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4 Patterson Place, High Burnside, Aviemore, PH22 1TZ
Offers over £440,000

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

solicitors and estate agents

An exceptional and contemporary four bedroom home of sophistication with garage, carport and large garden grounds. Number 4 Patterson Place backs onto woodland and the Craigellachie nature reserve and is the epitome of style and elegance which is demonstrated from the impressive entrance hallway and staircase right through to the lounge with French doors onto the rear garden offering good privacy and glimpses of the majestic Cairngorm mountains through the trees. The property is arranged over two levels and offers luxury living with the inclusion of significantly upgraded fixtures including an Ashley Ann bespoke kitchen, Russwood engineered Oak flooring, designer bathrooms, stainless steel switch plates, Oak skirtings and facings, distinguished living areas and comfortable bedrooms all designed to blend in with the stunning setting and natural beauty of the area. This outstanding home is ideal whether you are taking an upward step, moving or investing and number 4 provides sumptuous open plan living and an exceptional finish in the perfect location. Energy Performance Certificate Rating C, Council Tax Band F

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Aviemore

Nestling alongside the River Spey, at the edge of the Cairngorms National Park, there is perhaps nowhere better than Aviemore to appreciate the magnificence of Scotland's 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 Aviemore's position as a year-round destination as well as a much respected ski 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.

Accommodation

Ground Floor

Entrance vestibule | Hallway | Lounge | Kitchen & Dining | Utility Room | Bedroom 4 / Home Office | Cloakroom

First Floor

Landing | Master Bedroom with En-Suite Shower Room | Bedroom 2 | Bedroom 3 | Family Bathroom with Separate Shower

Entrance Vestibule

2.56m x 1.50m 8'5" x 4'11"

A quality timber panel door leads into the welcoming entrance vestibule which allows access to the hallway and the cloakroom. The Raychem under floor heating controls for the cloakroom are placed here and there is lovely pendant lighting, tiled flooring and a radiator.

Cloakroom

1.35m x 1.48m 4'5" x 4'10"

The cloakroom enjoys Raychem under floor heating and consists of a modern back to wall WC and wash hand basin with contemporary designer inbuilt mixer tap, integrated controls and flush. There is an opaque window to the front and a heated ladder towel radiator in chrome.

Hallway

This light and charming hallway allows access to the lounge / kitchen / dining and bedroom four and carpeted stairs lead to the first floor. Two large cupboards offer a magnitude of storage and the electrics are placed in one of them. There is a radiator, tiled flooring, ceiling lighting and Danfoss thermostat controls.

Lounge

6.30m x 3.74m 20'8" x 12'3"

This marvellous spacious lounge stretches from the front to the back of the home and enjoys excellent levels of natural light from the double window to the front and French doors that open to the rear gardens. The focus on quality is immediately evident with luxury Russwood Oak flooring and a focal Jydepejsen triple vision wood burning stove with stainless steel flue and contemporary glass hearth which creates a warm and welcoming space for the entire family to relax and enjoy. There is a radiator and mains powered smoke alarm.

Kitchen & Dining

5.0m x 6.34m 16'5" x 20'10"

The expertly designed Ashley Ann kitchen is finished to an exceptional standard and offers contemporary styling with clean lines and gloss finishes to blend designer elegance with sophisticated functional features and integrated Siemens appliances including an self clean oven and grill, induction hob with illuminated extractor, dishwasher, fridge freezer and microwave. The look is completed with additional touches such as the Dornbracht taps, solid oak breakfast bar and illuminated display shelves. There are three windows and a set of French doors to the rear offering excellent natural light and the kitchen flows into the dining area with luxury ceramic tiled flooring throughout providing excellent space for entertaining and placing a large dining table and chairs. There are two radiators and Danfoss heating controls.

Utility Room

1.67m x 2.16m 5'6" x 7'1"

This great utility room has a good range of base units which complement the kitchen range allowing for ample storage and the worktop houses a stainless steel sink with mixer tap. There is space for a washing machine and tumble dryer and a timber door allows access out to the carport, driveway, garage and gardens. There is quality ceramic tiled flooring, heated ladder radiator in chrome and useful roof mounted drying rails.

Bedroom Four / Home Office

3.63m x 3.0m 11'11" x 9'10"

This lovely double bedroom is currently being used as a home office and benefits from a spacious double wardrobe with quality oak veneer doors providing fabulous shelved and hanging storage. A window to the front allows views over the quiet cul de sac and there is solid Russwood oak flooring, radiator, and pendant lighting.

Landing

A beautiful oak staircase with carpet flooring leads up to the first floor landing which in turn allows access to the master en-suite bedroom, bedrooms two and three and the family bathroom. A velux window to the front allows in lovely natural light and there is a smoke alarm, radiator, pendant lighting and carpet flooring.

Master Bedroom

3.15m x 3.77m 10'4" x 12'4"

A wonderful inviting en-suite double bedroom enjoying a window to the front overlooking the quiet well kept cul de sac and benefitting from two spacious double integrated wardrobes with quality oak veneer doors allowing fantastic hanging and shelved storage. Russwood solid oak flooring flows throughout and there is a radiator and pendant ceiling lighting.

En-Suite Shower Room

2.67m x 2.85m 8'9" x 9'4"

An impressively spacious en-suite shower room with Raychem underfloor heating enjoying a large walk in rain shower and Douche shower spray, heated ladder radiator in chrome, WC and integrated wash hand basin with sleek full



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height tiling and decorative pendant lighting, this really is a room to indulge yourself.

Bedroom Two

3.17m x 3.74m 10'5" x 12'3"

A lovely welcoming double bedroom benefitting with a window to the front overlooking the well kept cul de sac and enjoying a double sliding mirrored door wardrobe providing great storage. There is carpet flooring, a radiator and pendant ceiling lighting.

Bedroom Three

3.0m x 3.74m 9'10" x 12'3"

A generous room with a window to the rear allowing beautiful views over the garden and woodlands beyond. This room enjoys a double wardrobe offering shelving and hanging storage and there is carpet flooring, ceiling lighting and a radiator.

Family Bathroom

2.68m x 3.21m 8'10" x 10'6"

This well appointed and stylish bathroom boasts full height luxurious oversized tiling and high quality fittings in frost white which include a floating wash hand basin, WC and Strada rectangular bath with Douche shower spray. There is also a separate walk in mains pressure rain shower and addition Douche shower spray in which to wash away the stresses and strains of the day. There is a large cupboard housing the Santon Premier Plus water cylinder along with Raychem underfloor heating, an opaque window to the rear, heated ladder radiator in chrome, pendant lighting and extractor.

Garage & Carport

The single garage offers excellent vehicle and equipment storage space. There is a door to side which provides access to the covered carport. There are double sockets and lighting. The covered car port provides fantastic shelter and allows for weather free access from the house in addition to sheltered parking for one vehicle.

Outside & Gardens

The front garden is mainly laid to lawn and there is a large tarred driveway with off street parking for several vehicles in front of the detached garage and covered car port. The property is bounded to the sides and rear by a combination of low level and privacy timber vertical board fencing with the rear garden completely secured to allow for safe play and dogs. The rear garden is bounded by mature woodland and provides a picturesque backdrop. There are two patio areas which can be accessed from the dining area and lounge which provide the ideal outdoor space in which to relax and entertain. The remainder of the rear garden is mainly laid to lawn and there is an oil storage tank. There is an outside tap.

Services

It is understood that the property is served with mains electricity, water and drainage. There is oil fired central heating.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.

EPC Band C

Entry

By arrangement

Price

Offers over £440,000 are invited

Viewings and Offers

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

Masson Cairns

Strathspey House

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Moray

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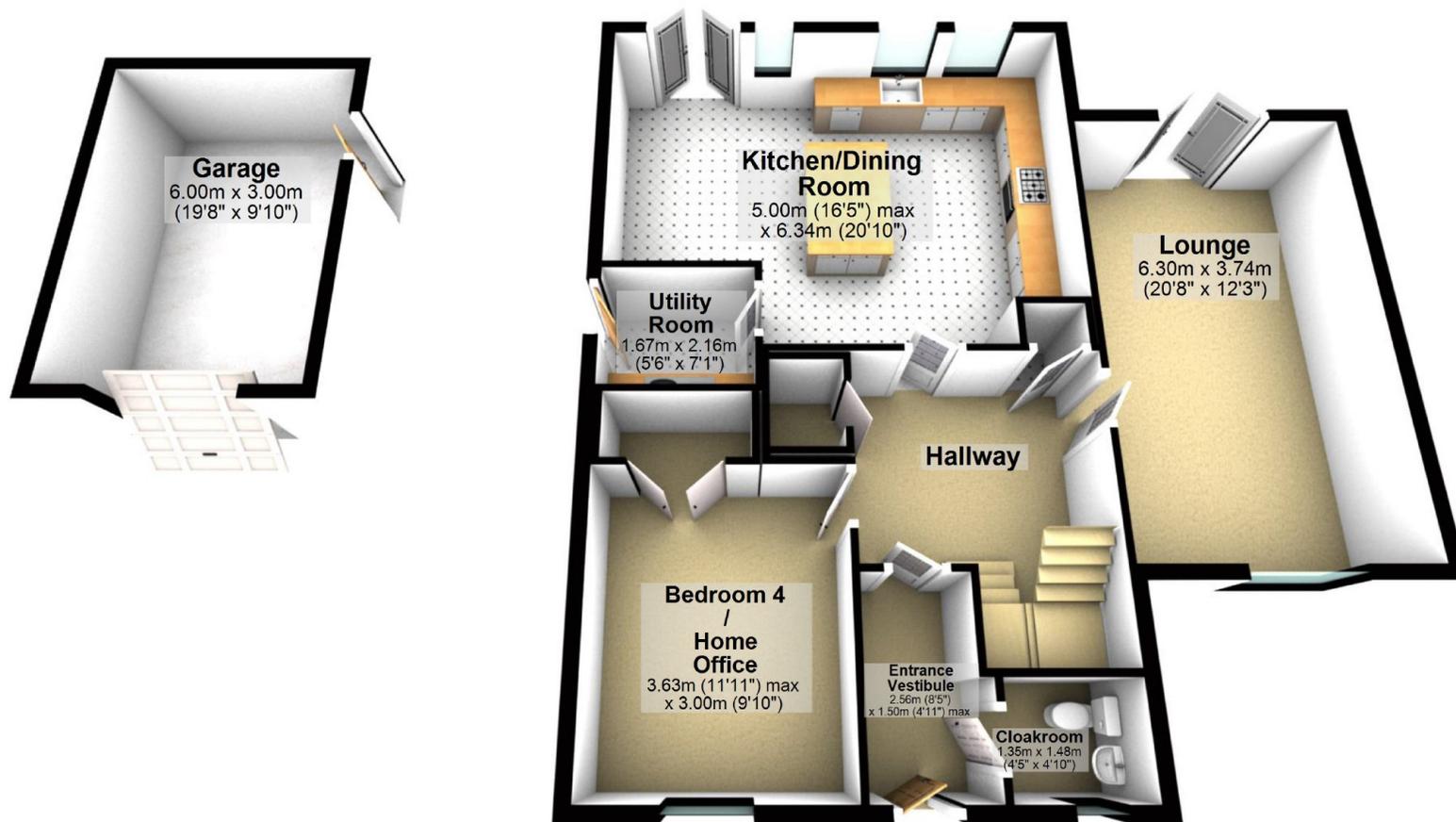








Ground Floor



Plans not to scale, for illustration only



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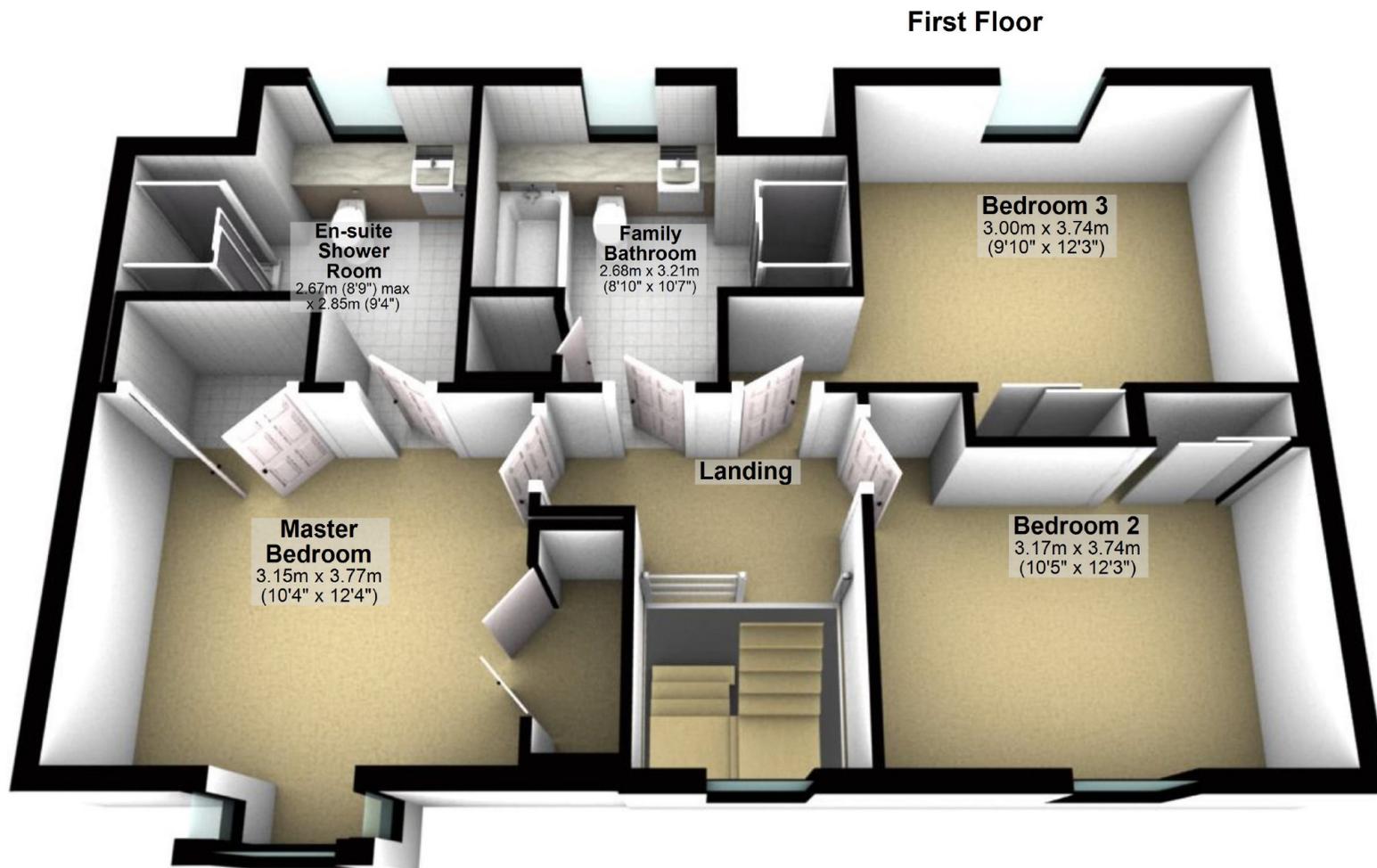
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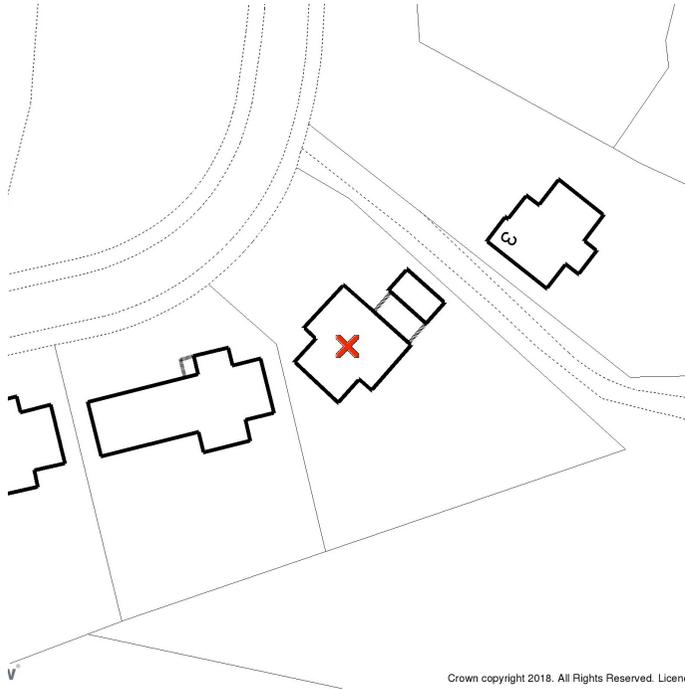
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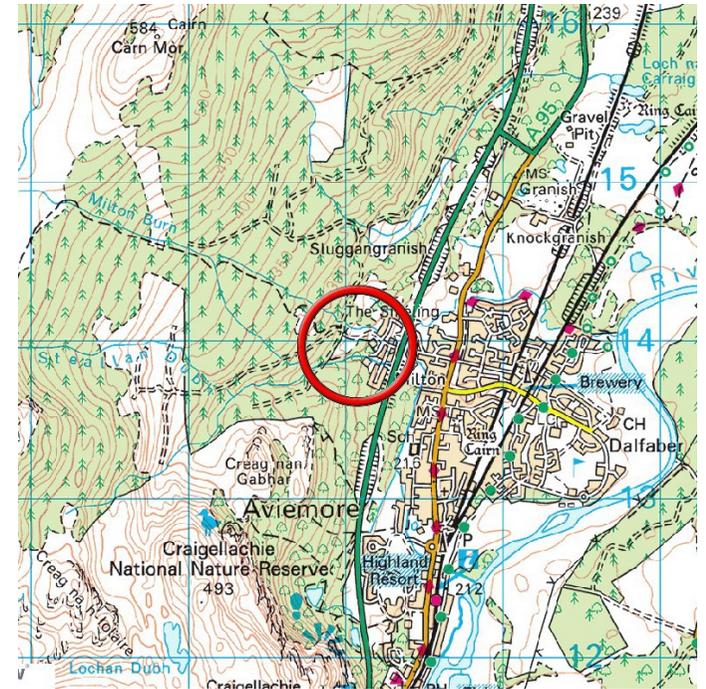
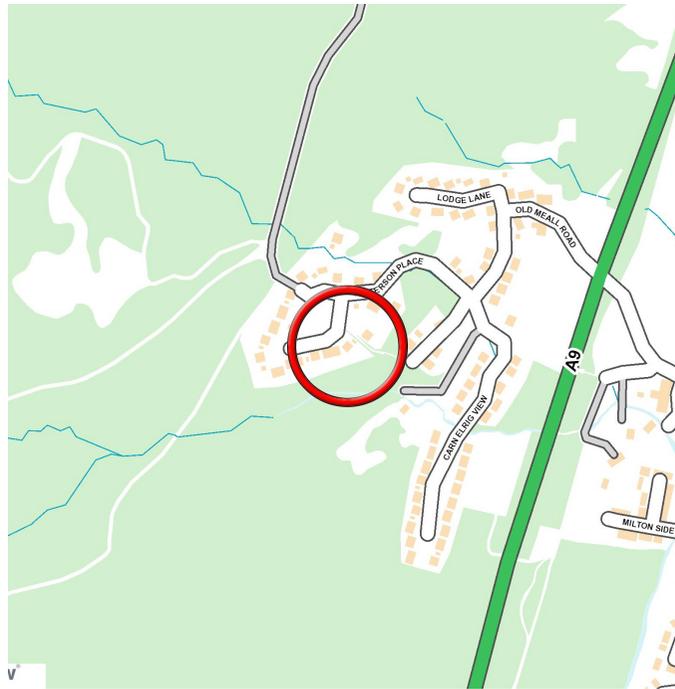
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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