



masson  
cairns ESTD 1984

solicitors and estate agents

Birchlands, Beinn Ghuilbinn, Aviemore, PH22 1LB

**UNDER OFFER £325,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



UNDER OFFER - Enjoying a quiet cul-de-sac location within the popular town of Aviemore, this well-presented four-bedroom detached home offers comfortable and flexible accommodation over two levels. On the ground floor, the entrance hall leads through to a bright sitting room with a feature fireplace, which is open plan to a dedicated dining area overlooking the rear garden through sliding patio doors. Adjacent to the dining area is a well-equipped kitchen, benefiting from good worktop and storage space, as well as an adjoining utility room with outdoor access. A convenient WC completes the ground floor. Upstairs, the property provides four bedrooms, including a principal bedroom with built-in storage and an en-suite shower room. Three further bedrooms offer flexibility for family living, guests, or home working, and are served by a family bathroom. Externally, the property enjoys an enclosed rear garden with patio space ideal for outdoor dining, alongside off-street parking and an integral garage. With its peaceful setting and well-designed layout, this property is ideal as a family home and would suit a variety of purchasers. EPC E, Council Tax F

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

**UNDER OFFER £325,000**



masson  
cairns LTD

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

[property@lawscot.com](mailto:property@lawscot.com)

<https://www.massoncairns.com>

### Aviemore

Situated in the heart of Scotland's Cairngorms National Park, Aviemore is a vibrant town known for its breath-taking landscapes and a plethora of amenities suitable for both residents and visitors.

#### Natural Attractions:

**Cairngorm Mountains:** A majestic range offering hiking, skiing, and snowboarding opportunities.

**Lochs:** Serene bodies of water like Loch Morlich, perfect for sailing, canoeing, and taking in the scenery.

**Nature Trails:** Verdant pathways and trails ideal for walking, cycling, and wildlife spotting.

#### Amenities and Activities:

**Recreational Facilities:** From the renowned Macdonald Aviemore Resort with its swimming pools and cinema, to the top-notch golf courses and spa facilities.

**Adventure Sports:** Including treetop adventures, quad biking, and horseback riding.

**Winter Sports:** The area is a hub for skiing and snowboarding enthusiasts, with Cairngorm Mountain being a prime destination.

**Shopping & Dining:** Aviemore boasts a range of shops – from quaint local boutiques selling handmade crafts to more familiar high-street names. Gastronomes will delight in the variety of eateries, from cosy cafes offering traditional Scottish fare to dining restaurants.

#### Cultural and Community Amenities:

**Strathspey Railway:** A steam railway journey offering a trip back in time and panoramic views of the Highlands.

**Local Events:** The town hosts a series of events year-round, including music festivals, the Thunder in the Glens motorcycle gathering, and more.

**Education and Health:** Aviemore is home to a primary school with secondary education in Kingussie and has excellent healthcare

facilities including a newly opened community hospital ensuring the well-being of its residents.

#### Transport Links

From Aviemore, you can conveniently access various transportation options to explore the wider UK:

**Airports:** Inverness Airport (INV): Approximately 36 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

**Train Stations:** Aviemore Railway Station: Located within the town, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

**Road Routes:** A9: a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A95: This scenic route connects Aviemore to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland. With these options, Aviemore serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

#### Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

EPC Rating E

#### Hall

The hall provides a bright and welcoming entrance to the property. Stairs rise to the first floor, and there is direct access to the sitting room.

#### Sitting Room / Dining

4.05m x 4.00m / 2.78m x 2.45m (13'3" x 13'1" / 9'1" x 8'0")

The sitting room is a bright and welcoming space, featuring a large window that fills the room with natural light and provides a pleasant outlook to the front of the property. A feature electric fireplace creates an attractive focal point, adding a cosy feel to the room. There is plenty of space for a variety of seating arrangements, making it a comfortable spot for relaxing or entertaining. The sitting room opens through a wide

archway into the dining area, allowing for a seamless flow between the two spaces. This open-plan layout is ideal for both everyday living and hosting, creating a sociable and flexible environment. The dining area offers ample space for a table and chairs, making it ideal for family meals or hosting guests. Patio doors to the rear of the room provide direct access to the garden, allowing natural light to fill the space and offering a lovely outlook.

#### Kitchen

2.77m x 3.66m (9'1" x 12'0")

The kitchen is well laid out with a good range of base, drawer and wall units, providing ample storage and workspace. Integrated appliances include an oven and hob with extractor over, while space is available for a freestanding fridge/freezer. A large window overlooks the rear garden, allowing plenty of natural light into the space and there is a sink with drainer and mixer tap. A further door leads to the utility.

#### Utility

1.52m x 1.48m (4'11" x 4'10")

The utility room provides additional practical space with a further worktop area including a tiled splash back and plumbing for both a washing machine and dishwasher. A rear door gives direct access to the garden and a further door leads to a wc.

#### WC

1.17m x 1.47m (3'10" x 4'9")

The property benefits from a convenient ground floor WC, which includes a wash hand basin with built-in storage below and a WC. A frosted window provides natural light while ensuring privacy.

#### Landing

The landing provides access to all first-floor bedrooms and the family bathroom. It is a bright and welcoming space. There is a loft hatch and separate cupboard housing the hot water cylinder.

#### Principal Bedroom

3.46m x 3.08m (11'4" x 10'1")

The principal bedroom is a comfortable and well-proportioned double room featuring a large window that floods the space with natural light and offers pleasant views to the front of the home. This room benefits from integrated mirrored wardrobes providing excellent storage and there is private en-suite shower room, which is fitted with a corner shower enclosure, WC, wash hand basin with vanity storage, a heated towel rail and opaque window to the front.



masson  
cairns ESTD 1994

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

[property@lawscot.com](mailto:property@lawscot.com)

<https://www.massoncairns.com>

solicitors and estate agents



**Bedroom Two**

2.88m x 2.87m (9'5" x 9'4")

Bedroom two is a bright and comfortable double room located to the rear of the property. It benefits from built-in wardrobes which offer excellent hanging and shelved storage. There are views over the garden and to the hills beyond.

**Bedroom Three**

4.31m x 2.41m (14'1" x 7'10")

A bright and inviting room featuring twin beds, ideal for family or guest use. The space benefits from a dual aspect with a window to the side and a further dormer window to the front that bathes the room with natural light.

**Bedroom Four**

2.63m x 2.67m (8'7" x 8'9")

The fourth bedroom features a window, creating a bright and comfortable space. Currently set up with bunk beds, it offers flexibility for use as a single bedroom, guest room, or, alternatively, as a dedicated home office or study area, making it ideal for those working from home or in need of a quiet workspace.

**Bathroom**

1.87m x 2.09m (6'1" x 6'10")

The family bathroom is finished in a bright, neutral style with full height tiling and includes a modern white suite comprising a WC, wash hand basin with vanity storage, and a bath with an over-bath shower and glazed screen. A large opaque window provides natural light while maintaining privacy, and a heated towel rail adds comfort.

**Garage**

5.33m x 2.52m (17'5" x 8'3")

The garage provides excellent storage space and has a concrete base, up and over door, power and light.

**Outside**

The property enjoys neatly maintained outdoor spaces to both the front and rear. The front garden is mainly laid to lawn with a pathway leading to the entrance and a driveway providing off-street parking and access to the attached garage. To the rear, the fully enclosed garden offers a private and sheltered setting with lawn, mature planting, and a paved patio area, ideal for relaxing or outdoor dining.

**Services**

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

**Entry**

By mutual agreement.

**Fixed Price**

UNDER OFFER

**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

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

[www.massoncairns.com](http://www.massoncairns.com)



masson  
cairns ESTD 1984

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

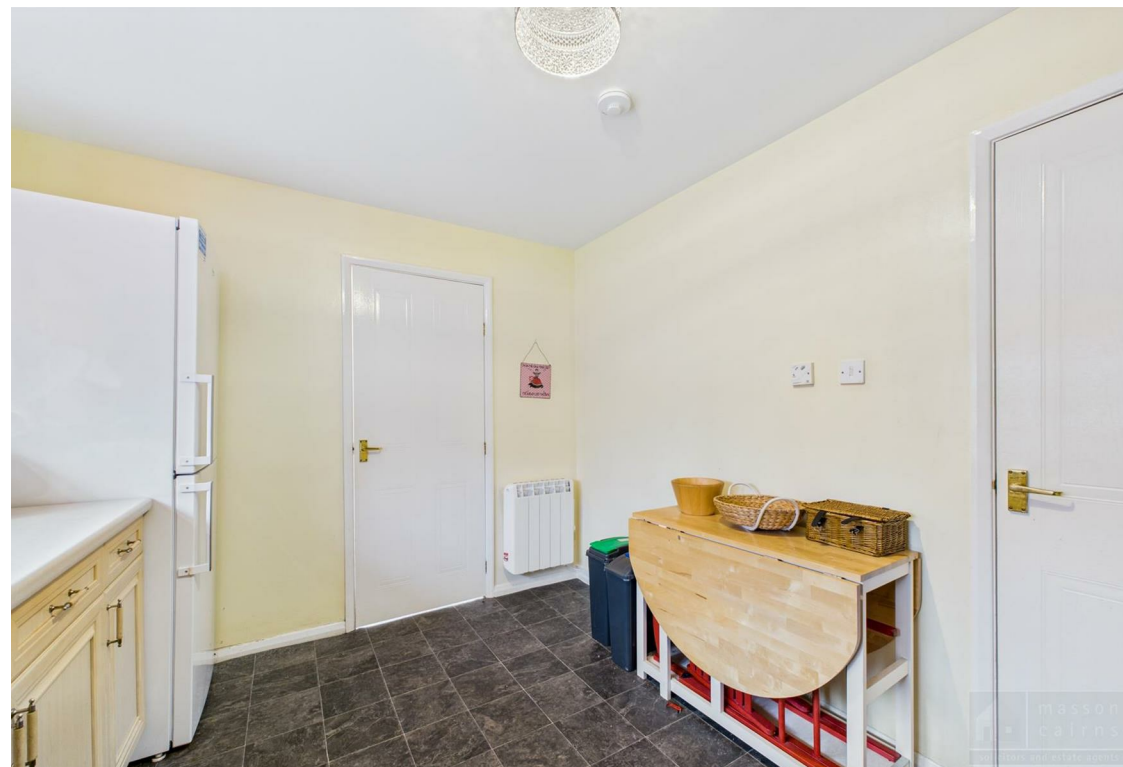
Tel: 01479 874800

Fax: 01479 874806

[property@lawscot.com](mailto:property@lawscot.com)

<https://www.massoncairns.com>

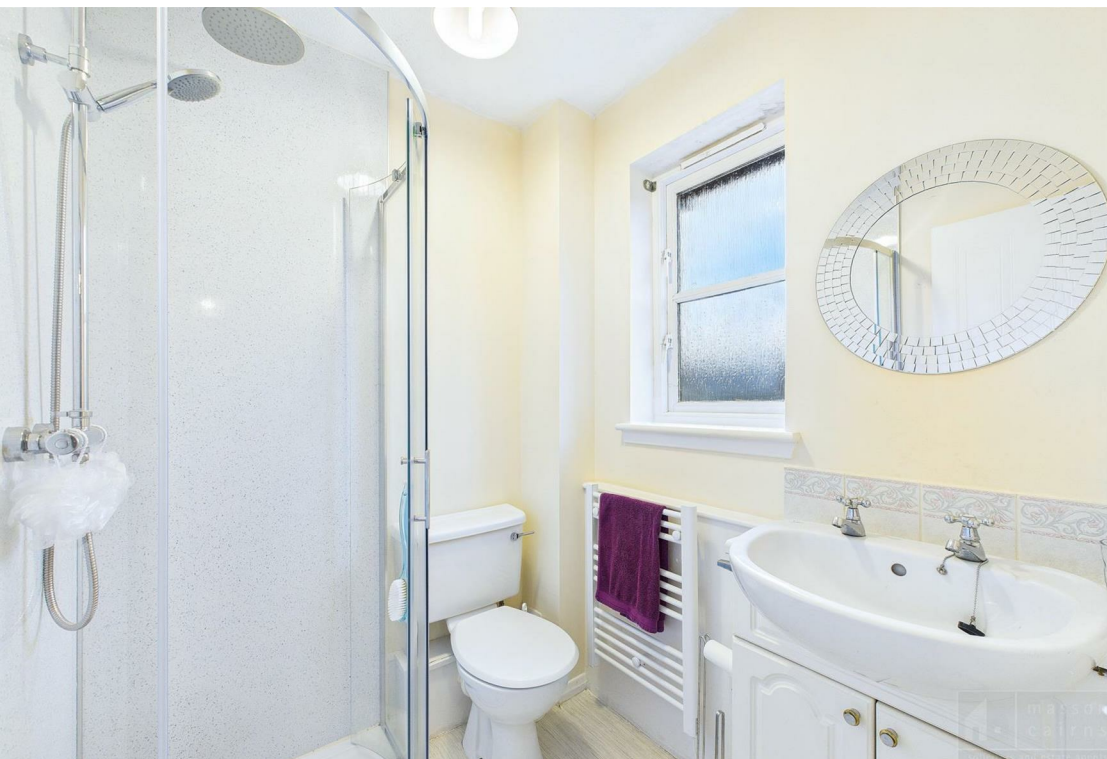
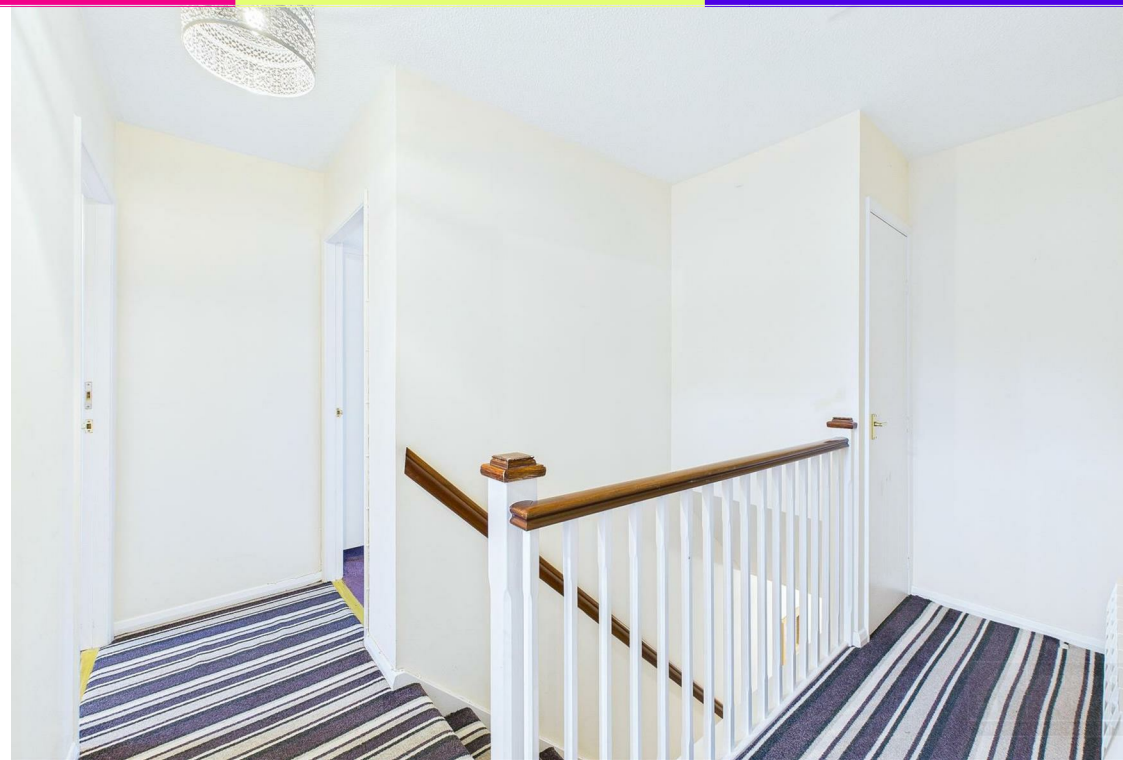








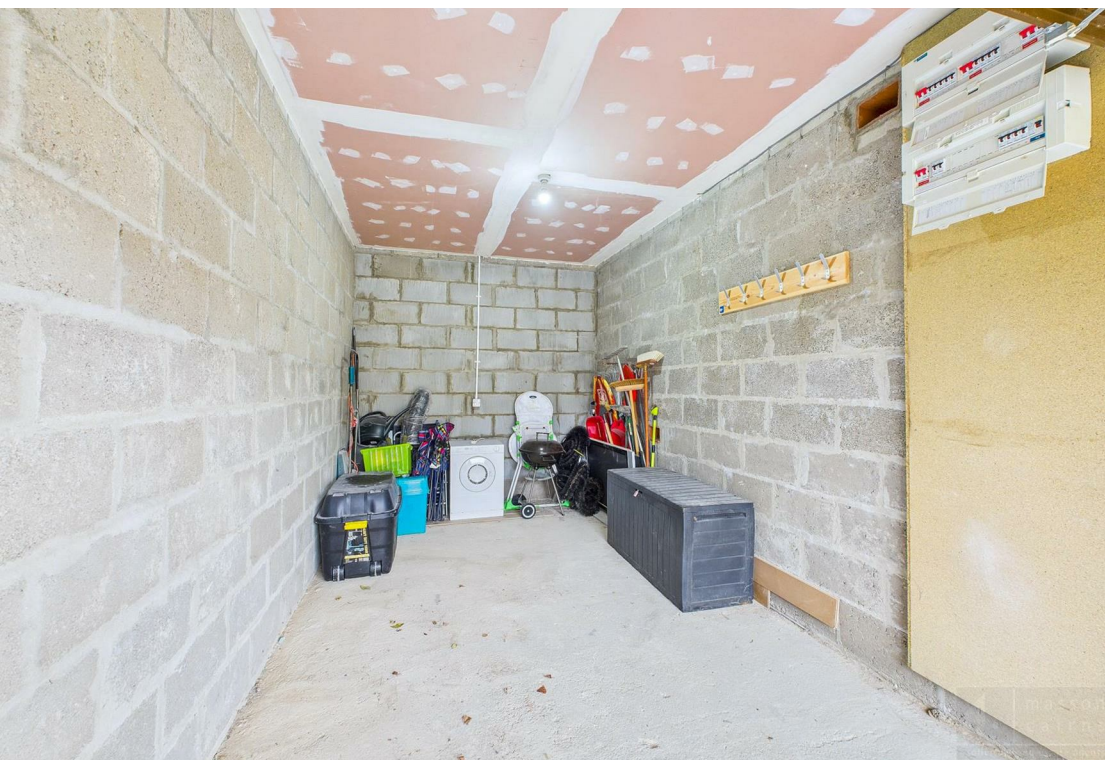








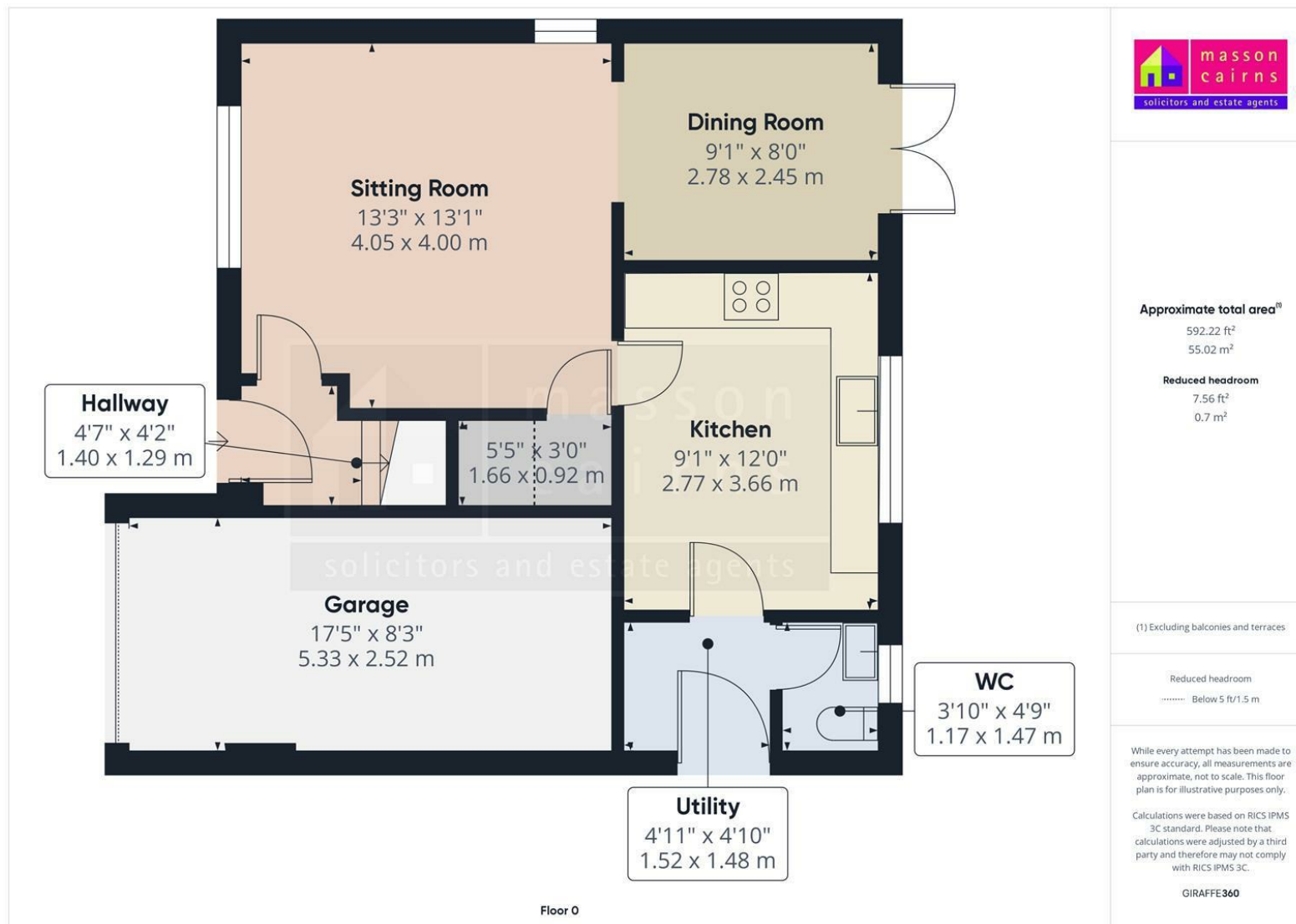












**masson  
cairns** LD

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



**masson  
cairns**

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ


Tel: 01479 874800

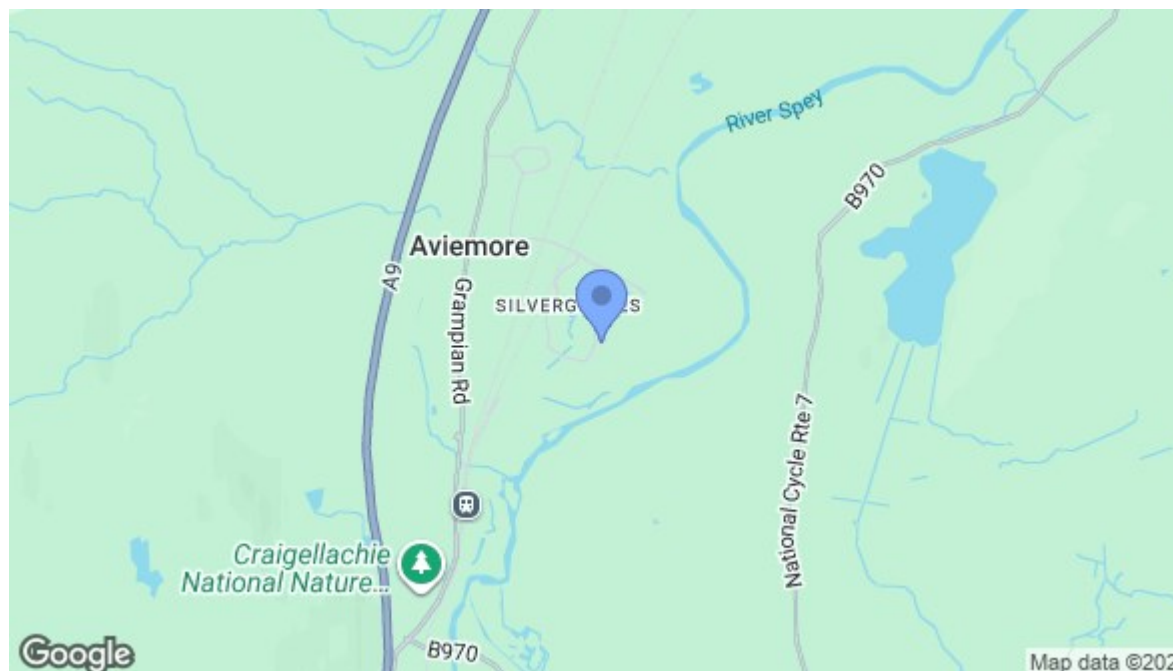
Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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



**masson  
cairns** LD

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>