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solicitors and estate agents

Rathan, Catlodge, Laggan, PH20 1BT
Offers over £320,000

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A beautifully situated and architect designed stunning home with many features, not least the fantastic vaulted lounge with the most exceptional views across Strathspey to the Cairngorm and Monaliadh Mountains. This highly desirable three bedroom (one en-suite shower room) family home extends to approximately 175 sqm and occupies a prestigious and elevated position extending to nearly a third of an acre and offers panoramic vistas whilst providing the perfect balance of social and private living. Entering through the front door in to the vestibule attention to detail becomes immediately evident with a real fusion of contemporary design and craftsmanship with special features such as the impressive kitchen with dining area and sunroom, double height vaulted ceilings with magnificent picture windows which frame the view perfectly and an array of further architectural features. There is a luxurious family bathroom and a fantastic utility area with boot room in addition to an extended garage with workshop. This is a perfect home in a special location with viewing highly recommended. Energy Performance Certificate Rating D, Council Tax Band E

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Laggan

The village of Laggan, situated in the Central Highlands of Scotland is surrounded by the Monadhliath and Grampian mountain ranges and near the source of the River Spey, one of Scotland's finest fishing rivers. Living here provides the opportunity to explore the peaceful, majestic countryside with the chance to see a wide variety of wildlife from Golden Eagle or Osprey to Red Deer Stag and Pine Martin, There is an abundance of wild flowers, plants and trees along with excellent walking and cycling opportunities.

The 90's hit BBC drama series "Monarch of the Glen" was set in the Scottish Highlands in fictitious Glenbogle with much of the filming done in Laggan and the surrounding area. As well as having the opportunity to explore 'Glenbogle', and to see the stunning scenic locations used in the next 007 Bond movie and the Netflix TV series The Crown, Laggan is an excellent location for all outdoor activities, including fishing in the River Spey and surrounding lochs, Hill Walking and Mountaineering, Golf with several courses in the area, Pony Trekking, Mountain Biking and Ski-ing.

The City of Inverness, the commercial and business capital of the Highlands of Scotland, is approximately 52 miles away. The Airport is located approximately 9 miles to the East of the city and provides an increasing variety of domestic, European and International flights. Inverness also has excellent bus and rail connections to Edinburgh, Glasgow and other major Scottish cities and throughout the Highlands, as well as London. The main railway line also stops at nearby Kingussie.

Entrance Vestibule

3.18m x 1.87m 10'5" x 6'2"

From the front, a gravel footpath leads to the entrance vestibule which opens into a sizeable area with a velux window providing good levels of natural light and with integral storage cupboards offering outerwear and boot storage. A further door leads through into the hall.

Hall

1.95m x 5.05m 6'5" x 16'7"

The hall provides access to most of the ground floor accommodation and there is a feature staircase leading to the first floor spaces. There is recessed down lighting and laminate flooring.

Kitchen / Dining / Sun Room

3.85m x 9.54m (widest) 12'8" x 31'4" (widest)

An exceptionally stylish open plan kitchen and dining room which flows through into the sun room area. The kitchen provides a wonderful range of light larder, base and wall units housing an integrated double oven with grill and illuminated extractor hood in addition to a separate gas hob with contrasting black worktops. There are twin aspect windows to the rear and side gardens and two circular stainless steel sinks with a chrome mixer tap. The spacious dining area has space to accommodate an 8-10 seat dining set and the entire room is open to the sun room creating a fabulous spacious and sociable place for the family to gather to cook, eat and relax. Windows to the front and side allow uninterrupted views over the beautiful open countryside and hills. There is laminate flooring, recessed ceiling and wall lighting,

Utility

2.48m x 2.17m 8'2" x 7'1"

A useful utility room accessed from the side of the house and the sun room which offers a range of walled storage units and has plumbing for a washing machine in addition to space for a tumble dryer.

Bathroom

1.95m x 2.12m 6'5" x 6'11"

A wonderful modern and stylish bathroom comprising of WC with integral chrome flush controls, wash hand basin with mixer tap, a large bath with mains pressure shower with full height tiling and glazed foldable screen. There is a single opaque window to the side of the property and there is tiled flooring, recessed ceiling lights, chrome towel radiator and shaver point.

Bedroom Two

4.3m x 3.58m 14'1" x 11'9"

A bright double bedroom with a window overlooking the front gardens to the hills and mountains beyond.

Bedroom Three

4.3m x 3.58m 14'1" x 11'9"

Another generous double bedroom with equally fantastic views across Strathspey from the window to the front of the property.

First Floor Lounge

7m x 6.26m 23'0" x 20'6"

A beautiful, spacious and elevated lounge with a double height vaulted ceiling and which enjoys both velux windows over the stairs through to impressive floor to ceiling windows which run to an apex both allowing the room to be bright and airy in addition to offering truly breathtaking scenic views of the rugged surroundings. There are recessed cupboard spaces with power and light as well as doors which allow



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access to the eaves storage. There is a door to bedroom one and there is also a further mezzanine storage area and loft storage which houses the water filtration system.

Bedroom One

3.42m x 5.01m 11'3" x 16'5"

A tranquil bedroom with outstanding hill views to the rear of the property and enjoying a large walk in wardrobe with hanging and shelved storage in addition to an en-suite shower room. There is laminate flooring and further eaves storage.

En Suite Shower Room

2.34m x 1.80m 7'8" x 5'11"

This bright en-suite enjoys a velux window to the side of the property and has a bidet, wc, pedestal wash hand basin and quadrant shower enclosure with mains pressure shower. There is recessed down lighting and the hot water cylinder is discretely housed in a concealed unit.

Garage

8.15m x 5.5m (widest) 26'9" x 18'1" (widest)

Reflecting the style of the house this large A frame garage is block built with a concrete floor, several power points and a very useful floored loft storage area. There is a window to the rear, twin velux windows to the side, double timer garage doors to the front and a further access door to the side.

Outside / Gardens

The house is approached by a gated entrance which opens into a large sweeping gravel driveway which leads up to the property where a spacious gravel park and turn area with space to park multiple vehicles and with access to the twin door double garage. The wonderful gardens extend to

approximately 1/3rd of an acres and are mainly laid to lawn and bounded by post and wire fencing. There is a delightfully positioned patio area outside the sun room and kitchen enjoying fabulous scenic views where you can sit out and enjoy the picturesque surroundings. To the front of the house there is a further guest parking area and the lawned gardens are interspersed with mature planting and quite spectacular panoramic views.

Services

It is understood that the property has private water, septic tank drainage and mains electricity. There is oil fired central heating providing under floor heating with thermostats throughout the home.

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

Offers Over £320,000 are invited

Viewing 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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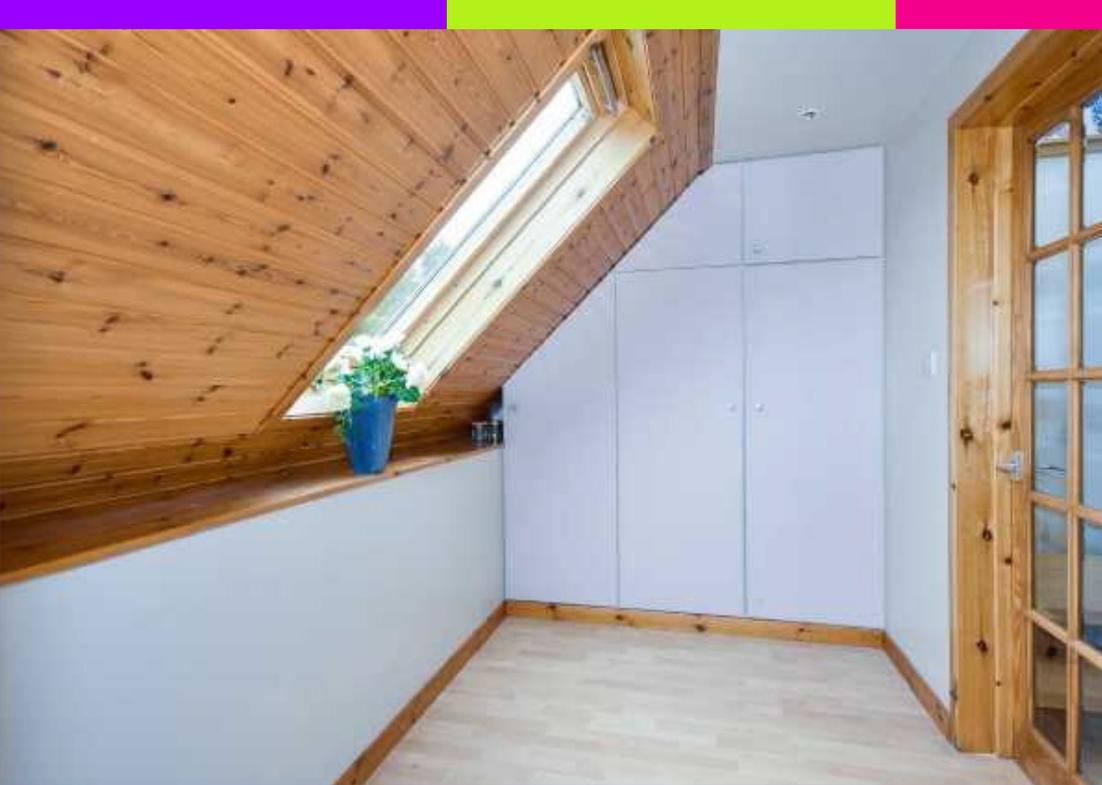


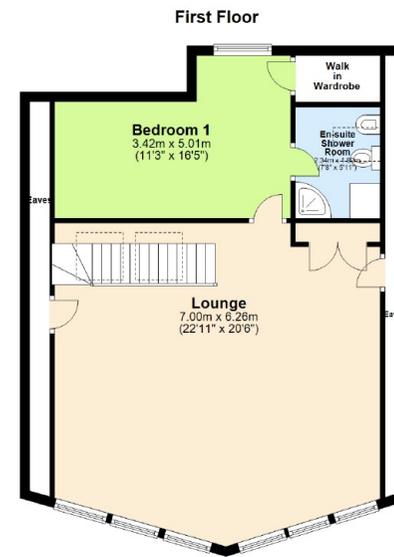
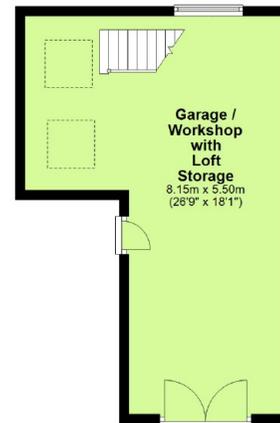












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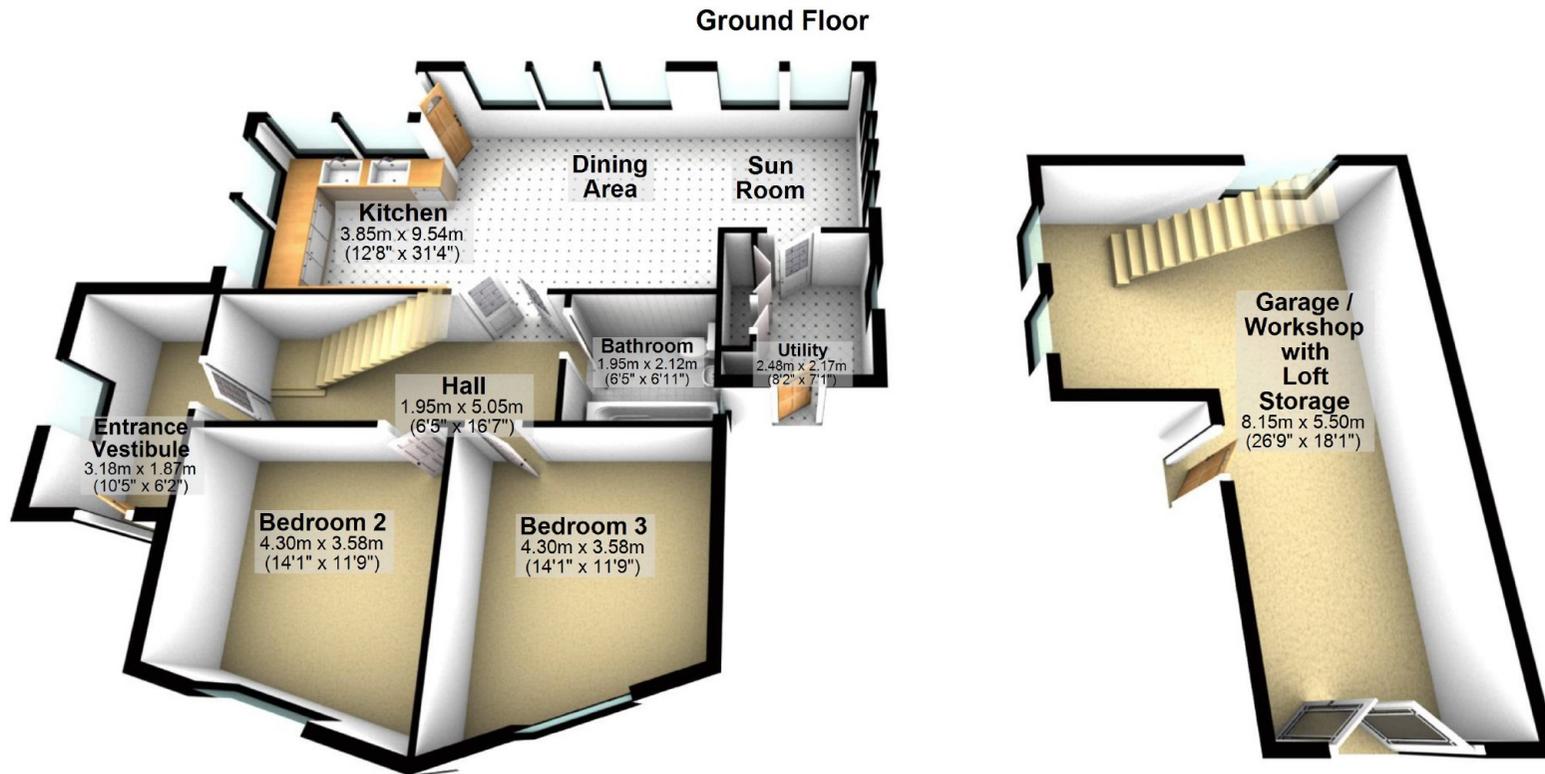
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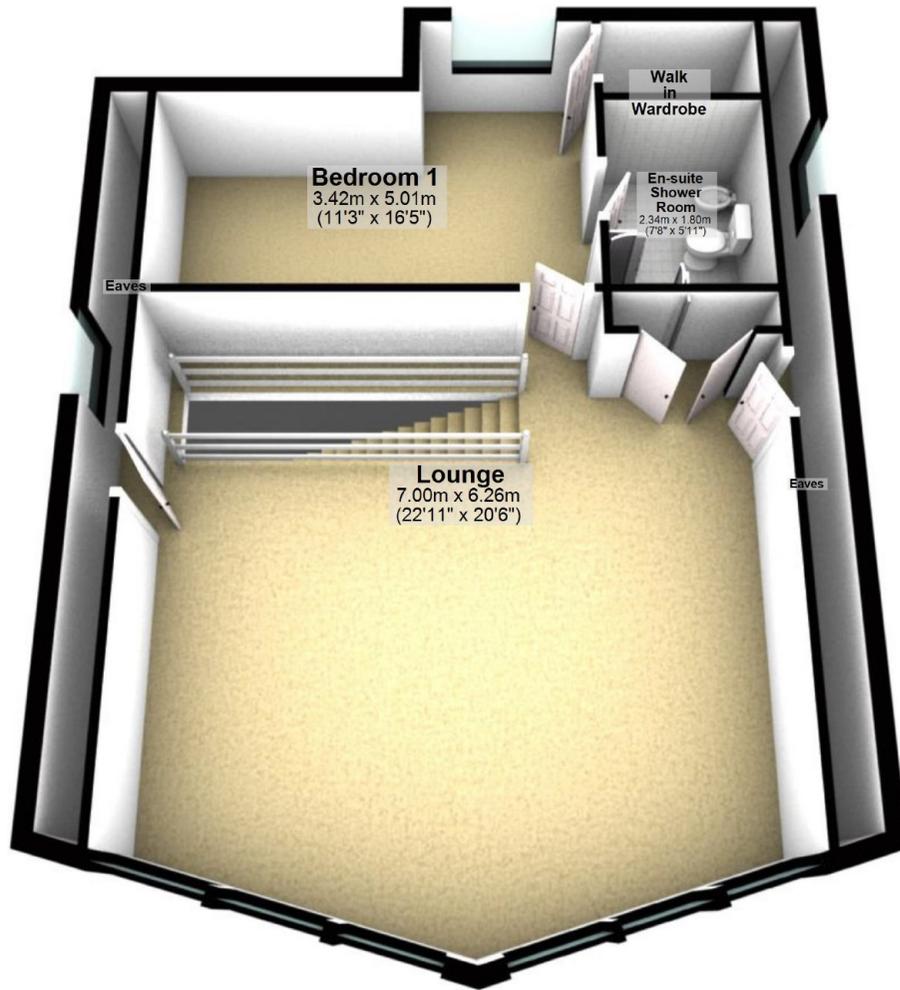
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First Floor



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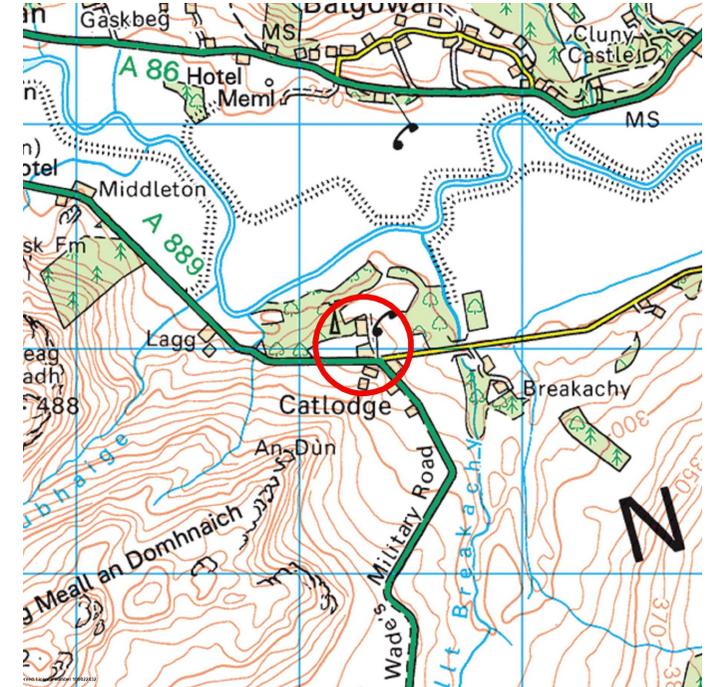
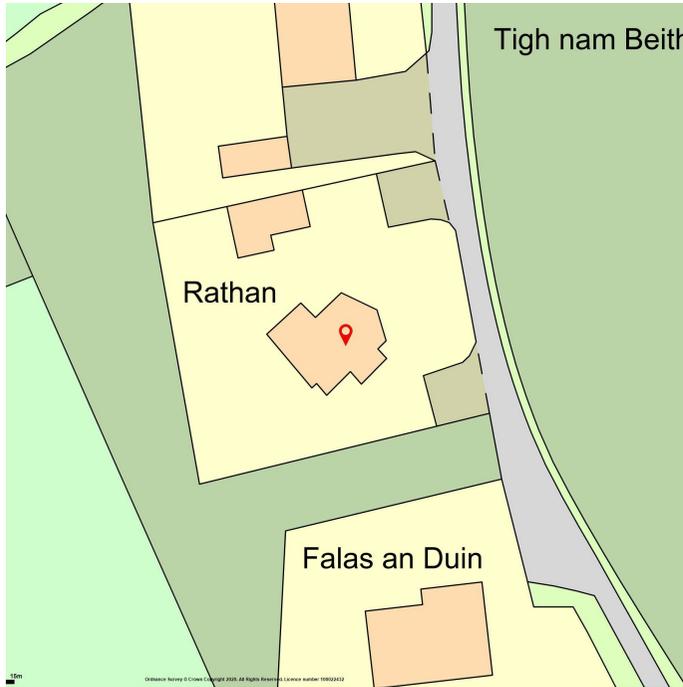
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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