



masson
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solicitors and estate agents

6 Macbean Road, Kinraig, PH21 1AD

Offers Over £465,000

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

An immaculately presented and impressive home in a bespoke development in this popular and vibrant village in the Cairngorms National Park. The well proportioned accommodation and flexible layout offers four bedrooms (principal en-suite), a home working space / nursery and further accommodation arranged over two floors including a large sitting room with dual aspect windows, hill views and beautiful open fireplace. There is a contemporary fitted kitchen with integral appliances which enjoys a large dining area with French doors out to the rear gardens. In addition, there is a useful utility room, guest shower and a separate family bathroom. The house enjoys a peaceful situation on a large plot in this sought after location and has open landscaped areas to the front, side and rear with the benefit of a generous attached garage with excellent floored roof storage and off street lock block parking for several vehicles. Outside the gardens are well maintained and offer a good mix of lawn, mature planting and there is a storage shed with wood store and patio. This home is built to a high standard of build specification including excellent insulation levels, recessed low voltage down lighting, oil fired central heating and offers a spacious and relaxed living environment that has a pleasing ambience. Energy Performance Certificate Rating C, Council Tax Band F

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Kincraig

The village of Kincraig is situated at the south end of Strathspey just off the B9152 Kingussie to Aviemore Road and offers a tranquil village lifestyle in a beautiful rural location within the Cairngorms National Park. In addition to the many leisure pursuits available in the area, Kincraig itself offers a range of local amenities including local Primary School, tearoom / gallery and water sports centre and salmon fishing at Loch Insh. Kingussie, 6 miles away, is one of the most attractive and popular towns of Strathspey with a first class shopping centre, hotels, guest houses, medical facilities and primary and secondary schools offering education to University entrance standard.

Sporting facilities in the area include 18 hole golf courses, excellent salmon and trout fishing on the River Spey and other waters, tennis courts, bowling green and children's recreation park. Kingussie is surrounded by some of the finest grouse moors and deer forests in Scotland, the Insh Marshes are famous as a bird sanctuary and within easy reach are the Cairngorm Mountains for winter sporting facilities and hill walking and the sandy beaches of the Moray Firth. Distances: Aviemore 6 miles; Grantown on Spey 24 miles; Inverness 36 miles; Elgin 66 miles; Edinburgh 115 miles. The main London/Inverness rail line runs through Kingussie and the Inverness Airport is 50 miles distant with regular daily flights to London, Edinburgh and Glasgow.

Entrance Vestibule

1.92m x 1.68m (6'3" x 5'6")

From the front path, there is a sturdy timber and glazed door which leads in to the entrance vestibule. A window to the side offers good natural light and there is a double cupboard with hanging and shelved storage which is ideal for outer and footwear. There is vinyl flooring and recessed down lighting.

Hall

A timber and glazed door opens into the harmonious hall

where further doors open to the sitting room, kitchen / dining room, utility room, bedrooms three and four and the WC and carpeted stairs lead up to the first floor. There is natural oak flooring throughout and recessed ceiling lighting.

Sitting Room

4.54m x 4.34m (14'10" x 14'2")

A bright and spacious sitting room benefitting from triple windows to the front and two windows to the side filling the space with natural light. A fabulous feature of the sitting room is the open fireplace set on a black polished hearth and surround with an attractive timber mantle. There is oak flooring, ceiling coving and recessed down lighting

Kitchen / Dining Room

4.02m x 3.21m & 2.64m x 3.22m (13'2" x 10'6" & 8'7" x 10'6")

A modern and stylish kitchen providing a great range of linen white base, drawer and wall units with chrome handles, complementary worktops and fresh tiling with under unit mood lighting. Integrated appliances include a fridge, freezer, double oven with grill, ceramic hob and illuminated extractor. A one and a half bowl sink with mixer tap is perfectly placed at the double rear windows overlooking the garden. The dining area has space for an eight seat dining set and features glazed French doors opening out to the rear patio and gardens and additional windows to the side allow in fabulous natural light. There is black tile effect flooring throughout, recessed down lighting and ceiling coving.

Utility Room

2.09m x 3.22m (6'10" x 10'6")

An attractive and useful utility room providing a range of base and wall units with complementary worktop and tiling. There is a stainless steel sink, plumbing for a washing machine and space for a tumble dryer. A timber and glazed door provides easy access to the rear garden, there is a hanging clothes pulley, vinyl flooring, recessed ceiling lighting and an extractor fan.

Bedroom Three

3.19m x 3.21m (10'5" x 10'6")

A relaxing double bedroom with a large window to the rear overlooking the lovely garden and benefitting from an integral wardrobe with double sliding doors allowing for both hanging and shelved storage. There is carpet flooring and recessed down lighting.

Bedroom Four

3.45m x 3.05m (11'3" x 10'0")

Another comfortable double bedroom benefitting from an integral wardrobe with sliding doors providing excellent hanging and shelved storage. Double windows to the front allow views over the beautifully kept cul-de-sac. There is carpet flooring and recessed down lighting.

Shower Room

1.13m x 3.03m (3'8" x 9'11")

This handily placed room comprises of a WC, accessible mains pressure shower and a wall hung wash hand basin with mixer tap with a shaver point, mirror and a tiled splashback. An opaque window opens to the front and there is vinyl flooring, recessed down lighting and an extractor fan.

Landing

An attractive natural pine staircase leads up to the first floor where doors open to the principal bedroom, bedroom two, the home working space and the bathroom. A large cupboard houses the water cylinder and there is carpet flooring, recessed down lighting and a loft access hatch.

Principal Bedroom

4.51m x 4.94m (14'9" x 16'2")

An airy and welcoming en-suite master bedroom enjoying an integral wardrobe with double sliding doors providing both shelving and hanging storage and enjoying a lovely dormer window to the front allowing views over the pretty cul-de-sac and beyond to the lovely countryside and Cairngorm Mountains. A door opens to the fully equipped shower room and there is carpet flooring and recessed down lighting.



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En-Suite Shower Room

2.28m x 1.98m (7'5" x 6'5")

A fresh en-suite shower room comprising of WC, a pedestal wash hand basin with mixer tap with splashback tiling and featuring a mirror with display shelf and shaver light in addition to a shower enclosure with wet wall. A Velux window to the rear allows in natural light and there is vinyl flooring, recessed down lighting and an extractor fan.

Home Working Space

3.00m x 2.39m (9'10" x 7'10")

A bright room which is ideal as a home working space. A Velux window to the front allows lovely views over the cul-de-sac and beyond to the Cairngorm Mountains. There is vinyl flooring and recessed ceiling lighting.

Bedroom Two

3.63m x 4.93m (11'10" x 16'2")

A peaceful and generous double bedroom enjoying an integral wardrobe with sliding doors offering shelving and hanging storage. A window to the front bathes the space in natural light and there is carpet flooring with recessed down lighting.

Bathroom

3.57m x 1.95m (11'8" x 6'4")

A spacious, fresh and fully equipped bathroom comprising of a WC, pedestal wash hand basin with mixer tap, tiled splashback, a mirror and shaver light, a double ended bath with central mixer tap and a separate shower enclosure are all complemented by fresh tiling. A Velux window to the rear provides excellent natural light in addition to the recessed down lighting and there is vinyl flooring and an extractor.

Garage

4.8m x 2.5m (15'8" x 8'2")

An up and over door to the front provides access to the garage which benefits from concrete flooring, several

power points and ceiling lighting. The oil fired boiler is housed in a built in cupboard and the space above the garage has been floored allowing for excellent storage.

Outside

The spacious front garden is mainly laid to lawn and a large lock block drive leads to the garage and provides parking for several vehicles and a lock block path runs along the front of the property to the front entrance. The rear garden is mostly laid to lawn with timber shed and oil tank. There is an outside tap and power point.

Services

It is understood that the property has mains water, drainage and electricity. The property enjoys oil fired central heating.

Home Report

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

EPC Rating C

Entry

By mutual agreement.

Price

Offers over £465,000 are invited

Viewings 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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Fax: (01479) 874806

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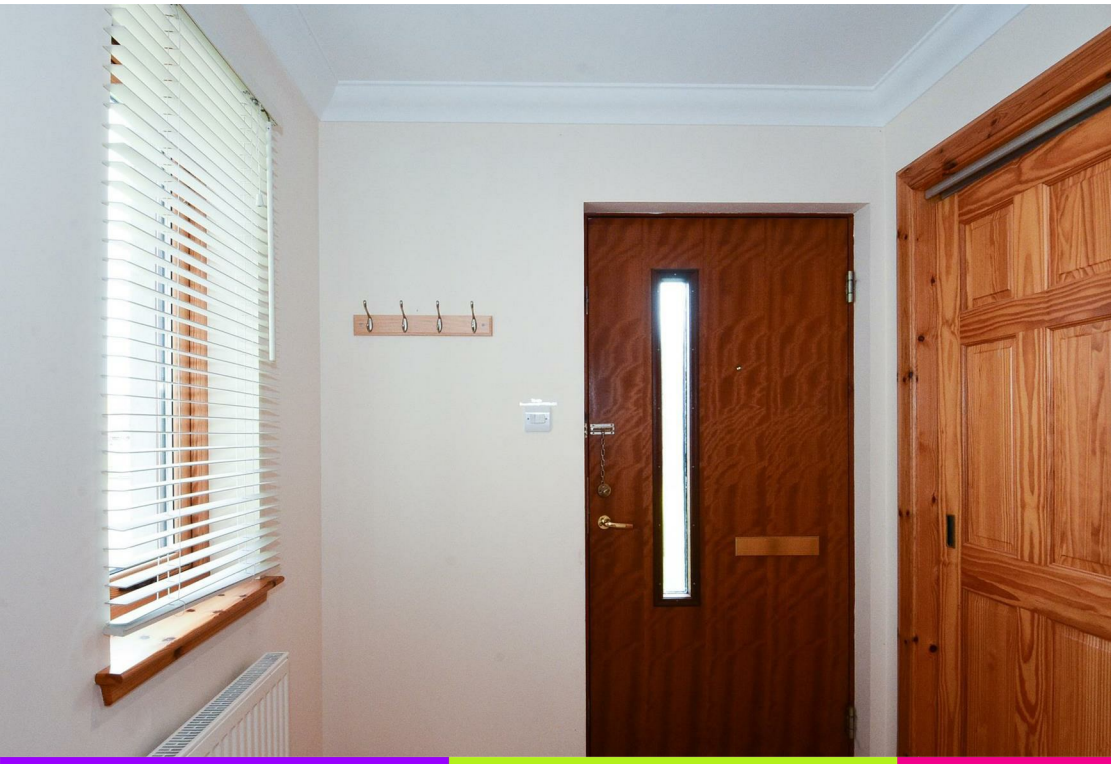
Fax: 01479 874806

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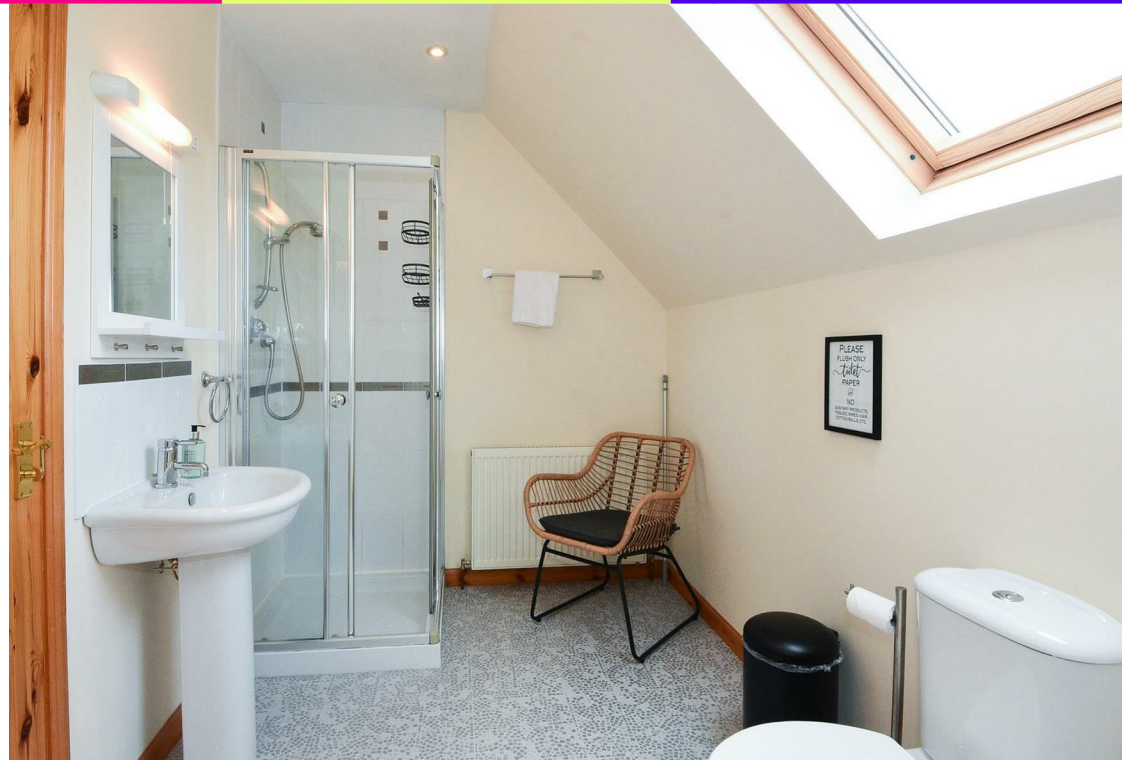
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GROSS INTERNAL AREA
 FLOOR 1: 1079 sq. ft, 100 m², FLOOR 2: 690 sq. ft, 64 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 16 sq. ft, 2 m²
 TOTAL: 1770 sq. ft, 164 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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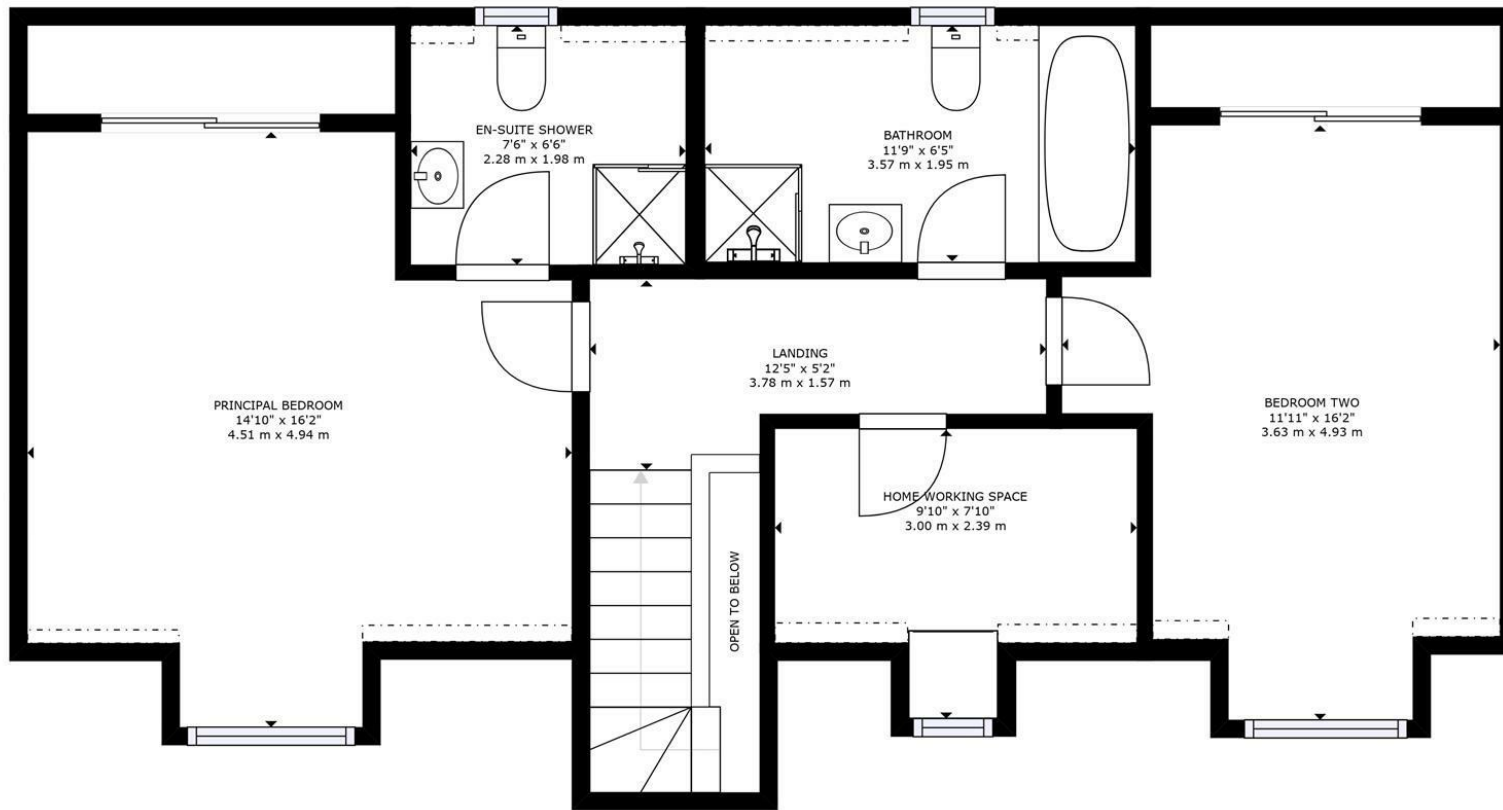
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FLOOR 2



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



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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