpet flooring and ceiling lighting.



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## Bedroom Two

4.32m x 3.32m 14'2" x 10'11"

A lovely double bedroom currently being used as a craft room with views to the rear enjoying a spacious wardrobe with incorporated hanging and shelved storage. There is carpet flooring and ceiling lighting.

## Bedroom Three

3.56m x 2.62m 11'8" x 8'7"

A further and delightful double bedroom enjoying a window to the front of the property. There is carpet flooring and ceiling lighting.

## Garage

5.23m x 2.6m 17'2" x 8'6"

The attached garage opens from an up and over garage door to the front and benefits from a window to the rear, power and light, concrete flooring and a further door opens to the rear garden.

## Outside

The property sits in a sizable end plot with private gardens which enjoy many areas to sit out and enjoy the sunshine and peace and tranquility. The front garden is mainly laid to lawn and there is a large off street parking area in addition to the concrete driveway in front of the garage to one side of the property. There is a private side & rear gardens with a spacious patio area where you can enjoy outdoor dining or relaxation. The rear garden is interspersed with lovely mature planting and lawn to offer a lovely private haven which is bounded by timber

fencing and hedge planting. There is an outside tap and several outbuildings which provide good space for timber, garden and sports storage.

## Services

It is understood that the property has mains water, drainage and electricity. There are high efficiency elegance electric heaters to all rooms with a programmable thermostat and upvc soffits / fascias in addition to double glazing offering a low maintenance home.

## Home Report

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

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

EPC Rating E

## Entry

By arrangement

## Price

Offers over £260,000 are invited

## Viewings & Offers

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

Strathspey House  
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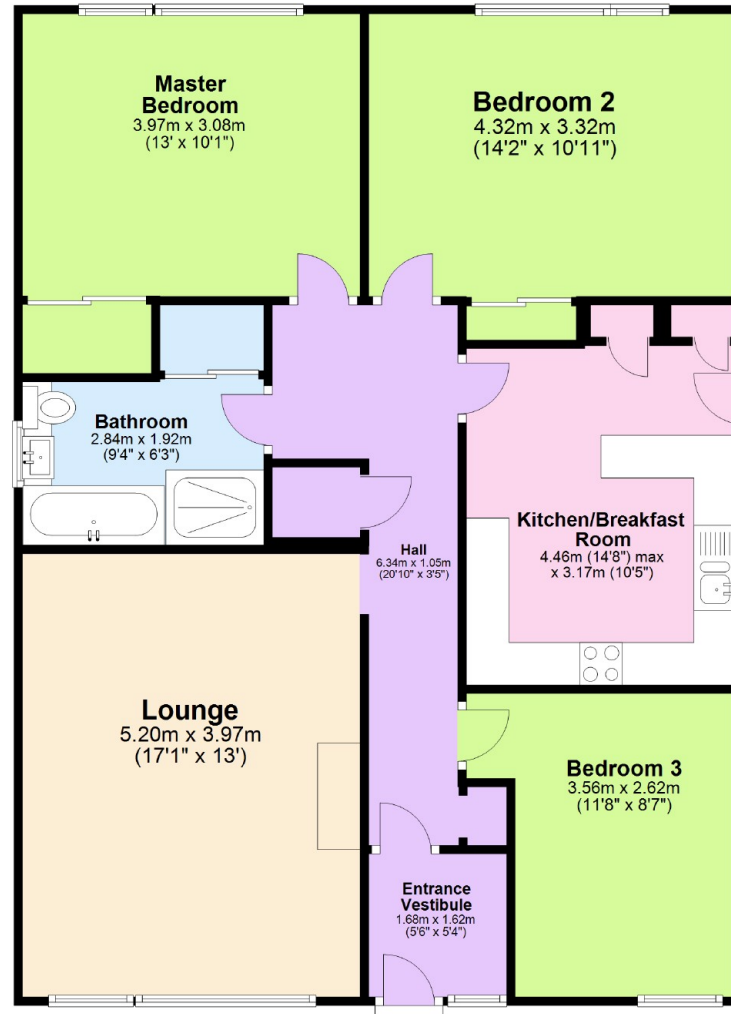
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## Ground Floor



Plans not to scale, for illustration only



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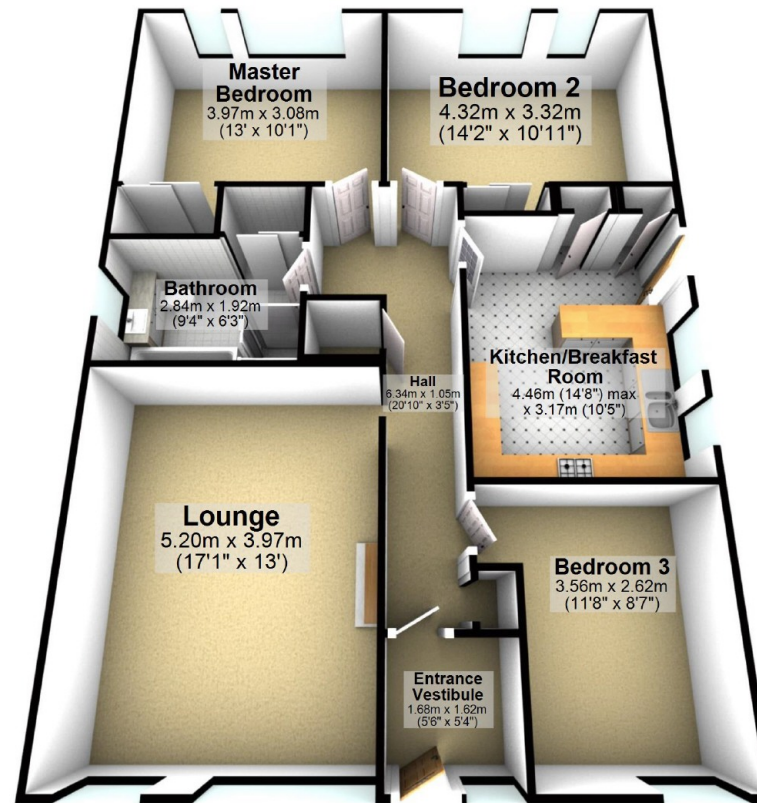
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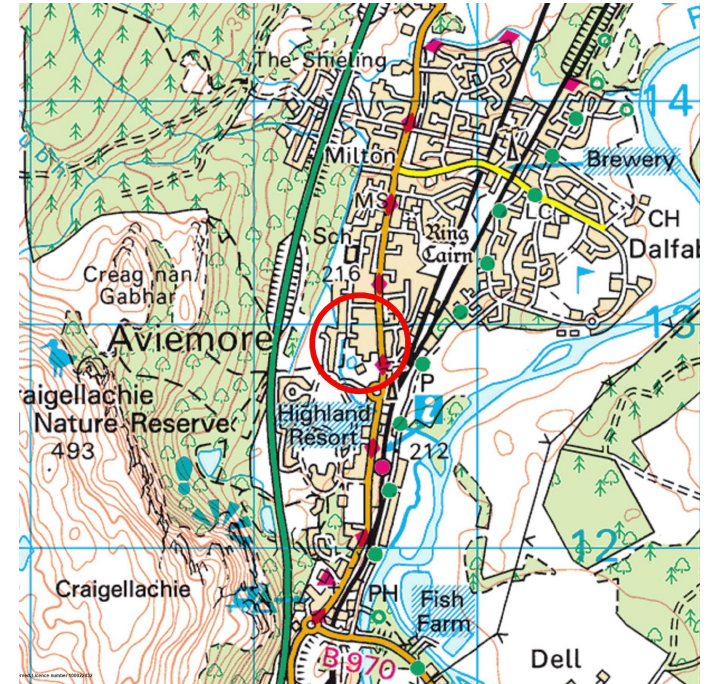
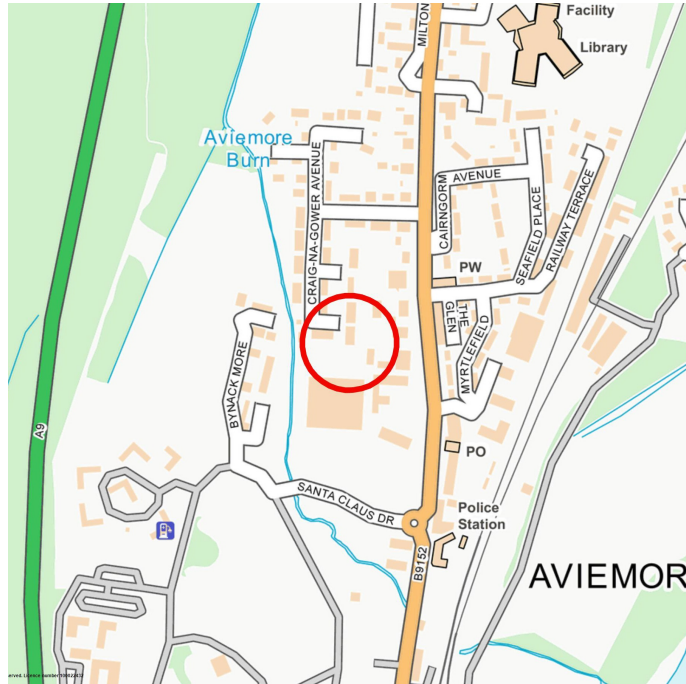
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**While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters**



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