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**Milton Cottage, Rothiemurchus, Aviemore CLOSING DATE,
POA**

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

UNDER OFFER - CLOSING DATE 17.02.2021 - 12 Noon - A special property in a unique location within the extremely desirable area of the Rothiemurchus Estate on the outskirts of Aviemore. Milton cottage sits in grounds of approximately 0.25 acres and is a stones throw from the stunning Loch an Eilein and the beautiful Lochan Mor with the amenities of Aviemore, Cairngorm Mountain and the wider National Park on your doorstep, this peaceful retreat offers a rarely available opportunity to acquire a characterful cottage home in a striking location. The ground floor accommodation flows from a welcoming reception hallway and comprises of a delightfully cosy lounge with open fireplace, modern kitchen with views over the gardens, dining room which could easily double as a large third bedroom, utility room, downstairs shower room and handy boot room. On the first floor there are two further double bedrooms and bathroom. Outside, the gardens extend to 0.227 acres and offer easily maintained lawned areas in a magical woodland setting and there is a large detached timber garage (4.5m x 2.5m) which offers excellent vehicular and sports / garden equipment storage. This especially rare opportunity will suit a variety of purchasers including those who may be seeking a rural retreat with extra letting potential or as a characterful home. We encourage interested parties to view the virtual tour in the first instance but physical viewings are allowed under the current regulations guidance but is obviously subject to change. Energy Performance rating F

POA



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Rothiemurchus & Aviemore

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, which nestles 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.

Hallway

The hallway has double timber doors to the front of the property and a further two doors lead to the lounge and dining room / bedroom three. There are carpeted stairs with decorative balustrades leading to the first floor accommodation, there is a wall cupboard housing electrical fuse board and there is a smoke alarm.

Lounge

4.21m x 3.53m 13'10" x 11'7"

Relaxation is the order of the day in this cosy and bright lounge which radiates warmth from the feature open fire with granite surround with slate hearth and mantle. There is a window to the front overlooking the gardens and which floods the room with natural light in addition to ceiling lighting. There are decorative coved cornices, oak doors and there is a integral storage cupboard as well as recessed display shelving. Further doors lead through to the kitchen and utility.

Kitchen

2.86m x 2.26m 9'5" x 7'5"

The quality Oak kitchen offers excellent amenity and comprises of a good range of base, wall and drawer units under complementary work surfaces with splash back tiling. There are several integral appliances including a Neff oven, cooke and lewis hob with integrated and illuminated extractor, bosch slimline dishwasher and lamona fridge freezer. There is a window to the rear which is perfectly placed with the sink, tap and drainer beneath and which overlooks the rear garden. There is also a serving hatch from the kitchen through to the dining room / bedroom 3. Tiled flooring with controllable underfloor heating offers an extra level of comfort and warmth.

Dining Room / Bedroom Three

4.21m x 3.40m 13'10" x 11'2"

Currently used as a comfortable and well proportioned dining room with fireplace with a window to the front and twin recessed cupboards. There is carpet flooring and ceiling lighting and the room would be equally at home as a sizeable double bedroom. At present there are two separate integral

single fold down beds which offer excellent flexibility and allow a dual use for the current layout.

Utility Room

2.39m x 1.80m 7'10" x 5'11"

This useful room has some worktop space and sink with drainer with a window overlooking the rear gardens. There is a washing machine and space for a tumble dryer along with tiled flooring. There is ceiling lighting and a smoke alarm.

Boot Room

1.94m x 1.80m 6'4" x 5'11"

A fantastic room with great amenity for storing boots and outerwear. There is a large storage cupboard with shelving, a hanging rail and bench in addition to a window to the side of the house and a door leading out to the garden and across to the garage.

Shower Room

2.39m x 1.63m 7'10" x 5'4"

The smart shower room comprises w.c., wash hand basin with twin taps, splash back tiling and mirror in addition to an enclosed shower cubicle with Mira sport electric shower. The room benefits from underfloor heating, ceiling lighting, a towel radiator and opaque window offering good natural light levels.

Landing

The first floor landing enjoys a velux window to the front in addition to an eaves storage area. There is access to both first floor bedrooms, bathroom and there is a smoke alarm.

Bedroom One

4.21m x 3.43m 13'10" x 11'3"

A delightful double bedroom with a dormer window to the front, carpet flooring, ceiling lighting and



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clothes storage cupboards. There is a disused fireplace with mantle.

Bathroom

2.86m x 1.61m 9'5" x 5'3"

This bright bathroom is fresh and spacious offers a four piece suite in white comprising w.c., pedestal wash hand basin, bath and tiled shower enclosure. There is tiled flooring with underfloor heating, a towel radiator, recessed ceiling lighting and a loft hatch. A window to the rear offers excellent natural light.

Bedroom Two

3.90m x 3.40 12'10" x 11'2"

Another bright and airy double / twin bedroom with a window to the front of the property, carpet flooring and ceiling lighting in addition to an integral clothes storage wardrobe.

Timber Garage

2.5m x 4.5m 8'2" x 14'9"

The large vertically clad timber garage benefits from a concrete base and a electrically operated door to the front, a window and further door to the side. In addition to excellent vehicular storage there is ample room for sports and garden equipment.

Outside

The location of the cottage is enchanting and the lawned gardens which extend to 0.227 acres back onto the historic and naturally stunning ancient pine woodland and are just a walk away from Loch an Eilein (lake of the island) where you see goldeye ducks, Osprey and crossbill or take a five minute walk along the track to Lochan Mor (Lily Loch) and don't be surprised if you spot some Red Deer, Herons and Squirrels. The gardens offer a tranquil and ideal setting to spend a summer evening of relaxation

surrounded by some of the United Kingdoms most unspoilt flora and fauna, with the acoustics of the Milton Burn running to the front and side.

Services

It is understood that there is mains electricity, water and private drainage. There is electric storage heaters and convection heaters throughout the property. In 2010 the property was rewired, replumbed and timber treatment was carried out.

Home Report

To obtain a copy of the home report, please visit our website 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 F

Entry

By mutual agreement

Price

UNDER OFFER

All furniture is available by separate negotiation.

CLOSING DATE 17.02.2021 - 12 Noon. All offers in Scots legal format to be submitted as per details below

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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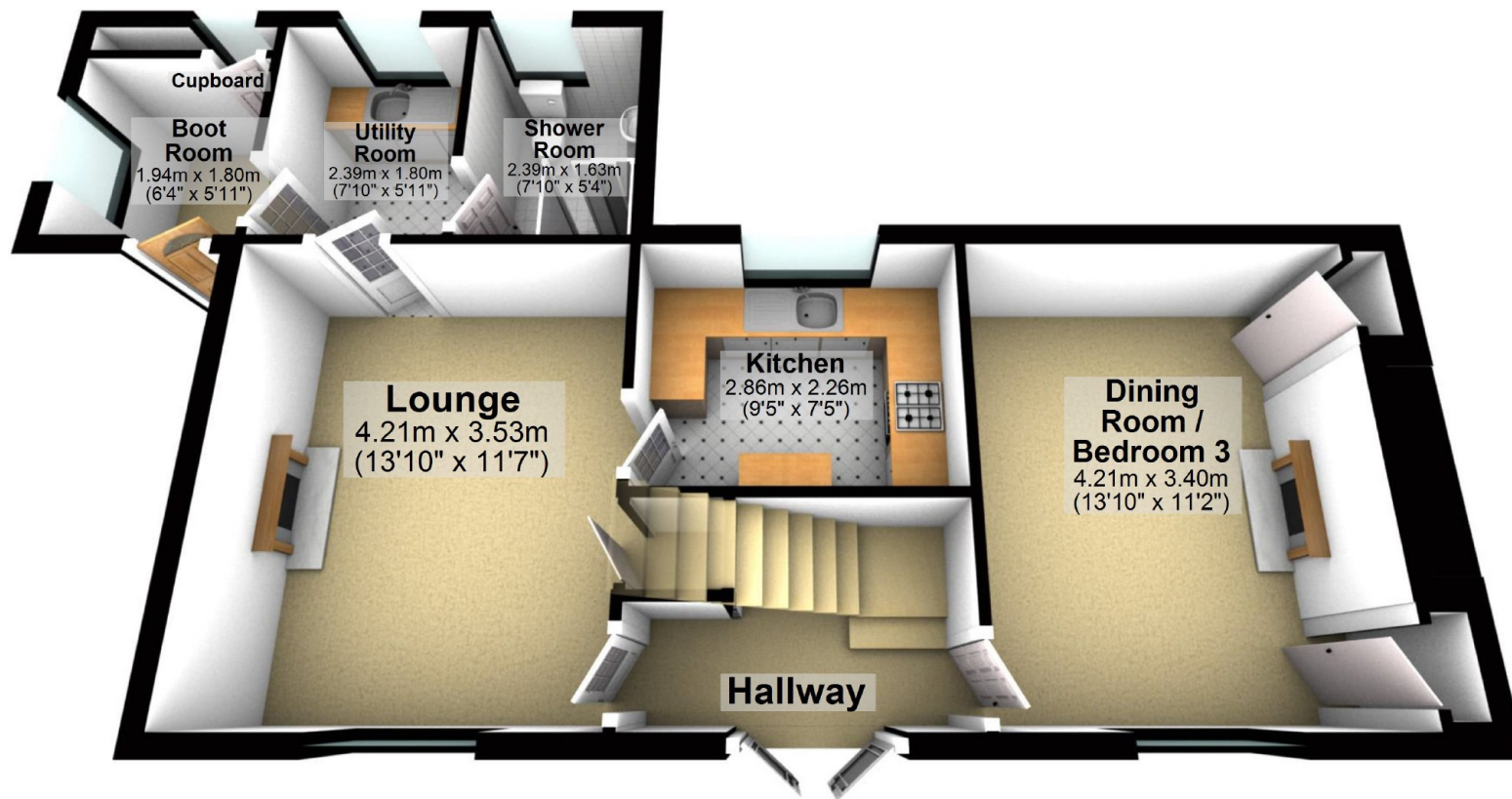








Ground Floor



Plans not to scale, for illustration only



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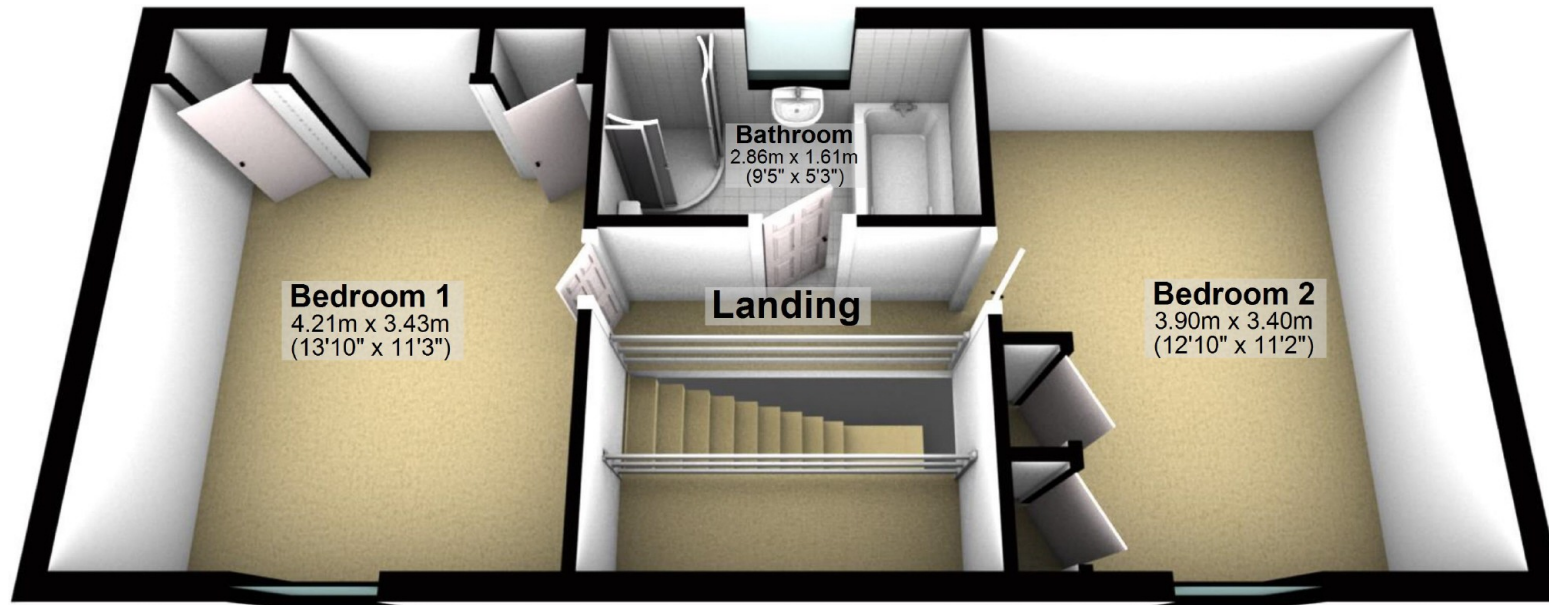
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First Floor



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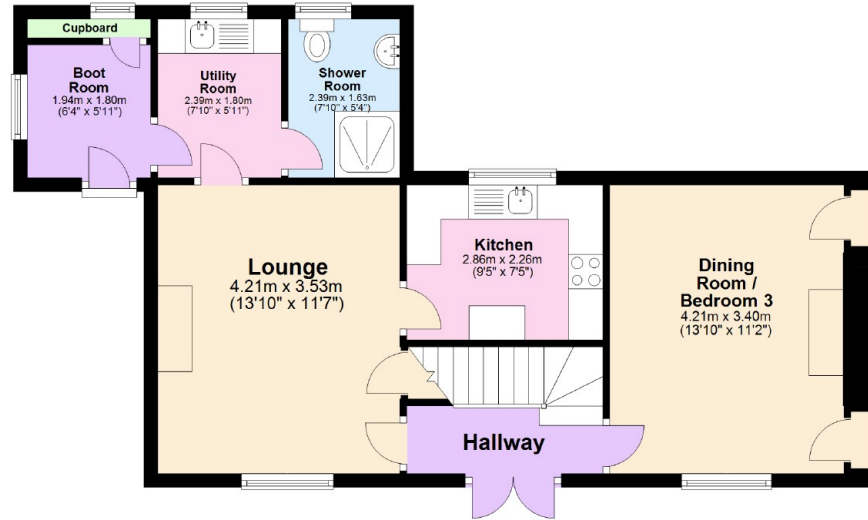
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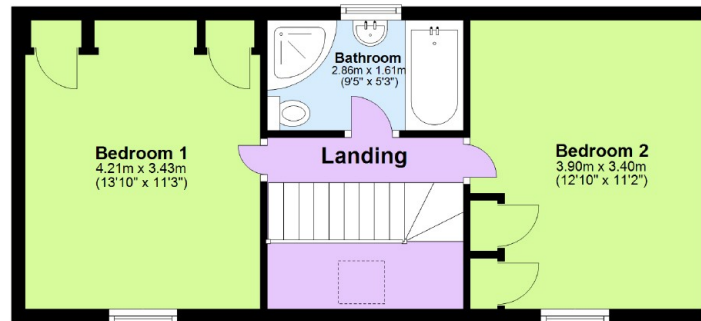
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Ground Floor



First Floor



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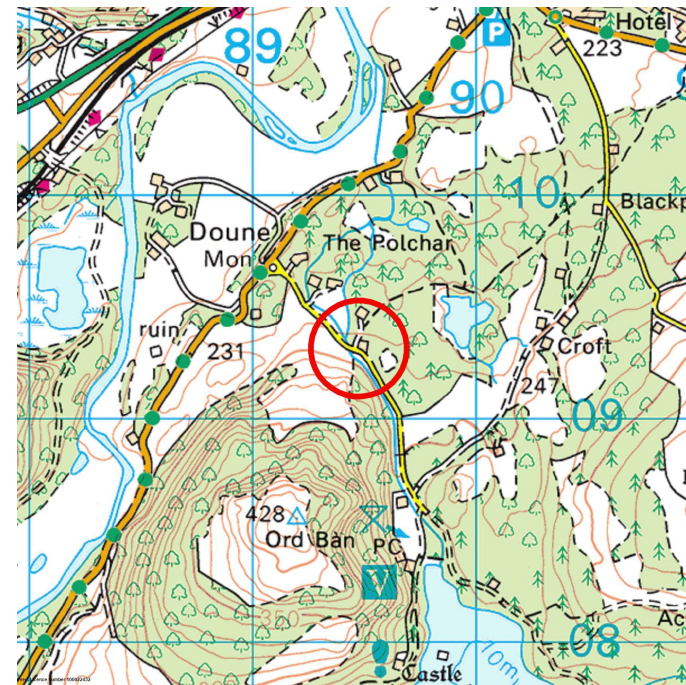
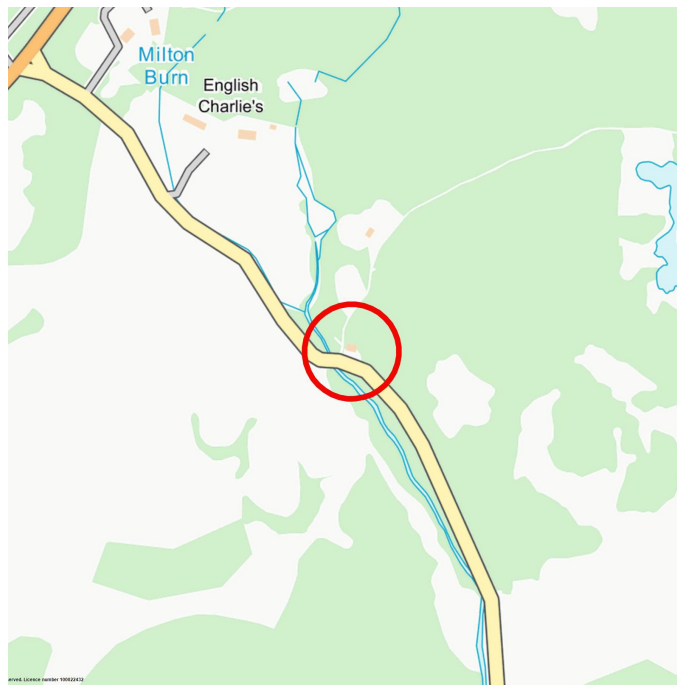
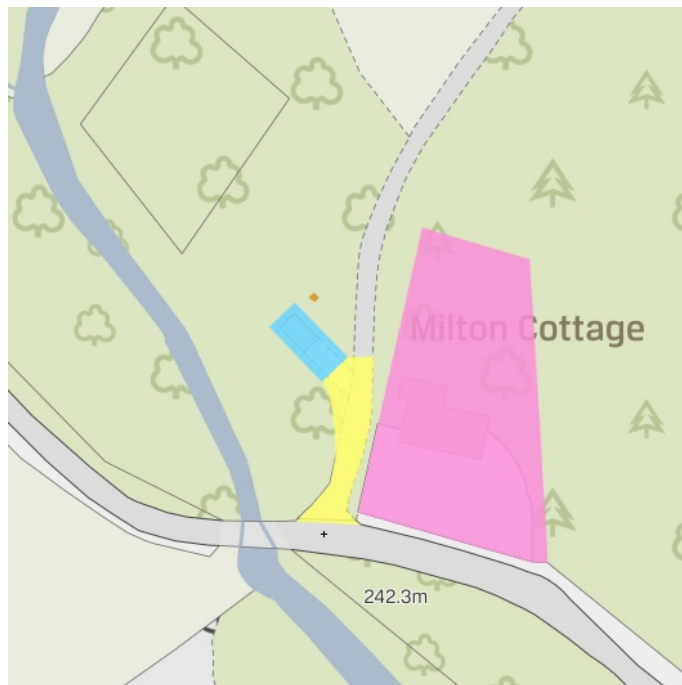
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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