



masson
cairns

solicitors and estate agents

8 Watkinson Court, Aviemore, PH22 1UD
POA

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

UNDER OFFER - An immaculately presented three bedroom semi-detached home in a modern residential development on the edge of Aviemore. Located within a quiet cul-de-sac this well laid out home offers some views to both the Cairngorm Mountains and Craigellachie Nature Reserve. Accommodation is arranged over two floors and other benefits include a large and bright lounge with French doors opening to the rear gardens, fabulous kitchen / dining with many integral appliances and ample space for a dining table and six chairs, spacious master en-suite bedroom with Juliette balcony offering views to hills, two further bedrooms with integral wardrobes, a family bathroom with mixer shower above the bath, ground floor WC, full double glazing & thermostatically controlled gas central heating. Outside there is off street parking and a private and sheltered rear garden. 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

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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.

Entry

Entry is through a quality composite glazed door into the hallway.

Hallway

The attractive and light hallway provides access to the lounge, kitchen / dining room and the WC and benefits from a large cupboard which houses the electrical consumer board and also offers fantastic storage. There is quality Amtico flooring, a lovely triple point ceiling light, smoke alarm, 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 room with full height glazing and French doors to the rear flooding the room with natural light and provides direct access into the private rear garden. Carpeted stairs lead to the first floor and there is cable TV and telephone points, ceiling lighting, a radiator and fresh quality Amtico flooring.

Kitchen / Dining

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

A wonderful modern room benefitting from two windows to the front allowing natural light to flood through. There is a great range of contemporary wall, drawer and base units with chrome handles enjoying complementary worktops, fresh tiling and under cabinet mood lighting. Incorporated within the kitchen is a stainless steel one and a half bowl sink with mixer tap, a Whirlpool gas hob, oven and grill with extractor hood over, a Whirlpool dishwasher and there is plumbing for a washing machine and space for a fridge / freezer. The dining area can easily accommodate a six seater dining set and there is a radiator, quality Amtico flooring and two four point cluster lights.

WC

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

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

Landing

Carpeted stairs lead up to the first floor landing which in turn provides entry to all three bedrooms and the bathroom. There is carpet flooring, triple point ceiling lighting, smoke alarm and an access hatch to the attic space.

Master Bedroom

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

A welcoming sunny double en-suite bedroom enjoying glazed doors with a Juliette balcony to the rear opening to fabulous views over the rear garden and lovely countryside beyond. There is the benefit of two triple folding door wardrobes providing a magnitude of hanging and shelved storage. There is carpet flooring, TV and telephone points, 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 comprising of units providing good storage housing a back to wall WC and an Ideal Standard wash hand basin with modern mixer tap with an illuminated mirror situated above and a pivot door shower enclosure housing a mains pressure shower surrounded with fresh modern tiling. There is a chrome towel radiator, shaver point, quality Amtico flooring, Greenwood extractor and recessed ceiling lighting.

Bedroom Two

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

A lovely bedroom benefitting from a window to the side allowing in marvellous natural light and enjoying a double folding door wardrobe providing great hanging and shelved storage.



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There is carpet flooring, ceiling lighting and a radiator.

Bedroom Three

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

A light and bright double bedroom enjoying two windows to the front flooding the room with natural light. A spacious triple folding door wardrobe 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 enjoying vanity units providing good storage and housing a modern back to wall WC and an Ideal Standard wash hand basin with mixer tap. There is a relaxing bath with mixer tap housing a mains pressure shower with a glazed shower screen and all nicely complemented with smart white tiling. A large Velux to the front allows in fabulous natural light and there is a chrome towel radiator, Greenwood extractor, shaver point, quality Amtico flooring and recessed ceiling lighting.

Garden

The front garden features a spacious lock block driveway providing parking for two vehicles and a paved path leads to the front door which has an outside light and an outside tap in situated here. A high level timber gate opens at the side allowing access to the private rear garden which is mainly laid to lawn with a charming paved patio area situated outside the lounge, bordered by mature

shrubs and bushes and surrounded by high level timber fencing creating a lovely private sunny place to enjoy al fresco dining. There is a garden shed providing good storage for garden and sports equipment and there is an outside light.

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 where an online copy is available to download.

EPC Band C

Entry

By arrangement

Price

UNDER OFFER

The property is available to be purchased furnished by separate negotiation.

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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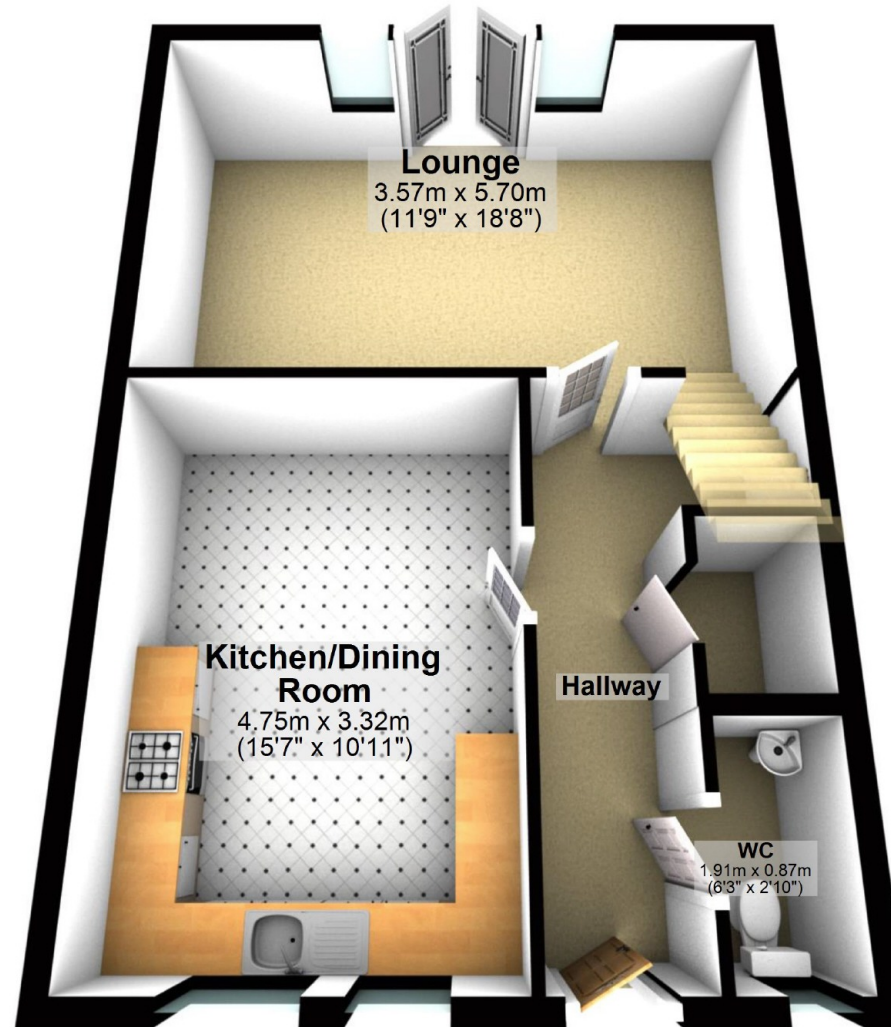
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Ground Floor



Plans not to scale, for illustration only



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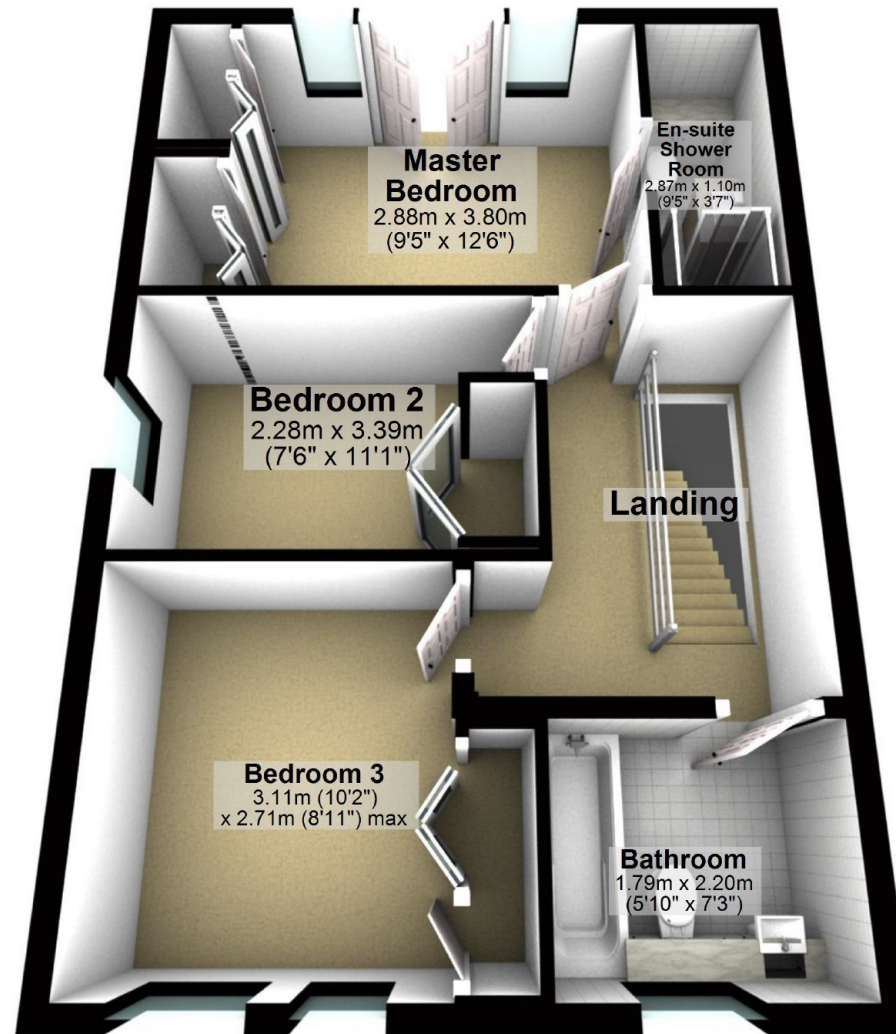
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First Floor



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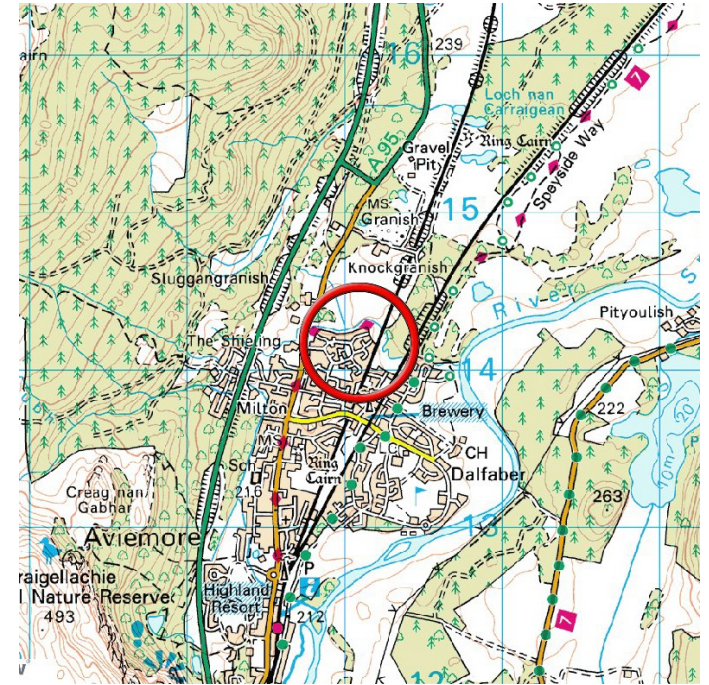
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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