



masson  
cairns ESTD 1988

solicitors and estate agents

23 Carn Elrig View, High Burnside, Aviemore, PH22 1UL

Offers Over £485,000

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

Set against a breathtaking Highland backdrop, this exceptional detached family home offers an enviable blend of contemporary comfort and timeless charm. Thoughtfully designed to maximise light and space, the property opens into a welcoming reception hall with elegant timber staircase, setting the tone for the quality and warmth found throughout. At its heart lies a superb open-plan kitchen and breakfast / dining area, perfect for modern living and entertaining—featuring extensive cabinetry, generous work surfaces and direct access to the garden, where the surrounding landscape becomes a natural extension of the home. A separate sitting room provides a peaceful retreat which extends through double doors onto a dining / family room to the rear of the home, while a well-proportioned downstairs bedroom is served by a stylish shower room with Jack and Jill doors out to the hallway, offering both flexibility and convenience for guests or multi-generational living. Further practical additions include a utility room, enhancing the home's everyday functionality. Upstairs, four beautifully appointed bedrooms provide excellent accommodation, including a generous principal bedroom with en-suite, and is all complemented by a contemporary family bathroom. Externally, the property continues to impress with a private lock block driveway, attached garage and neatly maintained gardens that frame the home and take full advantage of the stunning surroundings. Positioned within a desirable and tranquil setting yet within easy reach of local amenities and transport links, this is a rare opportunity to acquire a substantial home in a truly outstanding location, perfectly suited to a variety of purchasers. EPC C, Council Tax F, Home report available online at [massoncairns.com](http://massoncairns.com)

## Offers Over £485,000



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](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 C

### Entrance Vestibule

1.78m x 1.12m (5'10" x 3'8")

A bright and welcoming entrance vestibule sets the tone for the home, offering a practical yet stylish introduction with space for coats and footwear. Natural light filters through glazed panels around the front door, creating an airy feel while maintaining privacy, and the clean, neutral finishes provide a fresh and inviting first impression before leading through to the main hallway and living accommodation.

### Hallway

A spacious and inviting hallway forms the central hub of the home, beautifully presented with soft neutral décor and quality finishes throughout. The elegant timber staircase with turned balustrades creates a striking focal point, while glazed and oak internal doors allow light to flow seamlessly between spaces, enhancing the sense of openness. Generous in proportion, the hallway offers excellent circulation to the principal ground floor rooms.

### Sitting Room

3.77m x 5.90m (12'4" x 19'4")

A beautifully proportioned sitting room offers a warm and inviting space in which to relax, enhanced by an abundance of natural light from the large front-facing window. Tastefully decorated, the room provides a calm and comfortable setting, with ample space for both seating and occasional furniture. Glazed double doors connect seamlessly to the hallway, reinforcing the sense of flow throughout the home, while an additional doorway leads through to the dining / family area, making this an ideal space for both quiet evenings and sociable gatherings.

### Family / Dining Room

3.02m x 3.54m (9'10" x 11'7")

A bright and versatile family room that provides an ideal space for relaxed everyday living, enjoying a pleasant rear aspect with views over the garden. Comfortably proportioned and finished in neutral tones, the room offers a welcoming setting for informal seating, media use or children's play, while its adaptable layout allows it to function equally well as a dining area if desired. Conveniently positioned adjacent to the main living accommodation, this flexible space enhances the overall flow of the home and caters perfectly to modern family life.

### Kitchen / Breakfast & Dining Area

5.67m x 4.50m (18'7" x 14'9")

A superb open-plan kitchen and dining area forms the heart of the home, designed with both everyday living and entertaining in mind. The kitchen is beautifully appointed with an

extensive range of quality units, generous work surfaces and integrated appliances, all arranged in a practical layout that offers excellent storage and preparation space. A central breakfast bar provides an informal seating area, ideal for casual dining or socialising while cooking. The dining area is equally impressive, comfortably accommodating a large table with French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. Finished in warm, neutral tones with attractive flooring throughout, making it a true focal point of the home.

### Utility Room

1.90m x 2.40m (6'2" x 7'10")

A practical and well-appointed utility room provides valuable additional workspace, fitted with a range of base units, work surfaces and a stainless steel sink, along with space and plumbing for laundry appliances. With direct access to the outside, this functional area is ideal for everyday tasks, outdoor gear and muddy boots, helping to keep the main living areas clean.

### Jack & Jill Shower Room

1.79m x 2.33m (5'10" x 7'7")

A well-appointed Jack and Jill shower room serves the ground floor bedroom and hallway, offering both convenience and flexibility for guests or family living. Finished in a fresh, contemporary style, the space features a modern corner shower enclosure, wash hand basin and WC, complemented by clean tiling and quality fittings. An opaque window provides natural light and ventilation, while the dual access enhances practicality, making this an ideal facility for both everyday use and visiting guests.

### Bedroom Five

2.98m x 4.24m (9'9" x 13'10")

A well-proportioned ground floor bedroom offers excellent flexibility, ideal for guests, multi-generational living or use as a home office if required. The room benefits from a large window to the front that fills the space with natural light, creating a bright and comfortable environment. Generous in size and conveniently positioned adjacent to the Jack and Jill shower room, it easily accommodates a double bed and additional furnishings, while integrated storage enhances practicality.

### Landing

A bright and spacious upper landing provides access to all first floor rooms, enhanced by a Velux window to the front. Well presented with quality finishes, the landing also benefits from a useful airing cupboard housing the hot water cylinder, as well as a loft hatch offering additional storage potential. The open balustrade overlooks the stairwell below.

### Principal Bedroom & En-suite

3.90m x 3.50m & 1.93m x 2.75m (12'9" x 11'5" & 6'3" x 9'0")

A beautifully presented principal bedroom that offers a generous layout with ample room for freestanding furniture and a relaxing seating area. The room is enhanced by natural light from a large window to the front and built-in mirrored wardrobes provide excellent storage, reflecting light and further enhancing the sense of space. The accommodation is complemented by a stylish en-suite shower room, fitted with contemporary fixtures including a modern shower enclosure, wash hand basin and WC, alongside stylish cabinetry offering practical storage solutions.



masson  
cairns

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

2.97m x 3.30m (9'8" x 10'9")

A bright and comfortable twin or double bedroom positioned to the front of the property, enjoying pleasant open outlooks. Well presented in neutral tones, the room offers a calm and restful atmosphere. An integral wardrobe provides excellent storage, complete with both hanging and shelved space.

#### Bedroom Three

3.02m x 2.47m (9'10" x 8'1")

A charming twin bedroom that enjoys a peaceful rear aspect, enhanced by a Velux window allowing in natural light and provides a pleasant outlook. Neatly presented and well-proportioned, the room comfortably accommodates two single beds, making it ideal for children, guests or flexible family use.

#### Bedroom Four

2.97m x 2.69m (9'8" x 8'9")

A well-presented single bedroom that enjoys a peaceful rear aspect, with a Velux window drawing in natural light and offering a pleasant outlook. Bright and airy, the room provides a comfortable and versatile space, ideal for use as a child's bedroom, guest room or home office.

#### Bathroom

2.59m x 2.00m (8'5" x 6'6")

A well-appointed family bathroom which is finished to a high standard, offering both style and practicality. The space features a full-size bath with centre tap alongside a separate shower enclosure. A contemporary wash hand basin is set within vanity storage, complemented by a WC and additional built-in cabinetry for convenient storage. A Velux window allows natural light to fill the room while ensuring privacy, and the clean, modern tiling completes the space.

#### Attached Garage

5.43m x 5.11m (17'9" x 16'9")

An attached garage provides excellent additional space, fitted with an up and over door to the front and a rear door with glazed panel allowing for natural light and convenient external access. The garage features a durable concrete floor along with power and lighting, making it ideal for secure parking, storage or potential workshop use.

#### Outside

The property enjoys well-maintained gardens to both the front and rear, offering an excellent balance of outdoor space for relaxation and entertaining. To the front, a neat lawn is complemented by a generous lock block driveway providing ample off-street parking and access to the attached garage. The rear garden is particularly appealing, featuring a patio area ideal for outdoor dining, bordered by established planting and stone walling with adjacent lawn. Backing onto a wooded area, the garden enjoys a high degree of privacy and a peaceful setting, creating a wonderful outdoor environment that perfectly complements the home.

#### Services

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

#### Entry

By mutual agreement.

#### Price

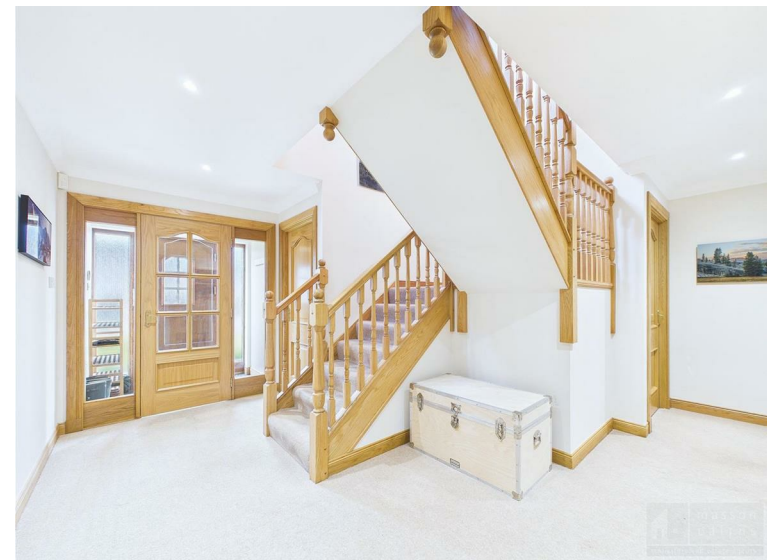
Offers over £485,000 are invited

#### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns  
Strathspey House  
Granttown 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)

#### Copyright Information

All media content produced by Masson Cairns Ltd, including but not limited to images, videos, graphics, and written materials remains the property of Masson Cairns Ltd and is protected by copyright law. No part of this content may be reproduced, distributed, modified, or used in any form without the prior express written permission of Masson Cairns Ltd. Unauthorised use of this material is strictly prohibited and may result in legal action.



masson  
cairns

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

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

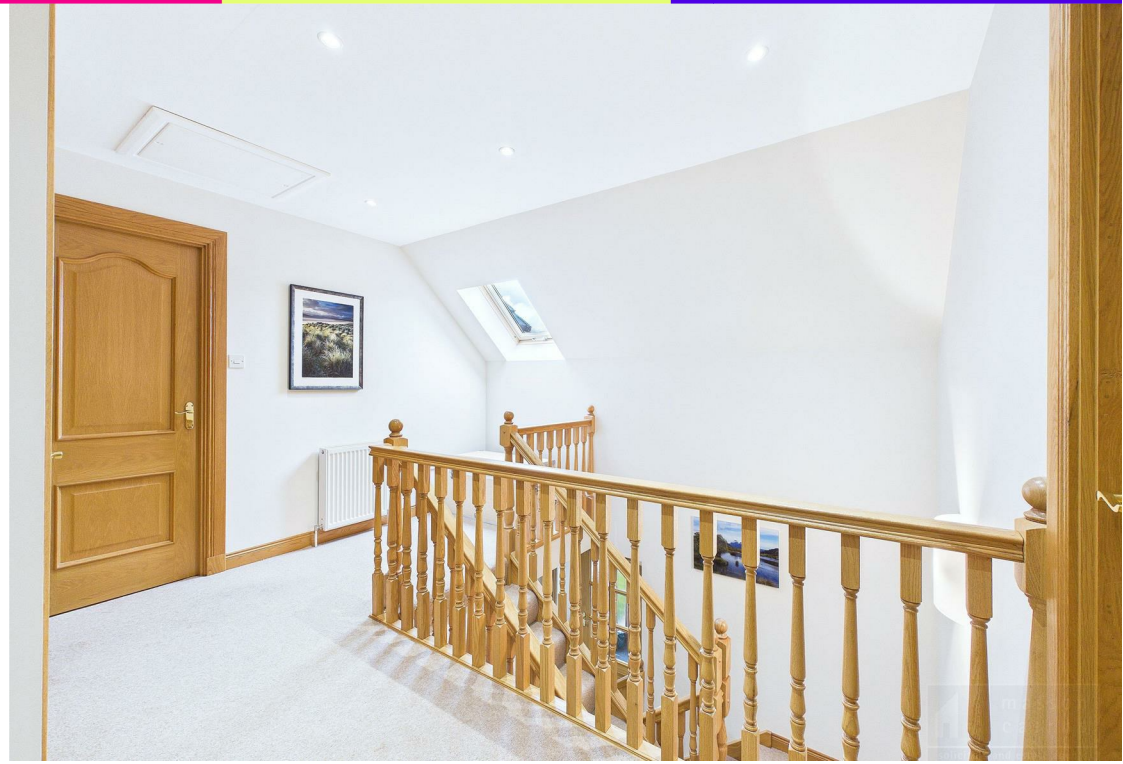
<https://www.massoncairns.com>

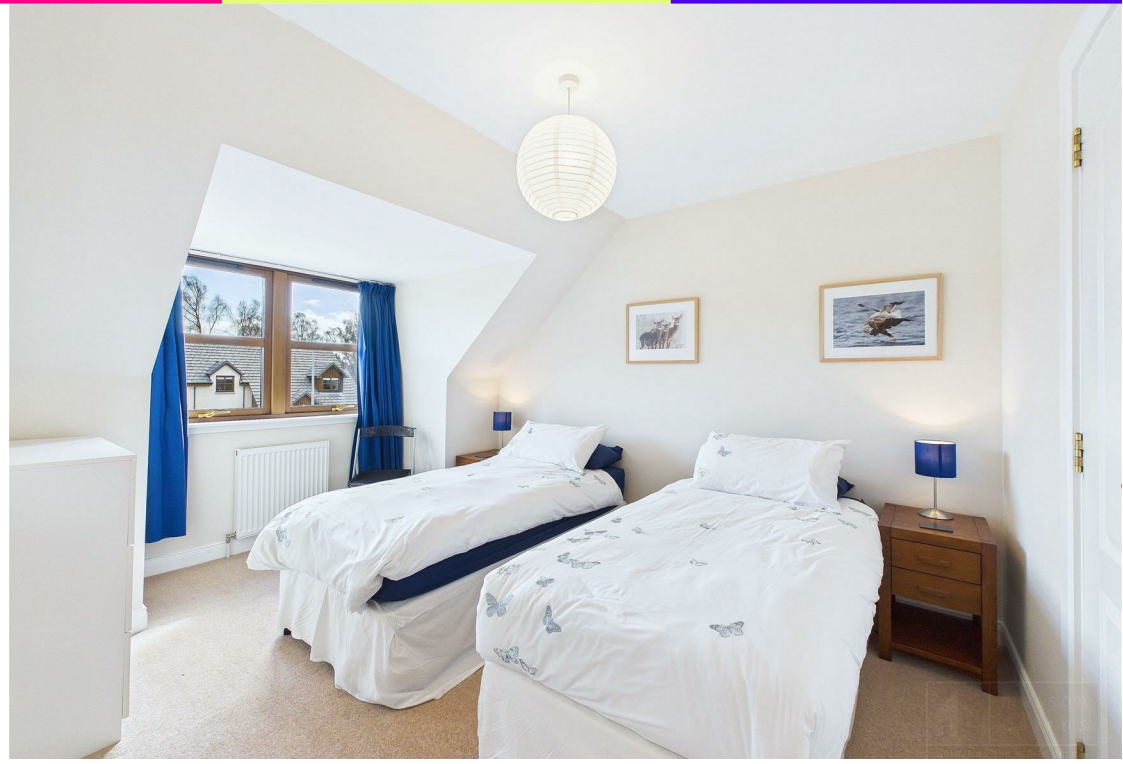




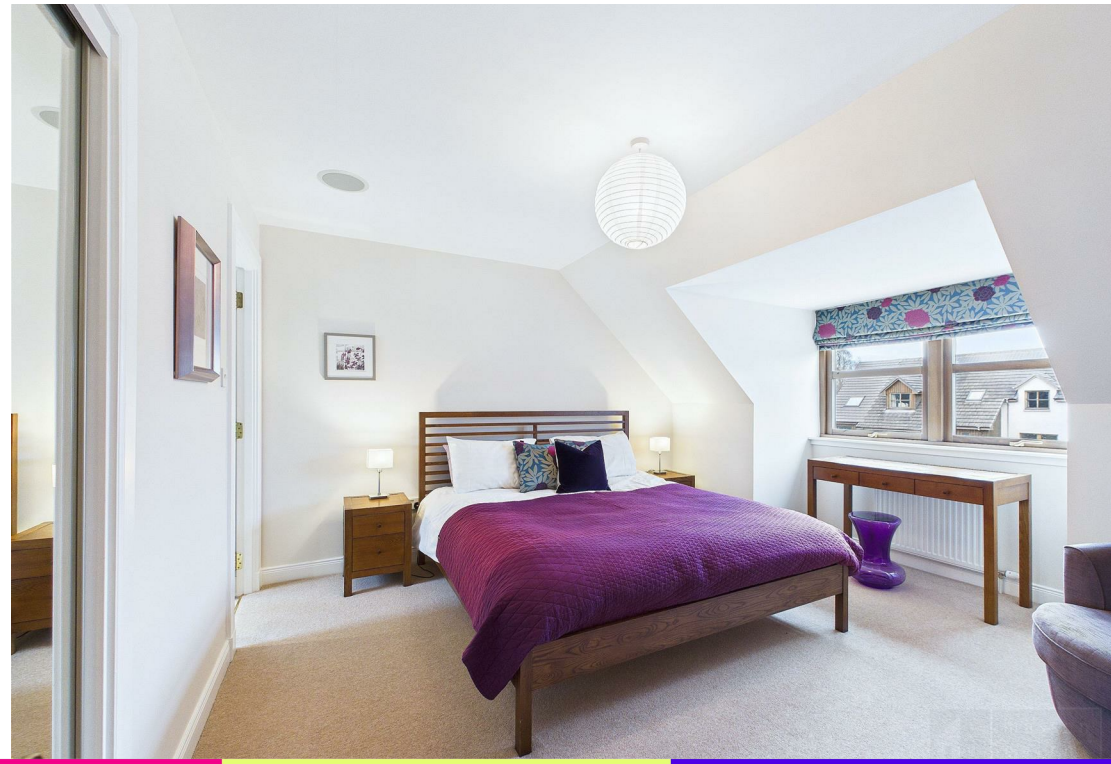
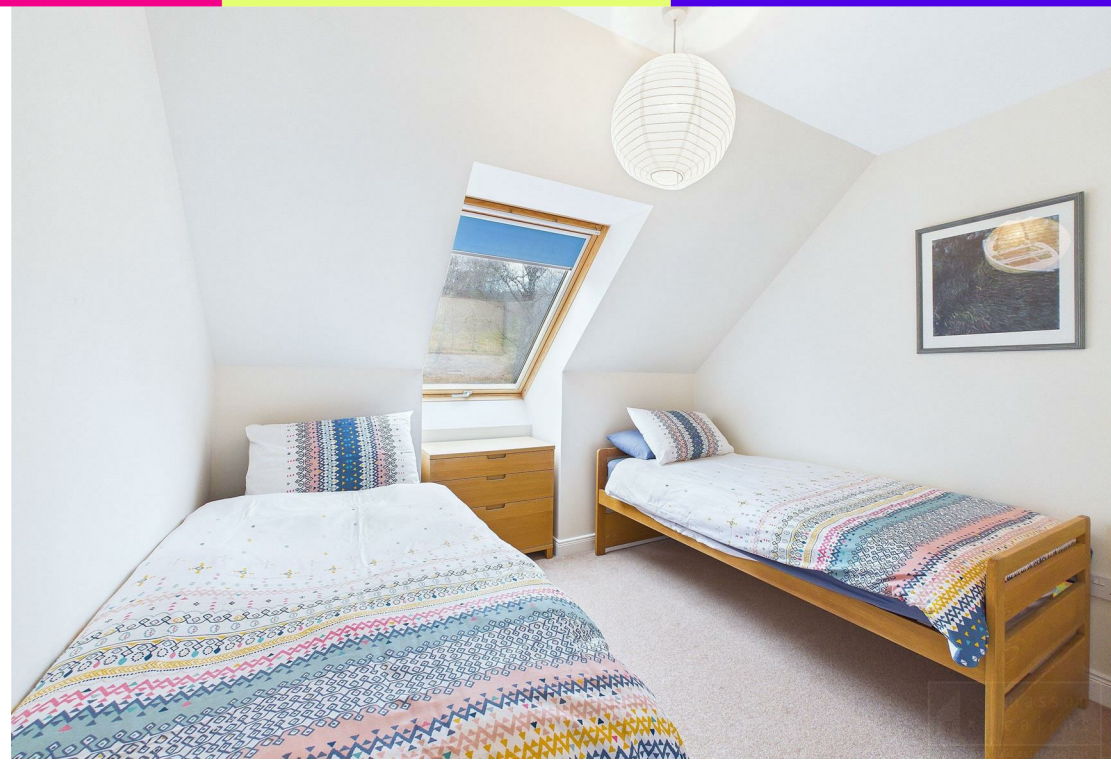
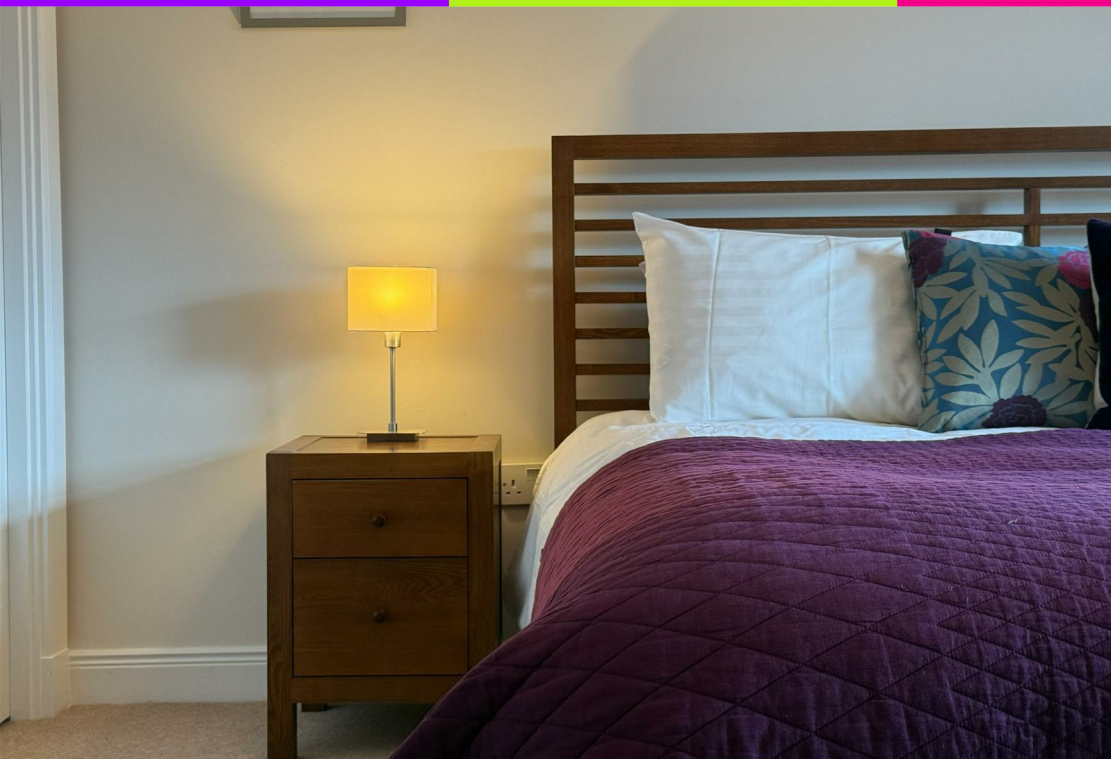




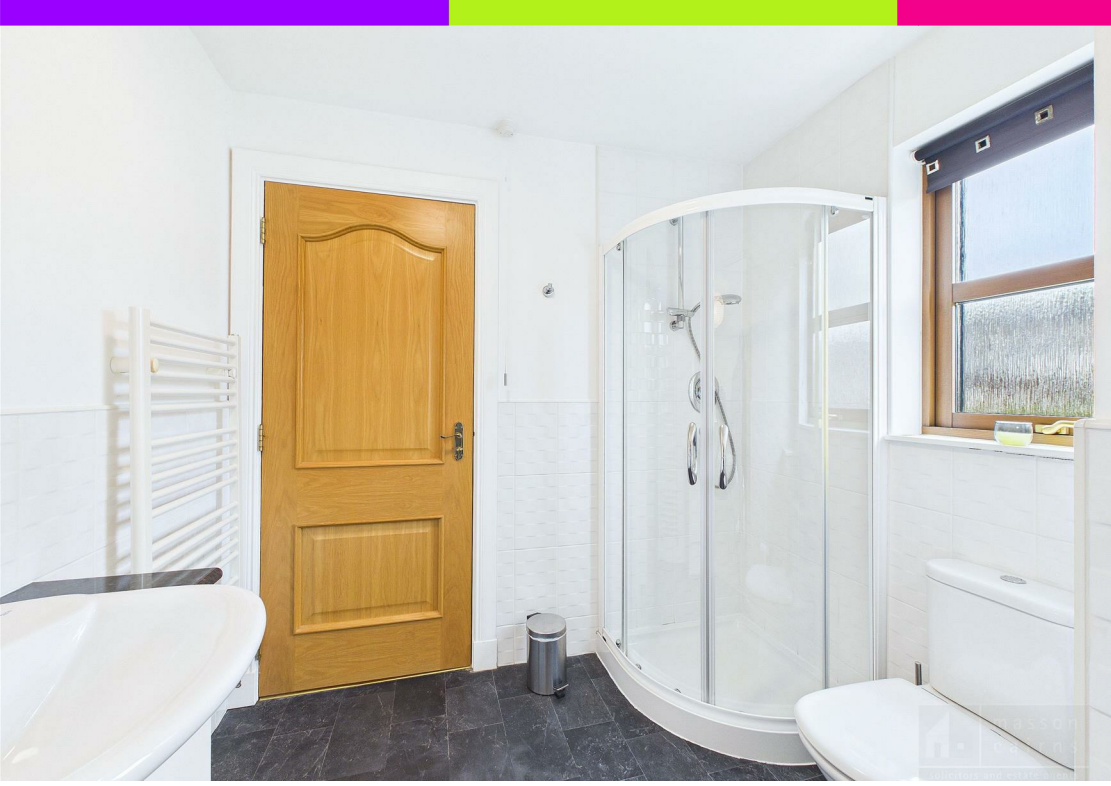


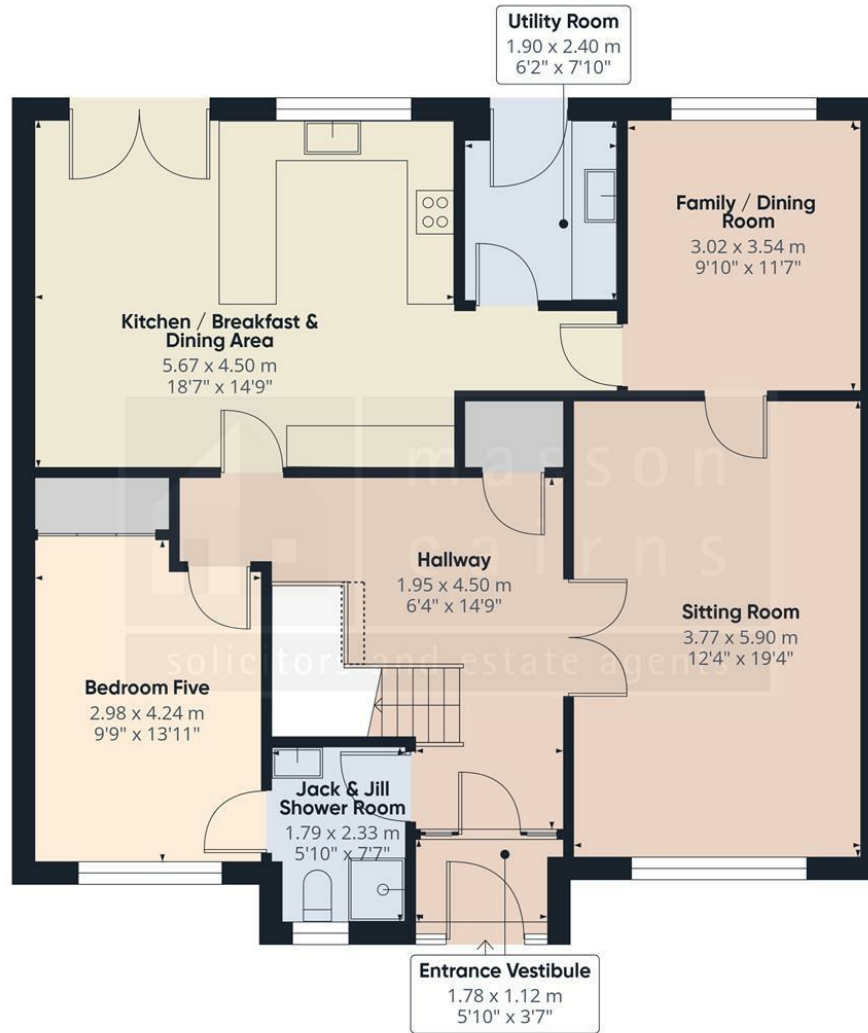












**Approximate total area<sup>(1)</sup>**

103.1 m<sup>2</sup>  
1109 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 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.

GIRAFFE360



masson  
cairns <sup>PLC</sup>

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

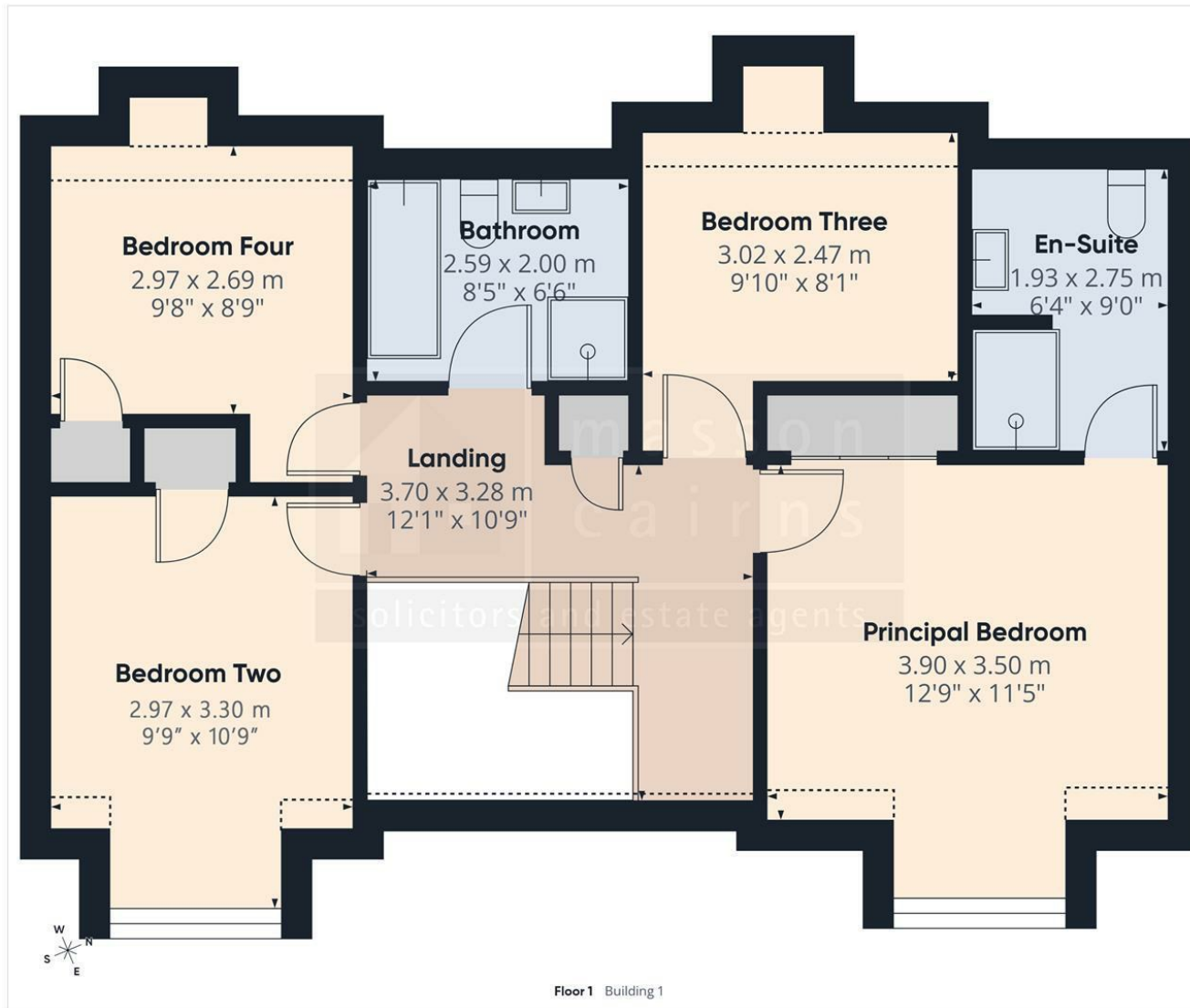
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents



Approximate total area<sup>(1)</sup>  
61.5 m<sup>2</sup>  
661.9 ft<sup>2</sup>

Reduced headroom  
2.9 m<sup>2</sup>  
32 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.

GIRAFFE360



masson  
cairns PLC

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** LLP

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

Tel: 01479 874800


Fax: 01479 874806

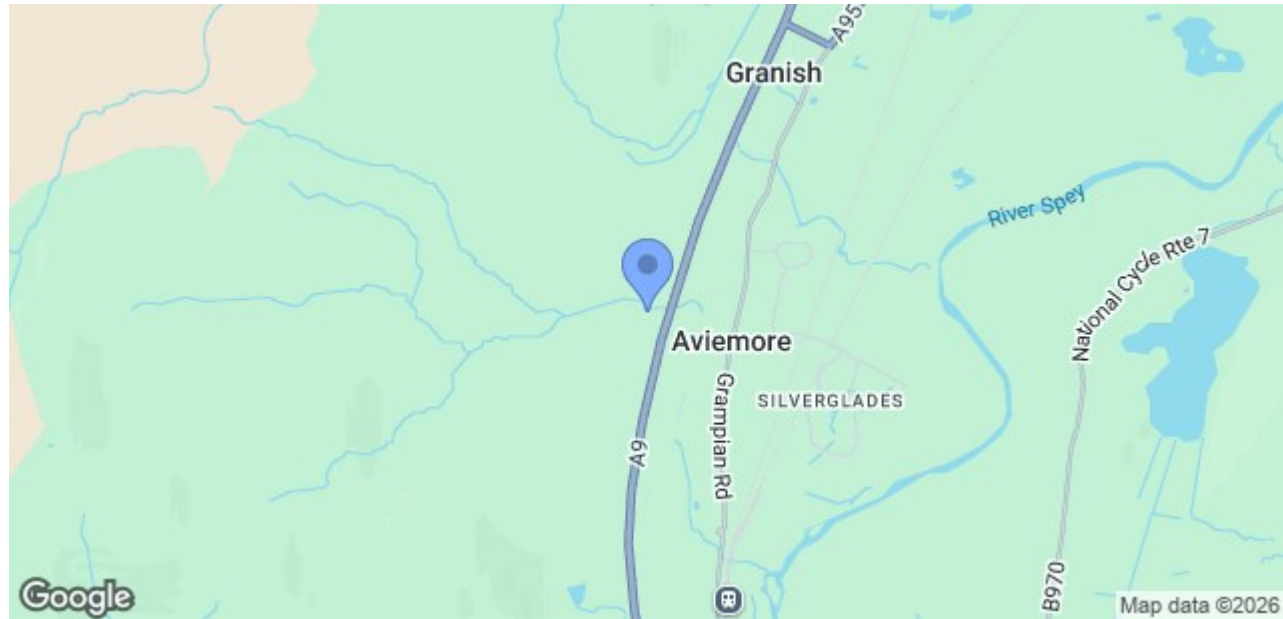
property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

## 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>	78	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



masson  
cairns PLC

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents