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2 Mitchell Road, Aviemore, PH22 1SH

Offers Over £400,000

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

A substantial and well-balanced detached family home, attractively positioned within a sought-after residential area of Aviemore, offering generously proportioned and versatile accommodation ideally suited to contemporary family life. The property is arranged over two floors and is centred around an impressive kitchen, dining and snug area, enhanced by a breakfast bar that creates a natural focal point for both everyday living and entertaining, with doors opening directly to the decking and garden beyond. A well-proportioned sitting room provides a comfortable and elegant reception space, while the ground floor is further complemented by a flexible additional room, ideally suited for home working, guest accommodation or hobbies, together with a modern shower room, excellent built-in storage and direct internal access to the integral garage. The first floor offers a further three spacious bedrooms, including a generous principal bedroom with en suite facilities and walk-in wardrobe, all served by a well-appointed family bathroom. Externally, the property enjoys private and well-maintained garden grounds incorporating areas of lawn and decking, ideal for outdoor dining and relaxation, and taking advantage of the setting. A driveway provides off-street parking alongside the integral garage. The house occupies an appealing plot within easy reach of Aviemore's wide range of amenities, schools and transport links, while also offering immediate access to outstanding outdoor pursuits including walking, cycling and skiing within the Cairngorms National Park. This is a comfortable and adaptable Highland home, well suited to a variety of purchasers. EPC D, Council Tax D Home report available online at [massoncairns.com](http://massoncairns.com)

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## 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 D

### Hallway

A light, welcoming and generously proportioned central hallway featuring timber flooring, a wide and practical layout, and a staircase rising to the upper floor, with doors providing access to the sitting room, ground floor bedroom/home office, shower room and kitchen / dining / snug.

### Sitting Room

3.49m x 4.89m (11'5" x 16'0")

A well-proportioned and comfortable reception space located to the front of the home featuring a focal open fireplace with simple surround, soft carpet flooring and decorative coving, complemented by dual-aspect windows that allow excellent natural light and provide pleasant outlooks to both the front and side of the property.

### Kitchen / Dining Area & Snug

9.93m x 3.02m (32'6" x 9'10")

A generous and inviting kitchen, dining and snug area forming the heart of the home and perfectly suited to both everyday living and entertaining. The kitchen is fitted with a comprehensive range of contemporary base and wall units, complemented by extensive worktop space and integrated appliances, while a well-proportioned

breakfast bar provides an ideal spot for informal dining or social gatherings. Ample space is afforded for a family dining table, with the layout flowing naturally into a comfortable snug area arranged around a wood-burning stove, creating a warm and relaxed atmosphere. Two sets of glazed doors open directly onto the rear garden and decked terrace, allowing natural light to flood the space and providing a seamless connection to outdoor living. This versatile open-plan arrangement offers excellent flexibility, equally well suited to family life, entertaining guests or simply enjoying a quiet retreat within the home. A further door leads into the integral garage.

### Bedroom Four / Home Working

3.48m x 3.12m (11'5" x 10'2")

Positioned to the front of the house and enjoying a pleasant outlook, this versatile ground-floor room offers excellent flexibility of use. This is a comfortable fourth bedroom and would lend itself equally well as a home office, study or occasional guest room. The space is well proportioned, naturally bright and finished with soft carpet flooring in addition to a large double integral wardrobe with hanging and shelved storage.

### Shower Room

3.46m x 1.46m (11'4" x 4'9")

A stylish and thoughtfully finished shower room, appointed with a contemporary three-piece suite comprising a WC, wall-mounted wash hand basin and a fully enclosed glazed shower enclosure with thermostatic fittings. Finished in a refined, neutral palette with tiled flooring and subtle ceiling lighting, the space is both elegant and practical, providing an excellent additional bathroom facility for everyday living or visiting guests.

### Integral Garage / Utility Area

2.71m x 7.77m (8'10" x 25'5")

The integral garage and utility area offers a highly practical and adaptable space, well suited to modern family life and everyday storage needs. Generously proportioned, it provides ample room for bicycles, outdoor equipment and general storage, while also incorporating fitted worktops, wall units and plumbing for laundry appliances, creating a well-organised utility zone. In addition to ceiling lighting, natural light is provided via a window to the rear, with an up-and-over garage door to the front featuring glazed panels, and a further side door offering convenient external access. The space is further complemented by a loft area.

### Landing

The first-floor landing is light and neatly presented with soft carpet flooring and timber balustrading to the staircase. Doors lead to the upper bedrooms and bathroom and a window at the bottom of the stairs brings in natural light. There is a loft hatch with access to the insulated attic space.



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#### **Principal Bedroom & En-Suite**

3.49m x 3.78m & 2.07m x 1.99m (11'5" x 12'4" & 6'9" x 6'6")

The principal bedroom is a generously proportioned and well-presented double room, enjoying a calm and comfortable atmosphere with soft natural light from a large front-facing window providing attractive views towards the Cairngorms and the Craigellachie Nature Reserve. The room provides ample space for freestanding bedroom furniture alongside a large bed, complemented by a large walk in wardrobe (1.33m x 2.05m) with ample hanging and shelved storage. An en-suite shower room adjoins, fitted with a glazed shower enclosure, concealed cistern WC and wash hand basin set within practical vanity storage, with tiled finishes and a Velux window that floods the space in natural light.

#### **Bedroom Two**

3.72m x 3.10m (12'2" x 10'2")

The second bedroom is also a well-proportioned and versatile double room, enjoying a bright outlook and excellent flexibility for modern living. A particular feature is the adjoining walk-in wardrobe (1.36m x 2.69m), fitted with hanging rails and shelved storage, which offers generous capacity but could equally be adapted as a home working area, studio or craft space, providing a valuable addition to suit a variety of lifestyle needs.

#### **Bedroom Three**

2.94m x 4.24m (9'7" x 13'10")

Bedroom three is an attractive and well-proportioned double room, positioned to the front of the property and benefitting from an excellent degree of natural light via a large picture window. From here there are pleasing open views towards the Craigellachie Nature Reserve, creating a calm and private outlook. The room is further complemented by a generous triple integral wardrobe providing extensive hanging and shelved storage.

#### **Bathroom**

2.53m x 2.00m (8'3" x 6'6")

The family bathroom is a welcoming and well-proportioned space, finished in a simple, neutral style. A full-sized bath sits alongside a WC and wash hand basin set into generous fitted vanity units, providing excellent storage and useful worktop space for family essentials. There is tiling to the bath and splash backs, while a Velux roof window allows plenty of natural light to flood the room and ensures good ventilation, giving the bathroom a bright, airy feel.

#### **Outside**

The property is set within attractively arranged garden grounds that wrap around the house and provide a pleasant sense of space and privacy. To the rear, the garden has been thoughtfully laid out to include a combination of lawn

and hard-landscaped areas, creating an inviting setting for outdoor seating, entertaining or relaxed family use. A raised timber deck sits directly off the house and enjoys a sheltered position, ideal for al fresco dining and summer evenings, while the adjoining patio and gravelled areas offer flexibility for additional seating or planting. There is a private lock block driveway providing off-street parking and access to the integral garage, with a gated section and paved approach adding a practical and secure feel. Mature shrubs, small trees and boundary planting soften the setting and give seasonal interest, while the overall layout is easy to maintain yet offers scope for further personalisation. The gardens enjoy a good degree of privacy, complementing the house well and providing usable outdoor space throughout the year.

#### **Services**

It is understood that there is mains water, drainage and electricity. There is gas central heating.

#### **Entry**

By mutual agreement.

#### **Price**

Offers over £400,000 are invited

#### **Viewings and Offers**

Viewing is strictly by arrangement with and all offers to be submitted to:-

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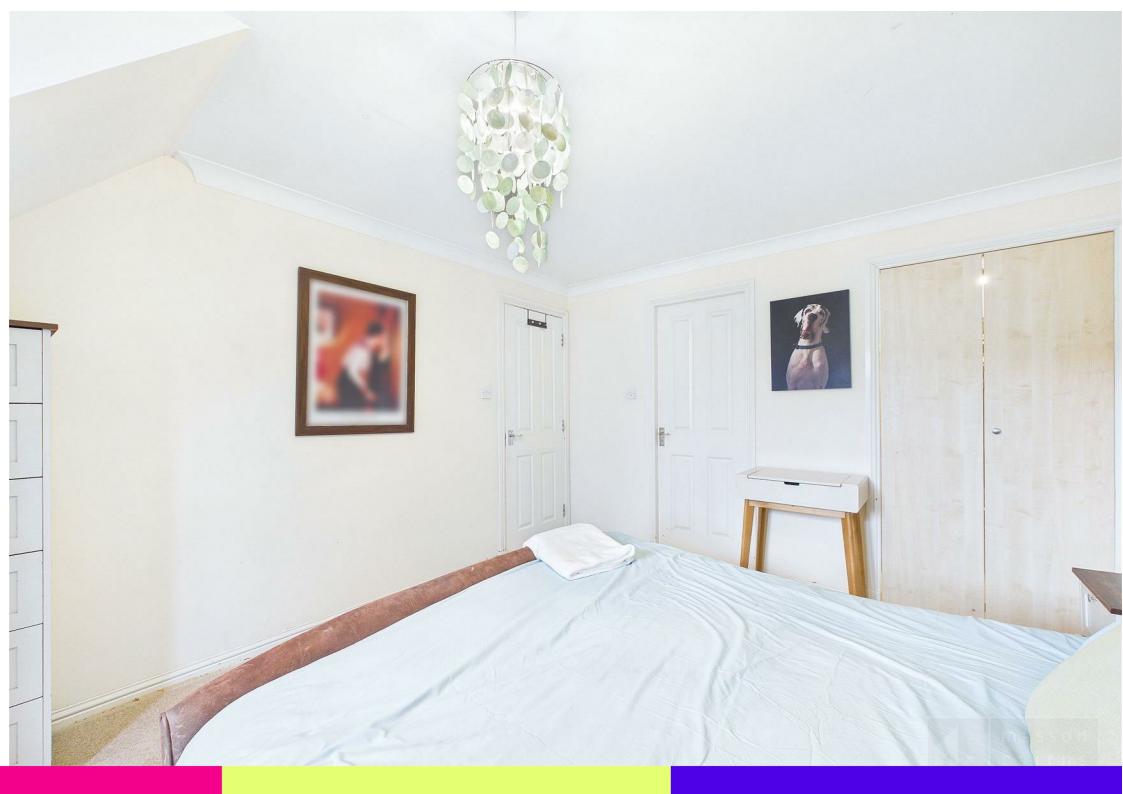
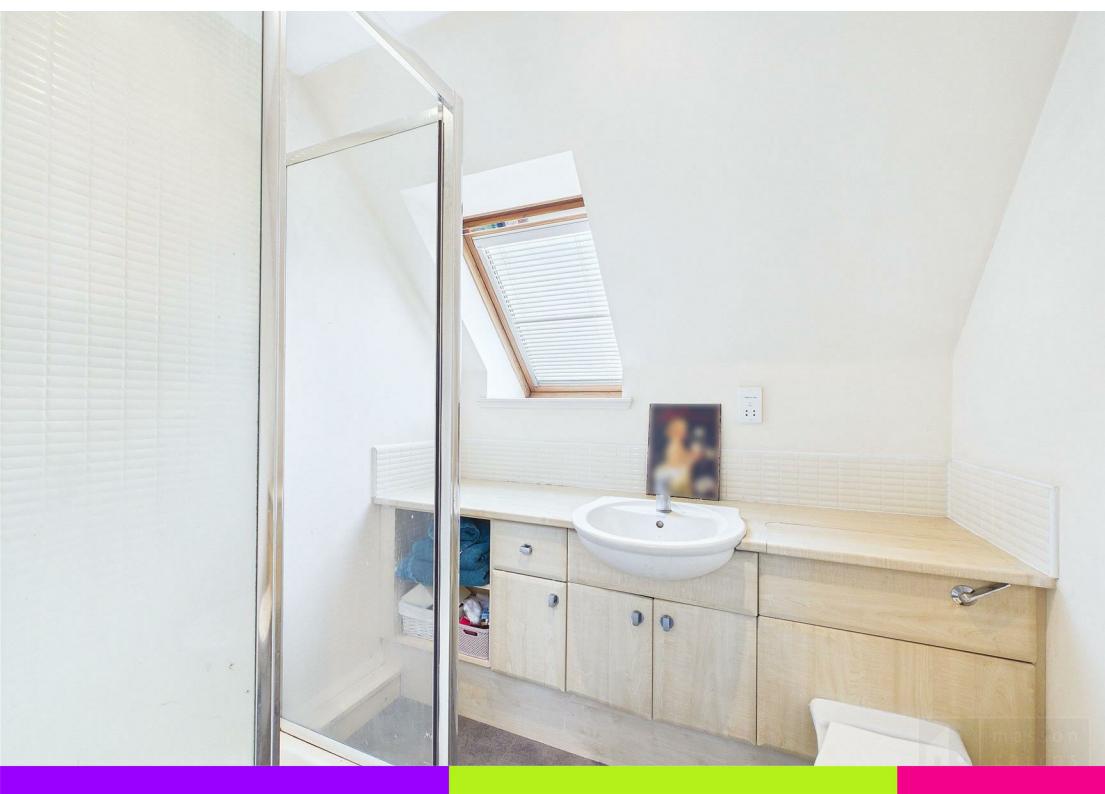
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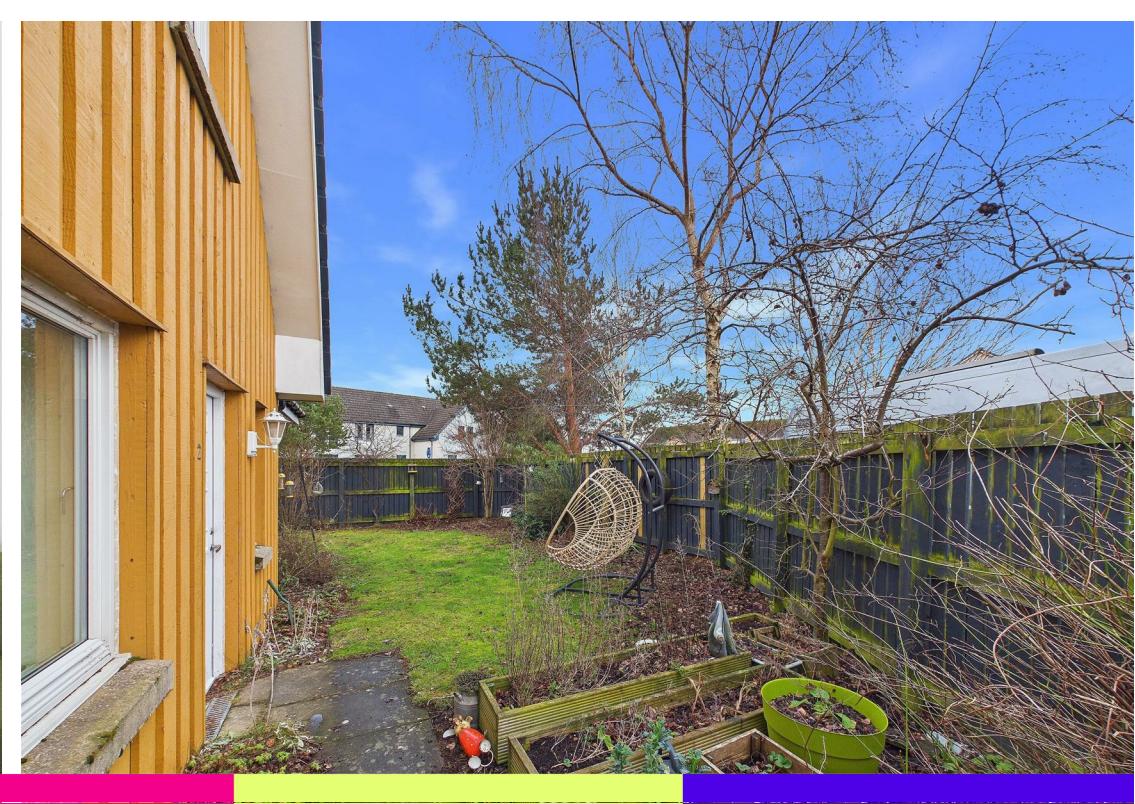
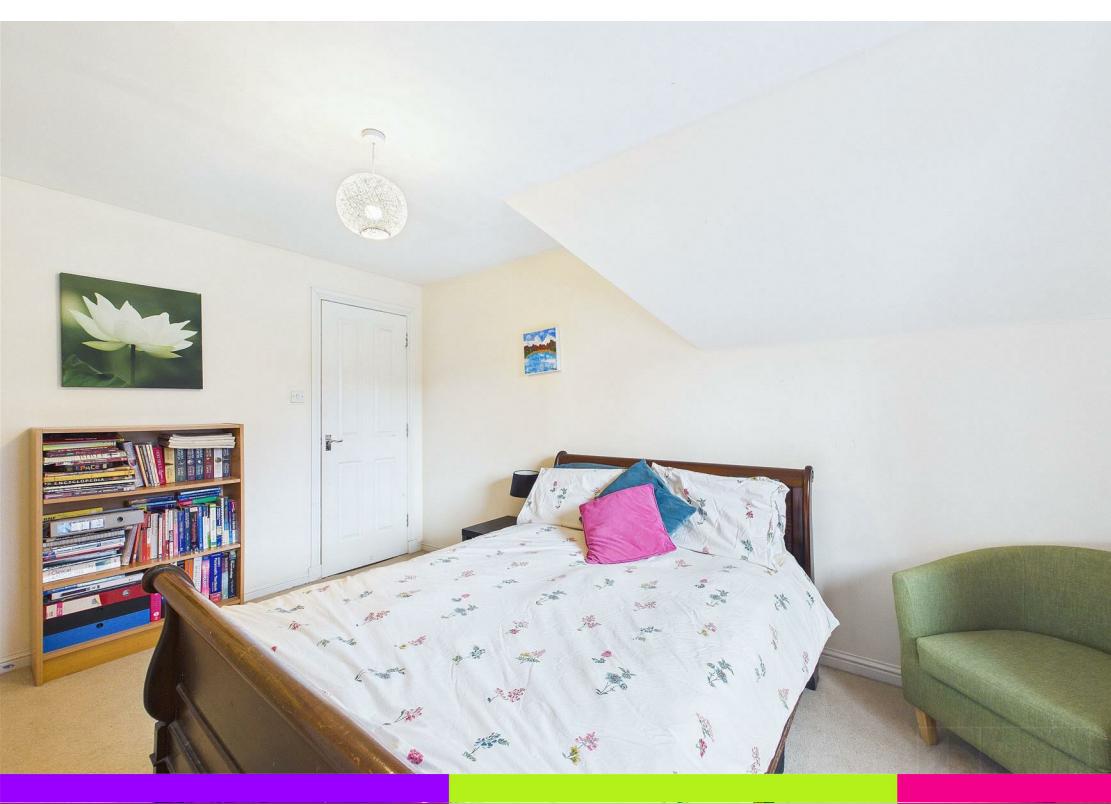
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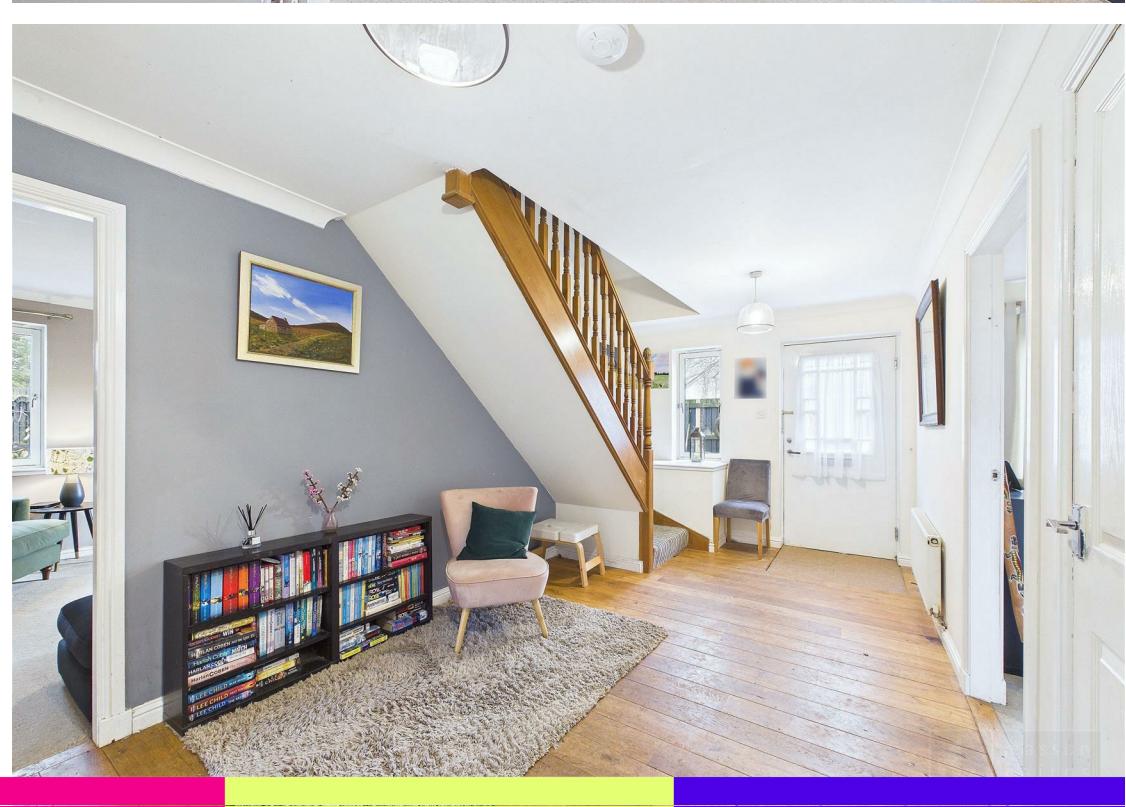
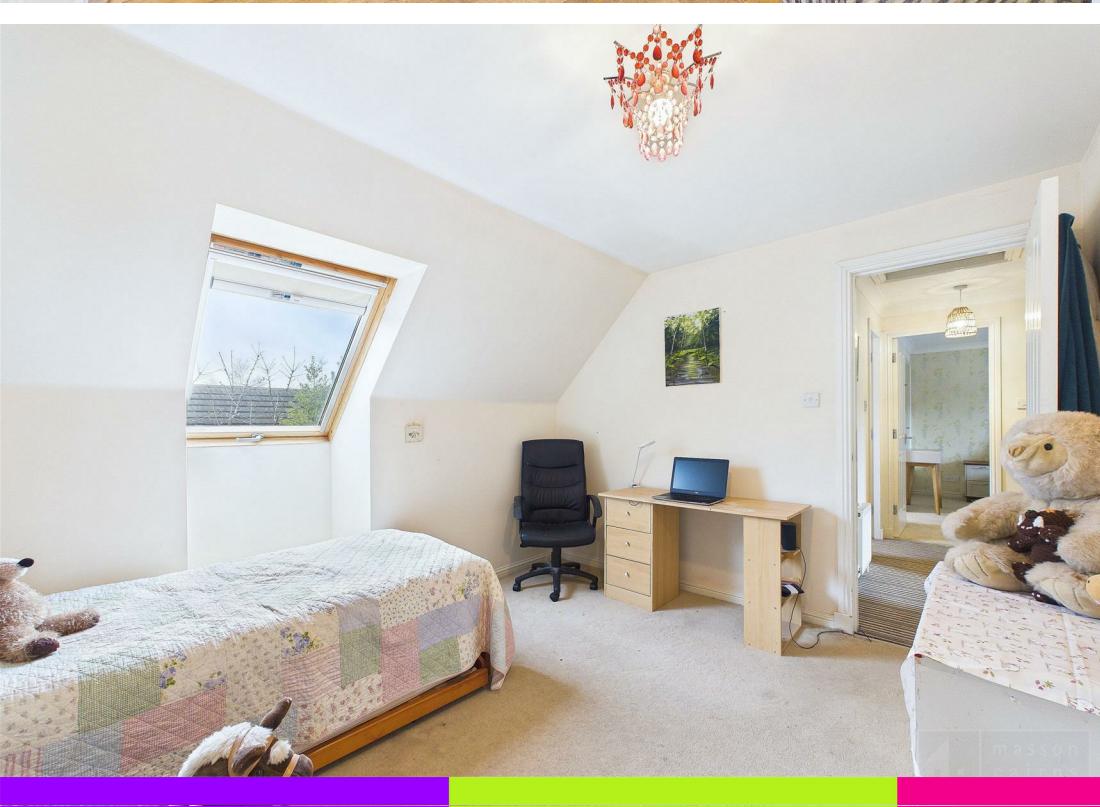
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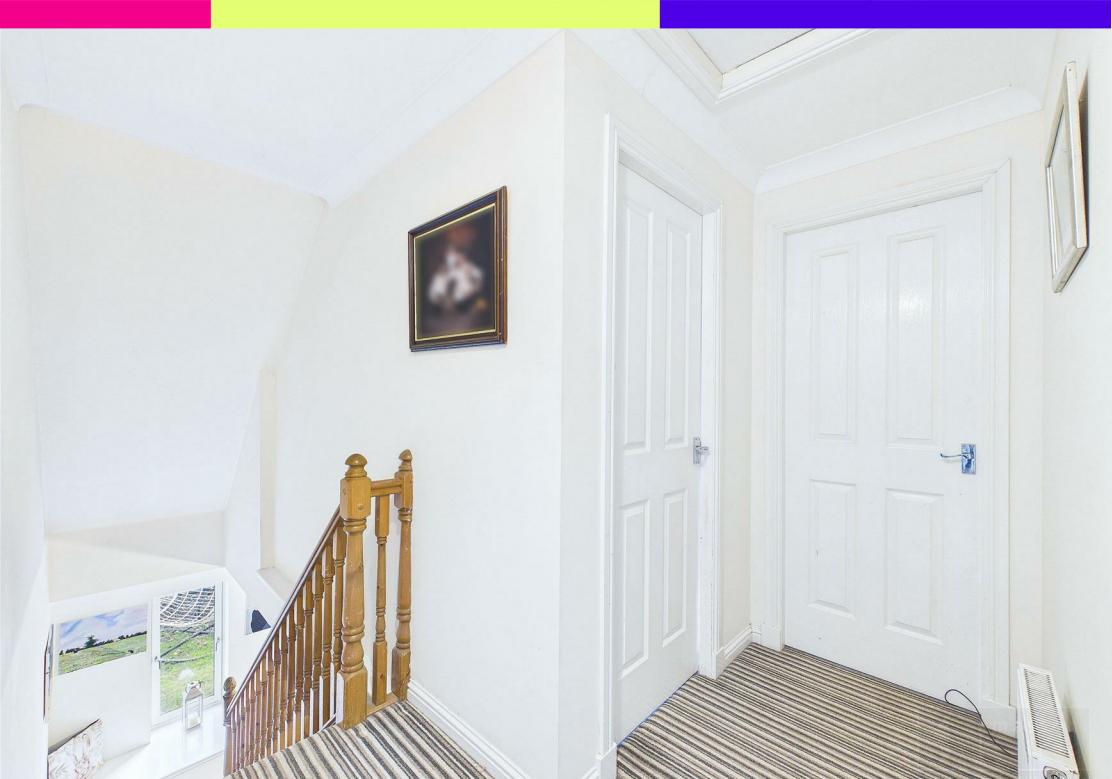












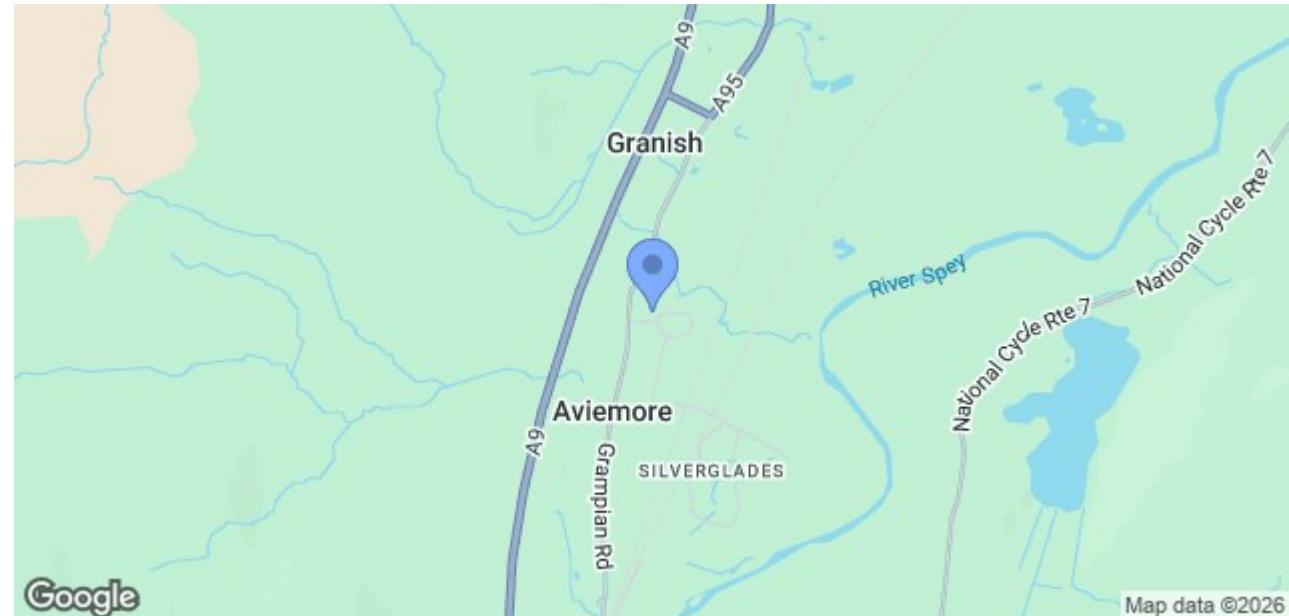




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	



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



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