



masson  
cairns ESTD 1988

Woodlands, 2 Carn Elrig View, High Burnside, Aviemore, PH22 1UL

Fixed Asking Price £415,000

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

solicitors and estate agents

BELOW HOME REPORT VALUATION - An immaculately presented detached home set within one of Aviemore's most desirable and spacious residential developments, this elegant property enjoys a peaceful and private position within Cairngorms National Park and offers a superb opportunity to acquire a beautifully finished walk-in home. Finished to a high specification throughout, the property enjoys contemporary styling, featuring oak internal doors, decorative coving, excellent natural light, and stylish kitchen and bathroom fittings. The welcoming entrance vestibule leads to a cloakroom/WC and into a bright central hallway where an attractive oak staircase rises to the first floor. The generous sitting room is beautifully proportioned and benefits from glazed doors opening directly to the rear patio and garden, creating an excellent connection between indoor and outdoor living. A particular highlight is the impressive open-plan kitchen, family and dining room, designed as the heart of the home, with extensive fitted units, ample worktop space, integrated appliances, and windows that flood the room with natural light. The adjoining utility room provides additional practicality and gives direct access to both the rear garden and the integral lined garage. Upstairs, the spacious landing leads to three well-proportioned double bedrooms, all finished to an excellent standard, including a principal bedroom with en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Externally, the property enjoys easily maintained gardens to the front and rear, with a lock-block driveway providing private off-street parking and access to the garage, while the rear garden and patio offer an attractive and private outdoor space ideal for relaxing or entertaining. This exceptional home combines comfort, style and location in one of Aviemore's most sought-after residential settings. EPC C, Council Tax F, 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 C

### Entrance Vestibule

1.88 x 1.70m (6'2" x 5'6")

The property is approached via an attractive decorative lock-block driveway set within the front garden, leading to a high-performance timber and glazed entrance door. The bright and welcoming entrance vestibule offers a spacious first impression and is finished with carpet flooring, ceiling lighting, a radiator, and practical coat hanging space.

### WC

1.36 x 1.60m (4'5" x 5'2")

The stylish wc is fitted with a contemporary vanity unit incorporating an integrated WC and wash hand basin, offering useful storage beneath and complemented by splashback tiling. Finished with vinyl flooring, the room also benefits from an opaque front-facing window providing natural light and privacy, ceiling lighting, an extractor fan, wall-mounted mirror, and a heated towel rail.

### Hallway

3.17 x 3.42m (10'4" x 11'2")

The impressive hallway creates an excellent central reception space and

immediately sets the tone for the quality found throughout the home, centred around a striking feature oak staircase leading to the first floor. Finished with carpet flooring, ceiling lighting, and a large built-in storage cupboard, the hallway provides access to the sitting room, kitchen / dining area and upper accommodation.

### Sitting Room

6.34 x 3.76m (20'9" x 12'4")

The bright and contemporary sitting room is a beautifully proportioned living space, filled with natural light from large picture windows to the front and glazed double doors opening directly to the rear patio and garden, creating an effortless extension of the living area during the warmer months. Finished with carpet flooring and ceiling lighting, the room offers an elegant yet comfortable setting for everyday living and entertaining.

### Kitchen & Dining Area

5.03 x 4.72m (16'6" x 15'5")

The impressive open-plan kitchen and dining room forms the heart of the home, offering a bright and generously proportioned space ideally suited to modern family living and entertaining. Flooded with excellent natural light from rear-facing windows, the space combines practicality with contemporary style. The quality kitchen is fitted with an extensive range of attractive base, wall and drawer units with mood lighting, brushed chrome handles and complementary work surfaces and tiled splash backs. Integrated appliances include a Neff dishwasher, fridge, freezer, microwave oven, ceramic hob with illuminated extractor hood, and double oven. Recessed downlighting and tiled flooring complete the kitchen area, enhancing the clean modern finish. The dining area comfortably accommodates a substantial dining suite, creating an ideal setting for everyday meals or entertaining guests, with a convenient door leading through to the utility room

### Utility

3 x 2.02m (9'10" x 6'7")

The utility room provides a practical and well-designed ancillary space with generous work surface area, a stainless steel sink with drainer, fitted storage units, and splashback tiling. There is plumbing for a washing machine, space for a tumble dryer, and ceiling lighting, while doors provide convenient access to both the integral garage and the rear garden.

### Landing

1.06 x 2.68m (3'5" x 8'9")

The bright first-floor landing provides access to all upstairs accommodation and benefits from carpet flooring, ceiling lighting, a front-facing Velux window allowing natural light to flood the space, and a hatch giving access to the loft area.



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### Principal Bedroom & En-suite

3.49 x 4.03m & 2.04 x 3.26m (11'5" x 13'2" & 6'8" x 10'8")

The luxurious principal bedroom is a bright and well-proportioned retreat, enhanced by front-facing windows that flood the room with natural light and complemented by excellent built-in storage in the form of two integrated double mirrored wardrobes offering both hanging and shelving space. Finished with carpet flooring and ceiling lighting, the room also benefits from direct access to a stylish en-suite shower room. The en-suite is finished to a high specification with contemporary white sanitaryware, including an integrated wash hand basin and WC vanity unit with useful storage, together with a generous walk-in double shower enclosure finished with full-height tiling to the shower area and half-height tiling elsewhere. Ceiling lighting and an opaque rear-facing double window complete this bright and well-appointed space.

### Bedroom Two

3.21 x 3.73m (10'6" x 12'2")

Bedroom two is another beautifully presented double room, enjoying a front-facing outlook over the gardens and benefiting from an integrated double wardrobe providing excellent storage. The room is finished with carpet flooring, ceiling lighting and a radiator, creating a bright and comfortable space.

### Bedroom Three

2.30 x 3.74m (7'6" x 12'3")

Bedroom three is a spacious and inviting double or twin room, enjoying rear-facing windows that offer attractive views over the treetops towards the Cairngorm Mountains. The room is finished with carpet flooring, ceiling lighting and an integrated double wardrobe.

### Bathroom

1.98 x 2.33m (6'5" x 7'7")

The spacious family bathroom is beautifully appointed and finished to a high standard, featuring a contemporary vanity unit with display shelf, integrated wash hand basin and WC with concealed cistern, alongside a bath and a stylish double shower enclosure with mains shower. Complemented by wall tiling, ceiling lighting, a rear-facing Velux window, heated towel radiator, and a large shelved storage cupboard housing the hot water cylinder.

### Integral Garage

5.50 x 3.20m (18'0" x 10'5")

The substantial fully lined integral garage, provides secure storage and excellent space for a vehicle or storage, with an up-and-over door to the front. Benefiting from power and lighting, the garage also offers convenient access to the utility room and rear garden, and houses the Worcester Bosch boiler.

### Outside

The gardens are attractively landscaped and designed for ease of maintenance, with the front garden mainly laid to lawn and complemented by a decorative lock-block driveway providing generous private parking. To the rear, the enclosed garden offers a private outdoor space bounded by timber and wire fencing, with side access from the front of the property. Predominantly laid to lawn, the rear garden also benefits from a paved patio area ideal for outdoor seating and entertaining, together with an external water tap and oil storage tank. Mature trees beyond the rear boundary provide an appealing backdrop and add to the sense of privacy.

### Services

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

### Entry

By mutual agreement.

### Price

Fixed Price of £415,000

BELOW HOME REPORT VALUATION

All contents and furnishings available by separate negotiation.

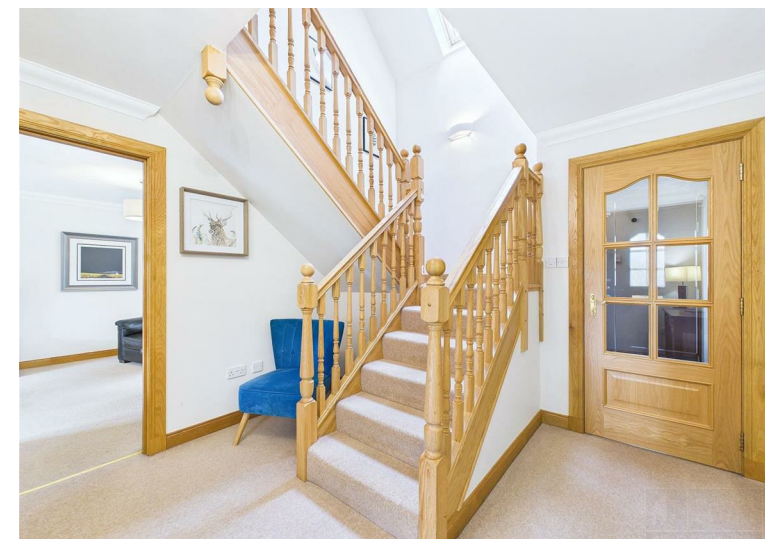
### Viewings and Offers

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

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Strathspey House  
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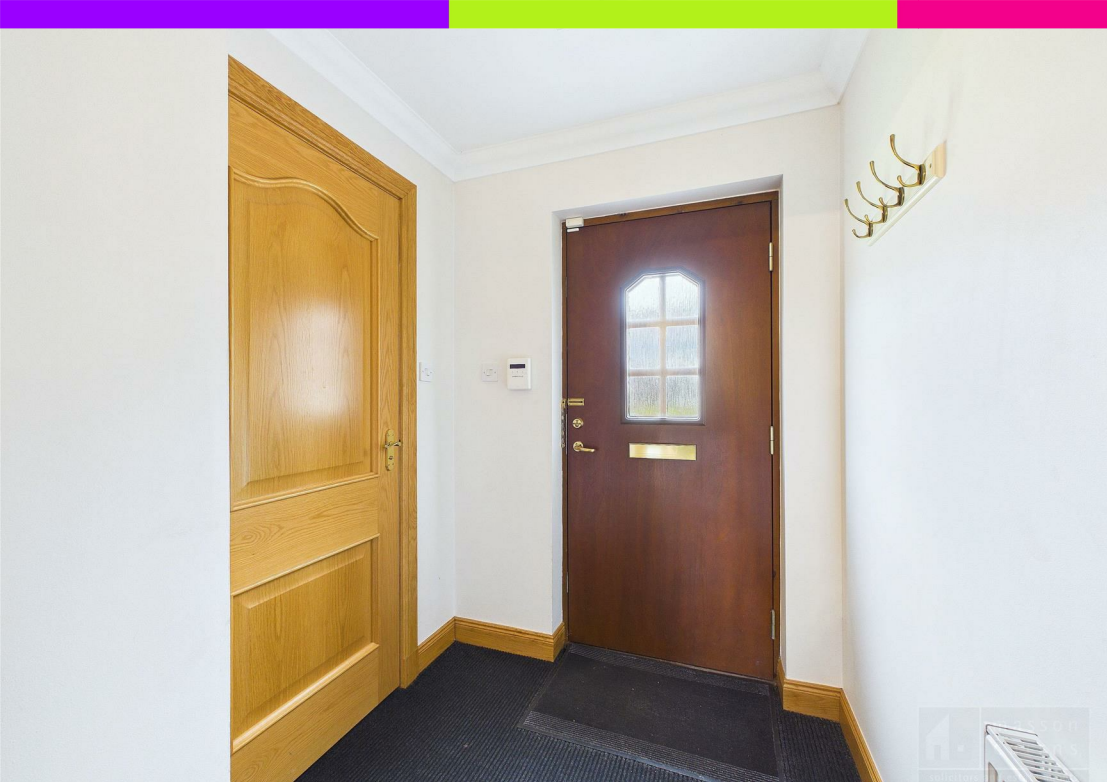
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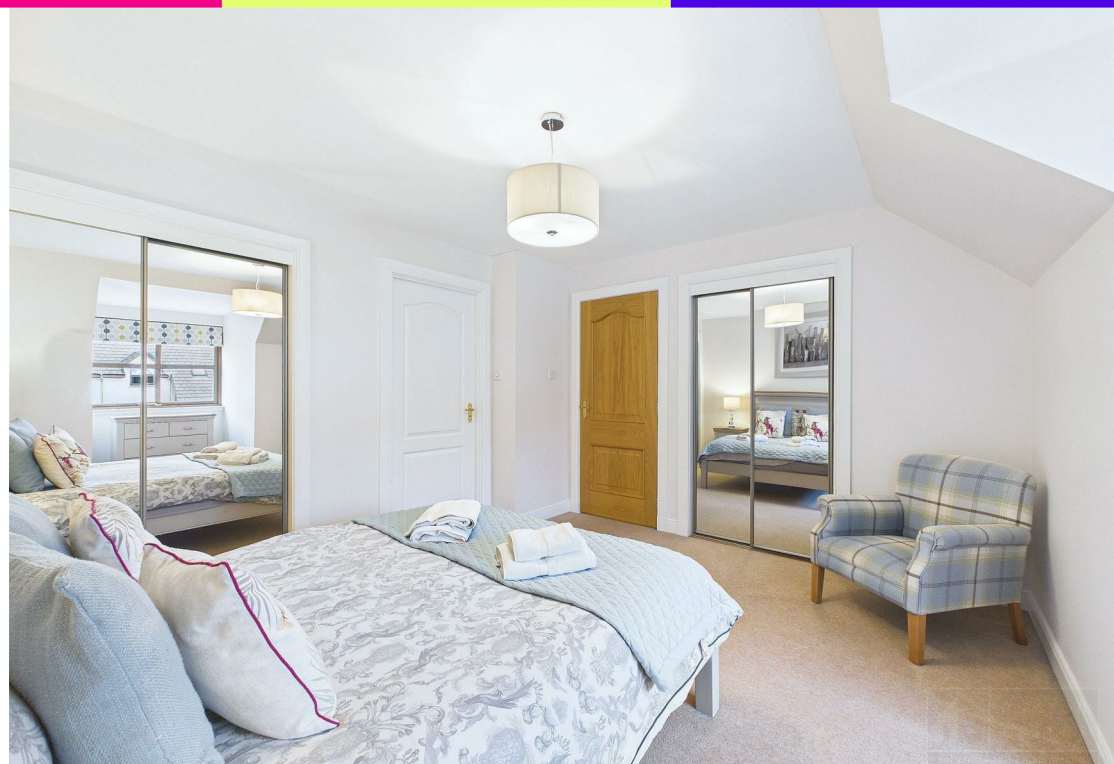
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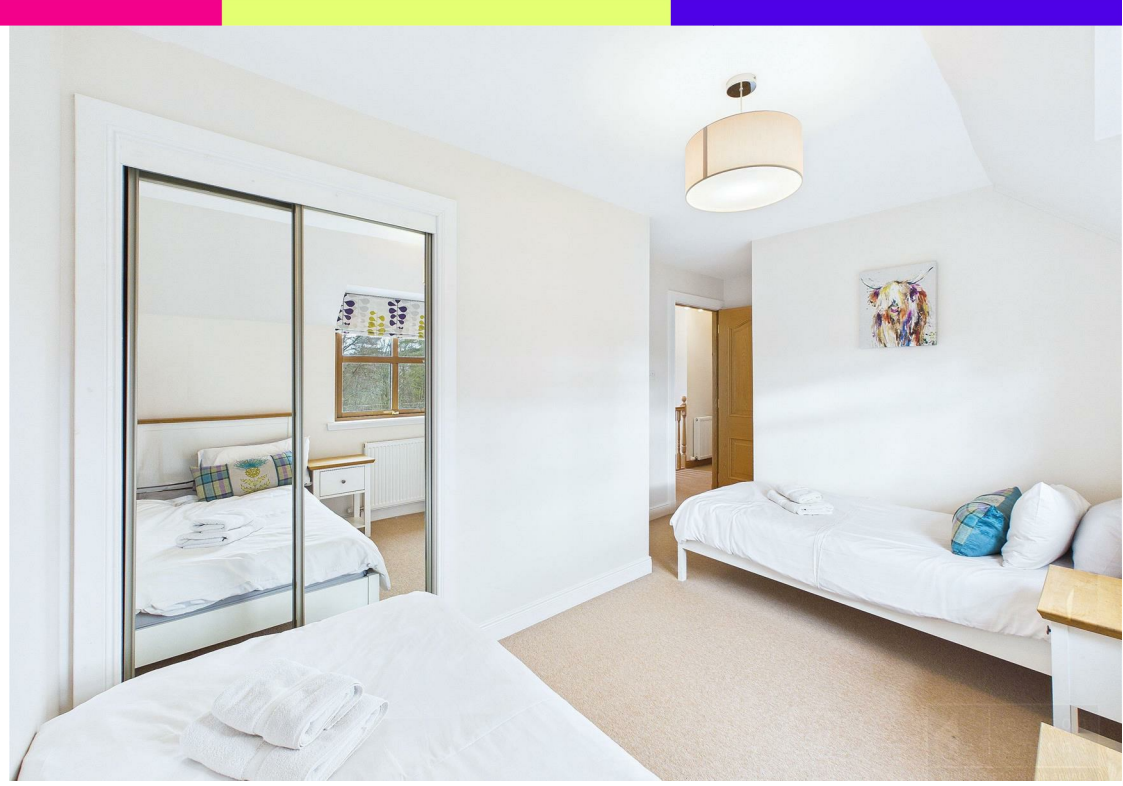
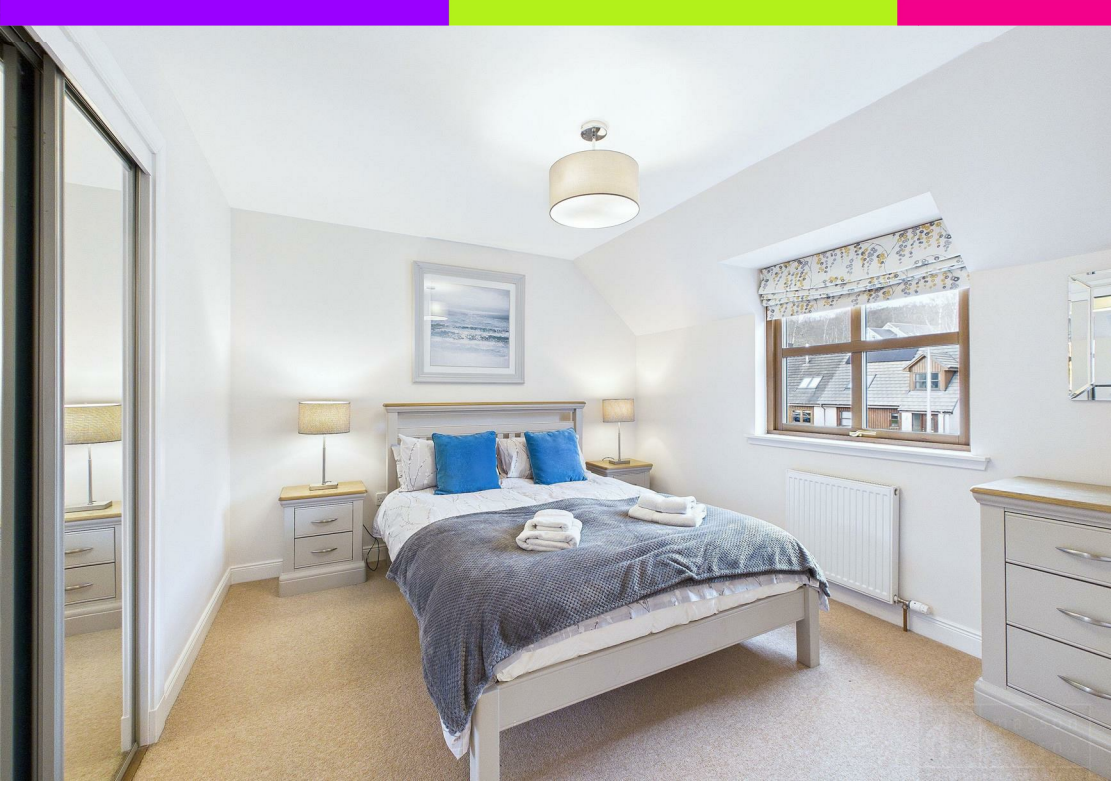






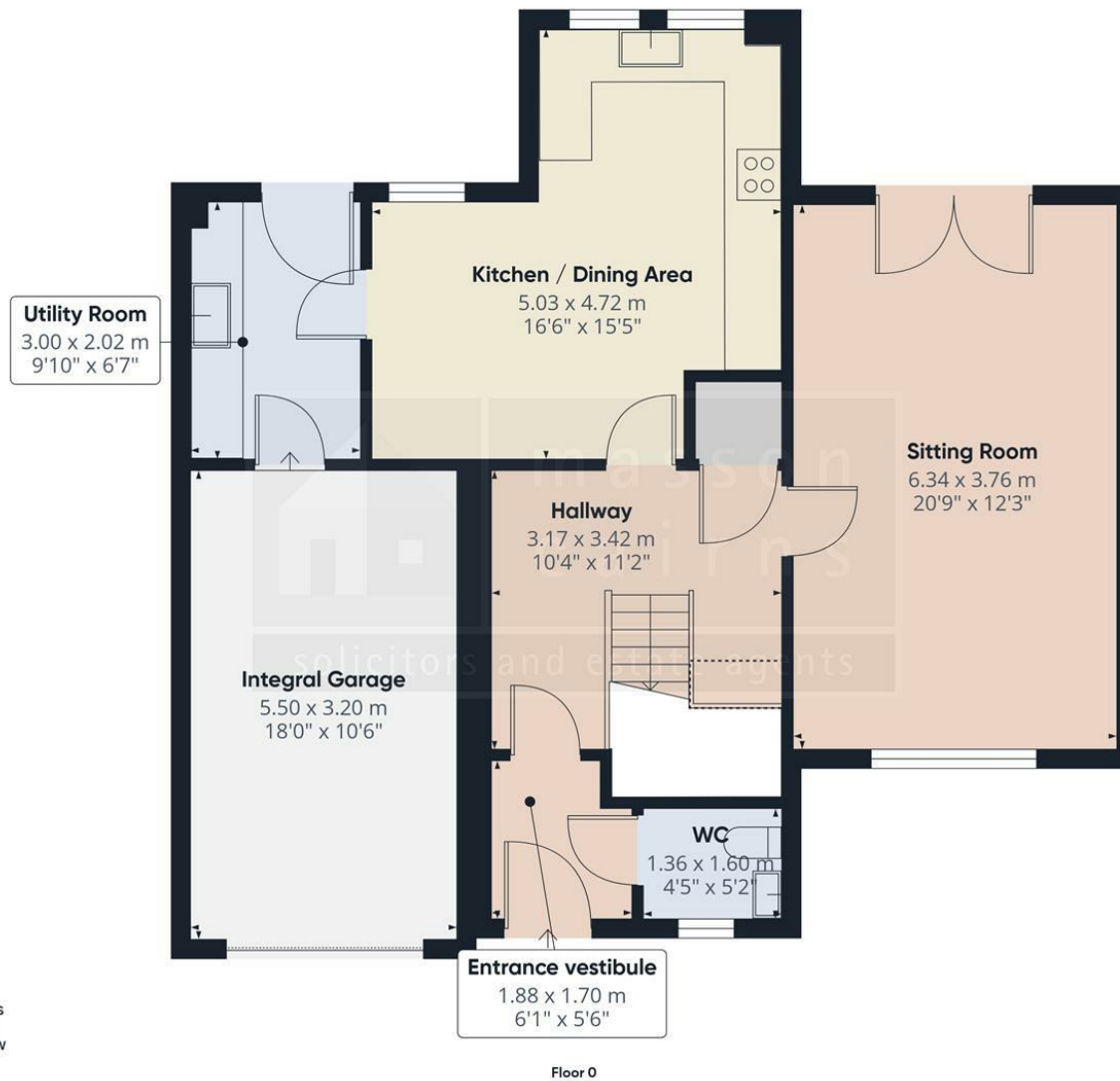












**Approximate total area<sup>(1)</sup>**

85.6 m<sup>2</sup>  
922 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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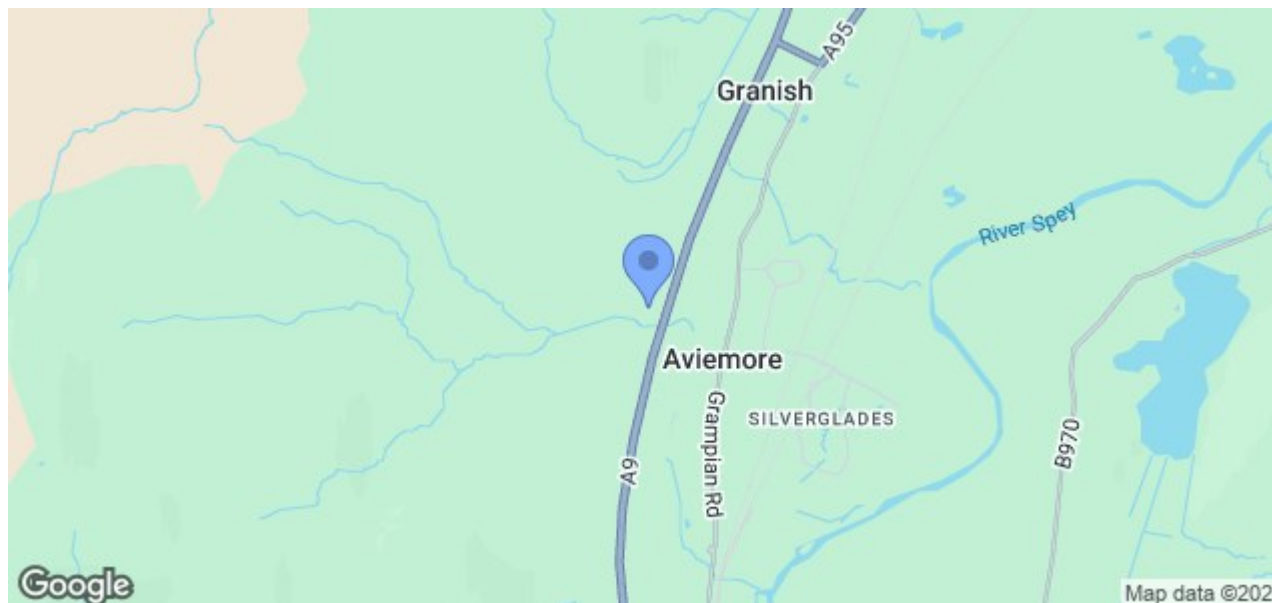


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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



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