masson cairns ltd

solicitors and estate agents

Craig Dhu, Grampian Road, Aviemore, PH22 1PZ

POA

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

UNDER OFFER - A secluded and well positioned detached two bedroom bungalow in a popular location on the outskirts of Aviemore in the Cairngorms National Park with several outbuildings in approximately three quarters of an acre. It is anticipated that the incoming purchasers will undergo a major refurbishment and extension of the existing property subject to the necessary consents to create an amazing property in an equally desirable location. Alternatively, subject to the necessary consents, the site may be suitable for demolition of the current buildings and for the erection of one new build with impressive gardens or perhaps more than one new build. Current accommodation comprises of kitchen/dining, bathroom, lounge with open fire, hallway, sun room and two bedrooms. Outside there is parking and turning space for several vehicles, outbuildings to the side and there is a wrap around garden bounded with mature trees and shrubs. The project is unsuitable for residential lending and offers a rare chance to acquire this site / cottage with grounds. Energy Performance Rating E, Council Tax rating C

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
Tel: 01479 874800
Fax: 01479 874806
property@lawscot.com
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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
1.63m x 1.71m 5'4" x 5'7"
From the driveway access is through a high performance timber and glazed door into the entrance vestibule which has wood flooring, ceiling lighting and a further door that leads to the hall.

Hallway
The generous hall provides access to the lounge, kitchen, bathroom and two bedrooms. There is wood flooring, ceiling lighting, a wall cupboard housing the electrics and a hatch to the loft.

Lounge
4.30m x 3.60m 14'1" x 11'10"
The peaceful and bright lounge has two large windows with a beautiful open fireplace with tile surround and hearth. There is wood flooring and a combination of wall & ceiling lighting.

Kitchen/Dining
4.66m x 3.60m 15'3" x 11'10"
There is a range of base and drawer units with a sink and window to the sun room, there is space for a dining table and chairs. There is wood flooring and ceiling lighting.

Sun Room
1.77m x 3.60m 5'10" x 11'10"
A large & handy room with fantastic open views to the rear of the property, there is wood flooring, ceiling lighting and the boiler is located here.

Bedroom One
4.25m x 3.56m 13'11" x 11'8"
A large double bedroom with windows to the front of the property, there is wood flooring and ceiling lighting.

Bedroom Two
4.73m x 3.43m 15'6" x 11'3"
A double bedroom with a window to the rear of the property in addition to wood flooring and ceiling lighting.

Bathroom
2.75m x 1.65m 9'0" x 5'5"
There is a bath with electric shower over, wash hand basin with twin mixer taps and wc.

Outside & Outbuildings
Craig Dhu sits in a rarely available and large site extending to around three quarters of an acre. The front of the site provides off street parking and the rear garden is mainly laid to lawn with the boundaries defined with a mixture of timber ranch fencing and mature trees. There are two large timber garages / stores with concrete base, corrugated roofs, power and light which benefit from double doors to the front and a separate access door to the side at the rear, one measuring 6m x 3.5m and a larger one measuring 9m x 3.5m. There is a further garden room / store measuring circa 5m x 3m.

Services
It is understood that there is mains water, private drainage and electricity.

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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 E

Entry

By mutual agreement.

Price

UNDER OFFER. Static Caravan is not included.

Viewings & 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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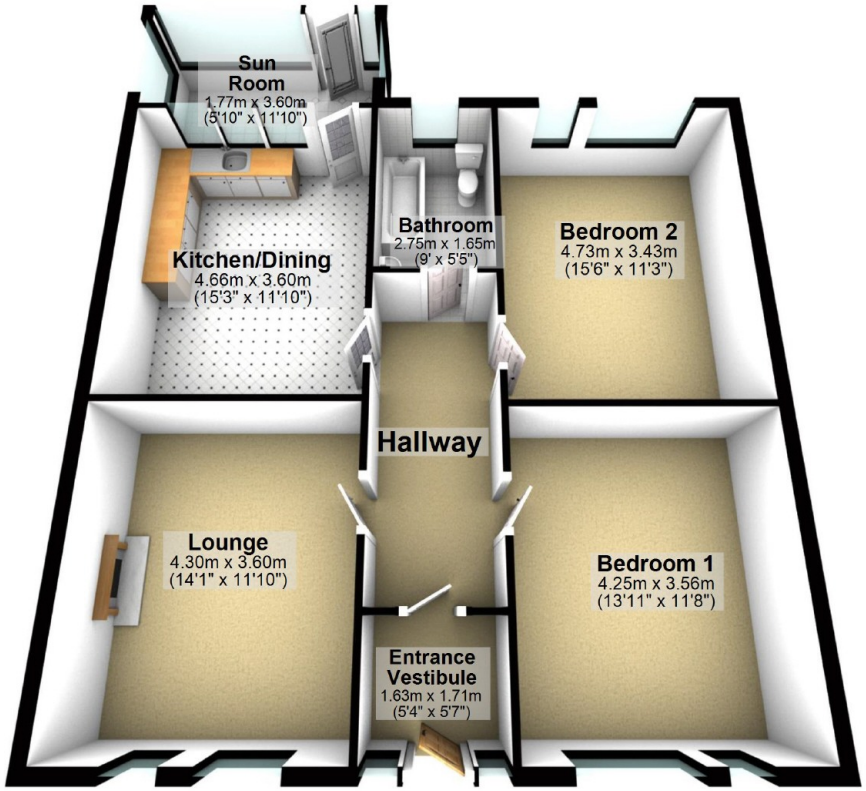
Ground Floor



Plans not to scale, for illustration only

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Outbuildings

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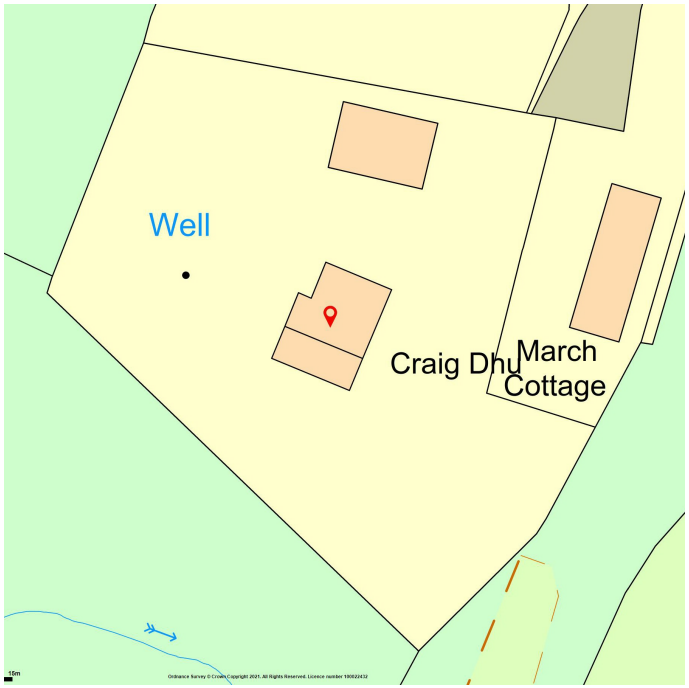

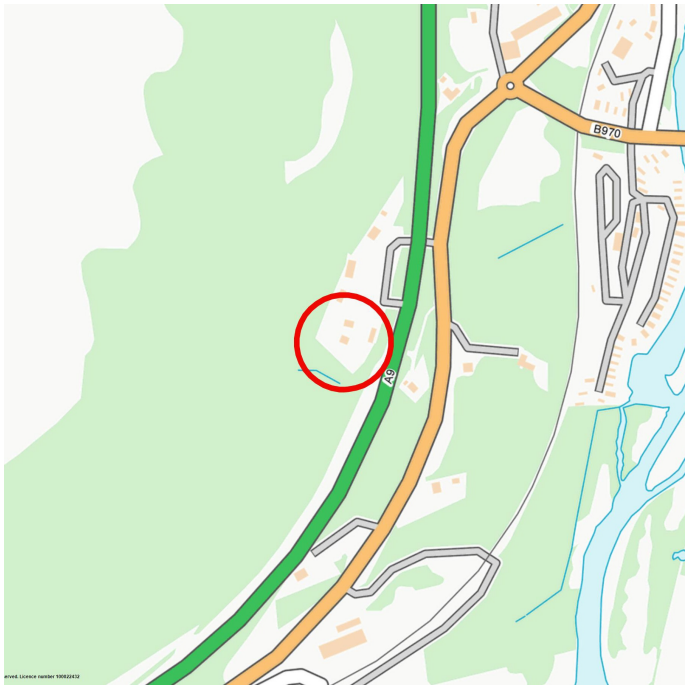

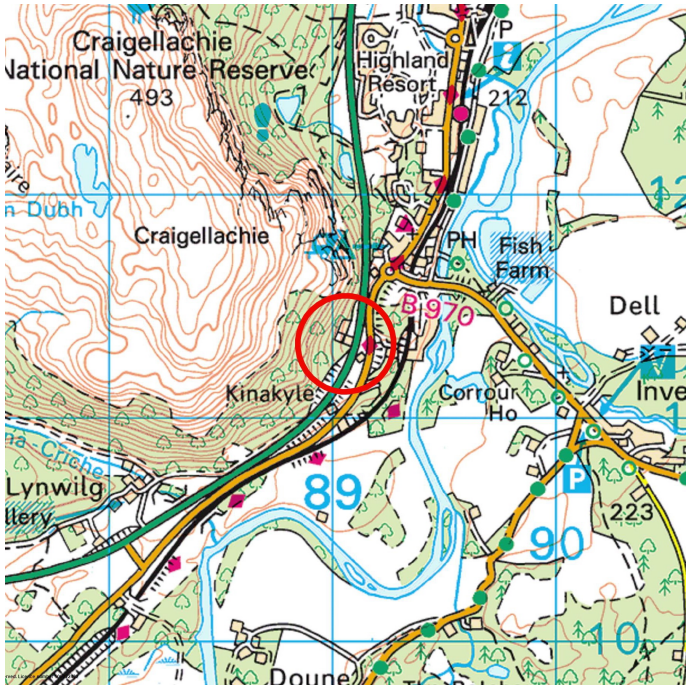

While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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