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17 Burnside Place, Aviemore, PH22 1SG

UNDER OFFER £180,000

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

UNDER OFFER - 17 Burnside Place is an attractively upgraded three-bedroom semi-detached home set within a peaceful cul-de-sac in Aviemore, perfectly placed to enjoy the village's renowned outdoor lifestyle, woodland trails and views towards the Cairngorms. Thoughtfully modernised throughout, the property now offers bright, comfortable and efficient accommodation, with every room benefitting from extensive refurbishment including double-layered flooring with insulation, new carpets and vinyl, upgraded electrics, modern plumbing, freshly skimmed and painted walls, new Quantum storage heaters and a contemporary bathroom. The ground floor comprises an inviting entrance vestibule leading to a freshly finished hallway, a generous sitting room with dining area and modern kitchen, fresh décor, and ample workspace. Upstairs, a well-balanced layout offers three bedrooms—two doubles and a single/home office—all newly decorated with improved insulation and flooring, together with a refitted bathroom. A fully insulated and floored loft, complete with a new high-efficiency hot water tank and excellent storage, further enhances the practicality of the home. Outside, the property continues to impress, with freshly painted windows and doors, renewed gutters and downpipes, and fully restrained fencing. The gardens offer several appealing lifestyle spaces including a wildflower area for summer colour, a sheltered morning coffee spot, a sun-catching summer house, and multiple outbuildings for hobbies and storage: a large powered workshop, a cycle shed, a motorbike shed with lighting and sockets, and a long rear store. The paved forecourt provides space for motorhome parking, perfectly complementing the outdoor-focused nature of this well-presented Aviemore home. EPC E Council Tax C, Home Report available at 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 where an online copy is available to download.

EPC Rating E

Entrance Vestibule

0.82m x 1.44m (2'8" x 4'8")

A practical and welcoming entrance vestibule provides an ideal everyday drop-zone, finished with warm timber lining and tiled flooring for durability. There is useful fitted shelving and hanging space for coats and outdoor footwear, together with easy access to the consumer unit. A window brings in natural light and a further door leads through to the hallway.

Hallway

The bright and freshly decorated hallway sets a welcoming tone to the home, featuring new carpet flooring and ceiling lighting that enhances the sense of space. A timber and glazed internal door leads through to the sitting room, while useful under stair storage adds good amenity. The staircase rises to the first floor accommodation

Sitting Room & Dining Area

4.04m x 3.88m & 3.14m x 2.36m (13'3" x 12'8" & 10'3" x 7'8")

The generously sized sitting room provides a bright and welcoming living space, with new carpeting, and efficient Quantum storage heaters with Kingspan insulation behind for enhanced warmth. A timber-glazed door leads from the hallway, opening into a versatile room that comfortably accommodates both relaxation and dining. The space flows through to an extended dining area, ideal as a family eating space or additional seating zone, with a rear window that complements the large window to the front of the property and which flood the space in natural light and offering views to the garden. Neutral décor and new finishes throughout create a clean, modern backdrop ready for personalisation, while the open layout ensures excellent flexibility for a range of furniture arrangements.

Kitchen

3.03m x 3.28m (9'11" x 10'9")

This bright, contemporary kitchen offers an excellent range of white base, wall and drawer units paired with warm timber effect worktops and coordinating splashbacks. A large picture window frames views of the garden while ensuring the space is filled with natural light. The layout provides generous preparation space and accommodates a range of integrated and freestanding appliances, including an oven with hob, plumbing for a dishwasher, and washing machine. A sink with drainer sits beneath the window, and there is a space for additional appliances such as a fridge-freezer. An external door gives convenient access to the garden and outbuildings, ideal for everyday practicality. Finished with fresh décor and wood flooring, the kitchen offers a clean, modern aesthetic within a functional, well-planned layout.

Landing

The bright first-floor landing provides access to all three bedrooms and the bathroom. Freshly decorated and fitted with new carpet and underlay, it offers a clean, modern finish. A loft hatch with ladder provides access to the insulated attic space.

Bedroom One

4.40m x 2.60m (14'5" x 8'6")

A bright and inviting double bedroom with a picture window to the front that frames attractive views towards the hills including Craigellachie. Recently redecorated and fitted with new carpet and underlay, the room offers a fresh and comfortable space, ideal as a main bedroom.

Bedroom Two

2.70m x 2.59m (8'10" x 8'5")

Another bright double bedroom located to the rear of the property with some beautiful views to the Cairngorm Mountains. There is an integral storage wardrobe, deep pile carpet and ceiling lighting.

Bedroom Three

3.19m x 2.00m (10'5" x 6'6")

A light and adaptable room overlooking the front of the property, ideal as a single bedroom, home office, or hobby space. It features fresh décor and new carpet with luxury underlay. A particularly useful feature is the built-in walk-in cupboard, offering excellent shelving and hanging storage—perfect for organisation or additional wardrobe space.

Bathroom

1.68m x 2.09m (5'6" x 6'10")

A smartly refurbished bathroom featuring a modern white three-piece suite with electric shower over the bath. The room benefits from stylish large-format wall tiling around the bath, contrasting with attractive timber lining to the remaining walls. An opaque window to the rear provides natural light while ensuring privacy, and the space is completed with practical vinyl flooring. The bathroom has enjoyed upgrades including renewed plumbing, insulation, new plasterboard linings, and easily accessible boxed-in pipework for future convenience.

Outside

The property enjoys a generous corner plot with a low-maintenance front garden enclosed by a timber picket fence and a paved area ideal for seating. To the side, an additional and substantial paved section provides excellent off-street parking, including ample space for a campervan or multiple vehicles. The rear garden is a charming and versatile space, featuring a greenhouse, sheltered summerhouse, and a floored log outbuilding—perfect for enjoying morning sun and surrounded by seasonal wildflowers and planting. There is also a large, light and airy workshop with power and light, plus an additional long storage area accessed from both the garden and the rear path. Further outbuildings include a cycle shed with space for several bikes and a motorbike shed with strip lighting and power sockets (via cable reel), opening to both the garden path and the council-maintained grass area. A rear gate provides convenient access, and the garden offers a colourful, well-tended environment with year-round interest.

Key Features & Recent Improvements

Comprehensively upgraded throughout, including double flooring with insulation in most



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rooms and hallways for improved warmth and sound insulation.

Professionally skimmed walls and ceilings in the living room and kitchen, creating a smooth, modern finish.

New flooring throughout including 10mm luxury underlay with new carpets and vinyl.

Extensive electrical upgrades with many sockets and switches replaced, new smoke and heat detectors fitted, and new Quantum storage heaters installed in the living room with Kingspan insulation behind.

Fully renovated bathroom, stripped back to studwork and rebuilt with new insulation, plasterboard, removable wood lining, modern plumbing, new bath, toilet, basin, shower, tiled bath area and vinyl flooring.

New insulated twin-heater hot water tank in the loft and upgraded pipework.

Upgraded kitchen with modern plumbing, skimmed walls/ceiling, wall cladding, and fresh décor.

Loft improvements including insulation, new tank installation with professional plumbing and electrics, and a floored central area allowing upright movement and generous storage.

Bedrooms refreshed with new carpets, underlay, fresh paint and insulated double flooring.

Hallways and stairwell fully redecorated with new flooring, underlay, paintwork and double-floored construction.

Four new internal wooden doors installed (bathroom, bedrooms 1 & 2, and cupboard).

External Features

Exterior woodwork refurbished, with windows, doors and soffits sanded, primed and painted.

Upgraded drainage and guttering, including renewed brackets, cleared gutters and new downpipes.

All boundary fencing owned by the property and recently restrained to all sides.

Front porch freshly painted externally with useful shoe storage.

Outbuildings & Garden Enhancements

Large workshop with natural light, power sockets and extensive workspace.

Additional long storage section behind the workshop, accessible from both the garden and rear path.

Restained outbuildings including cycle shed, motorbike shed (with lighting and sockets), and summer house.

Well-maintained gardens to the front, side and rear with cut-back foliage, wildflowers supporting pollinators, and seasonal planting.

Sun-oriented seating spaces, including:

Morning sun timber-floored seating/log area

Evening sun summer house, also usable in winter with heater (via cable reel)

Slabbed area suitable for motorhome parking.

Services

It is understood that there is mains water, drainage and electricity. There is efficient electric heating.

Entry

By mutual agreement.

Price

UNDER OFFER

The front garden raised beds are not included in the sale.

The big signed front driveway gate is not included in the sale.

The motorbike shed glass will be removed and replaced with a normal wooden shed side wall.

Viewings and Offers

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

Cairns

Strathspey House

Grantown on Spey

Moray

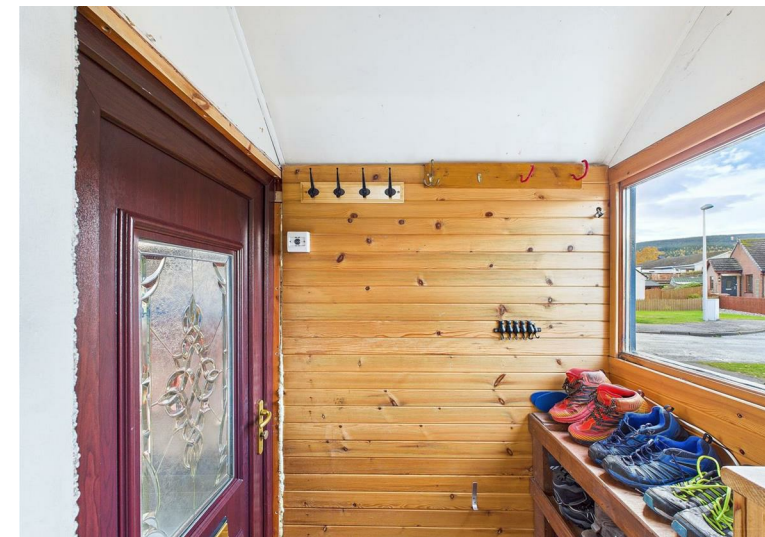
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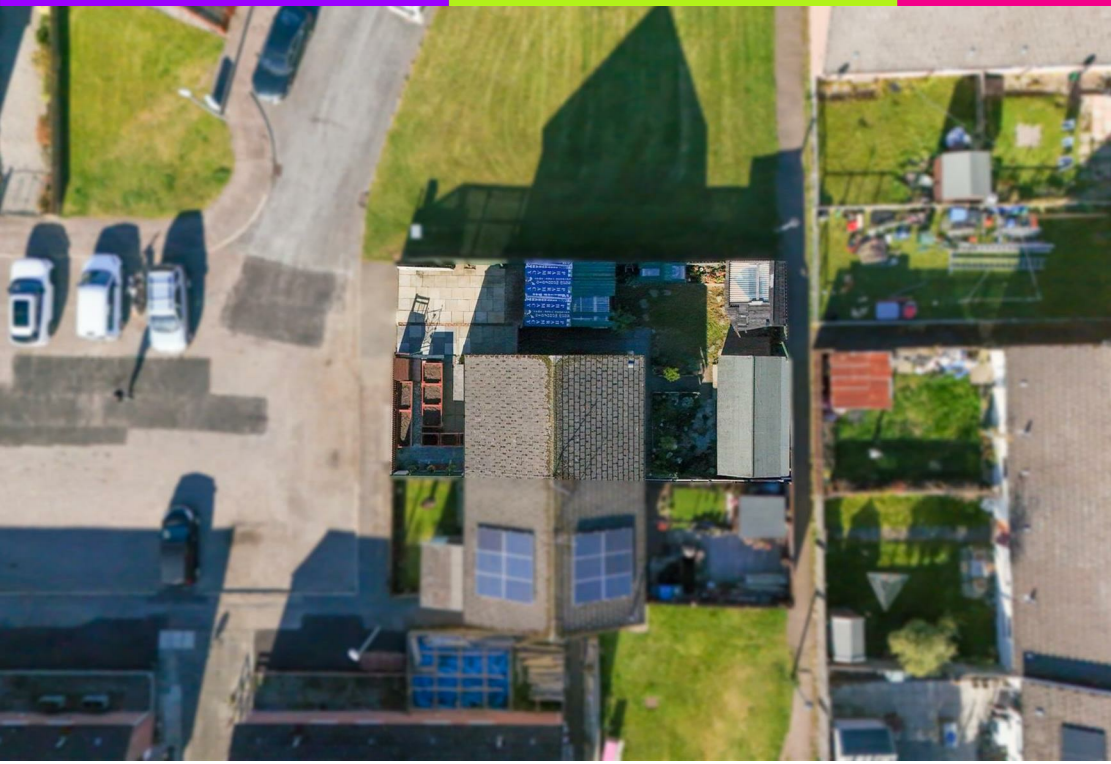
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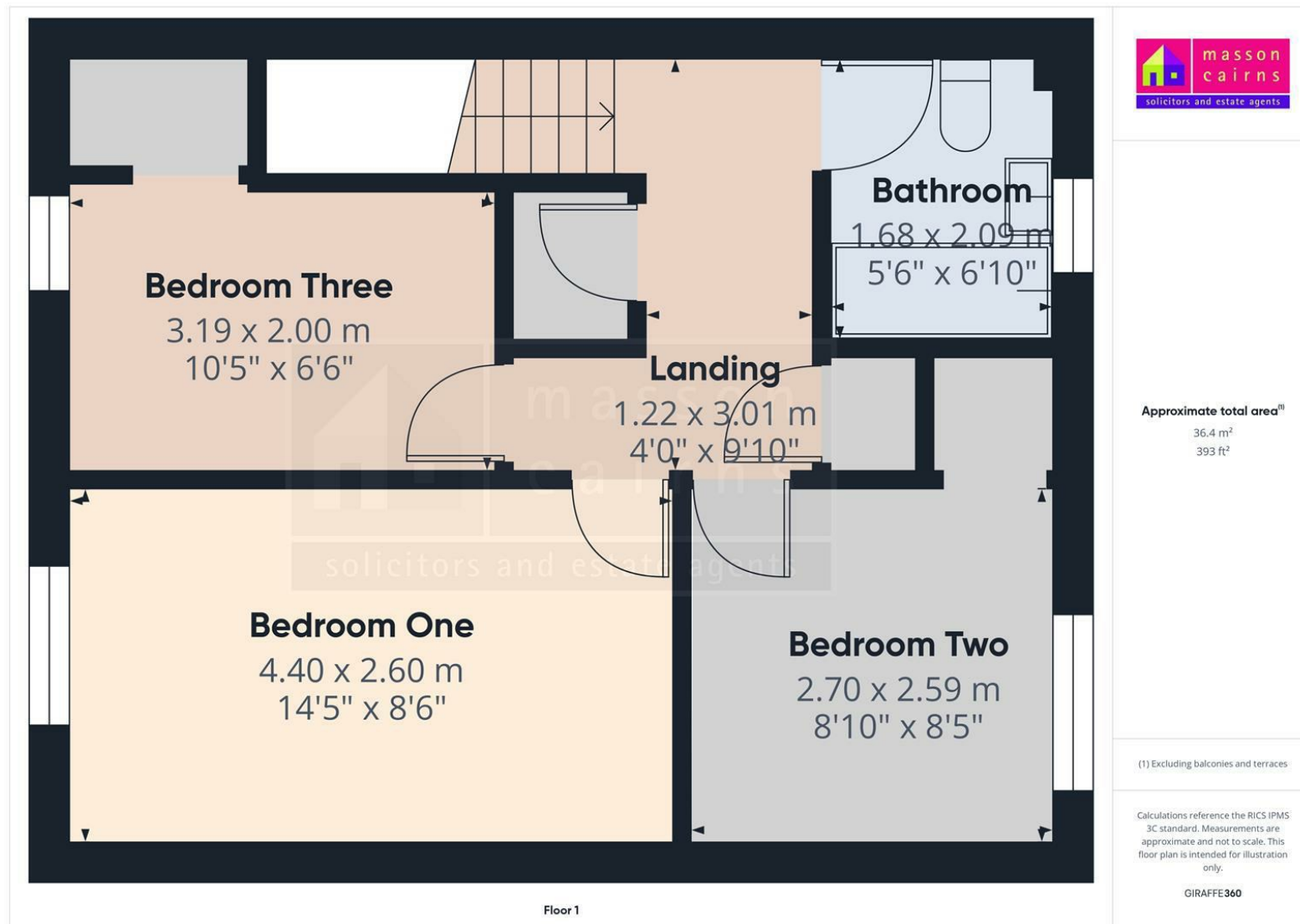
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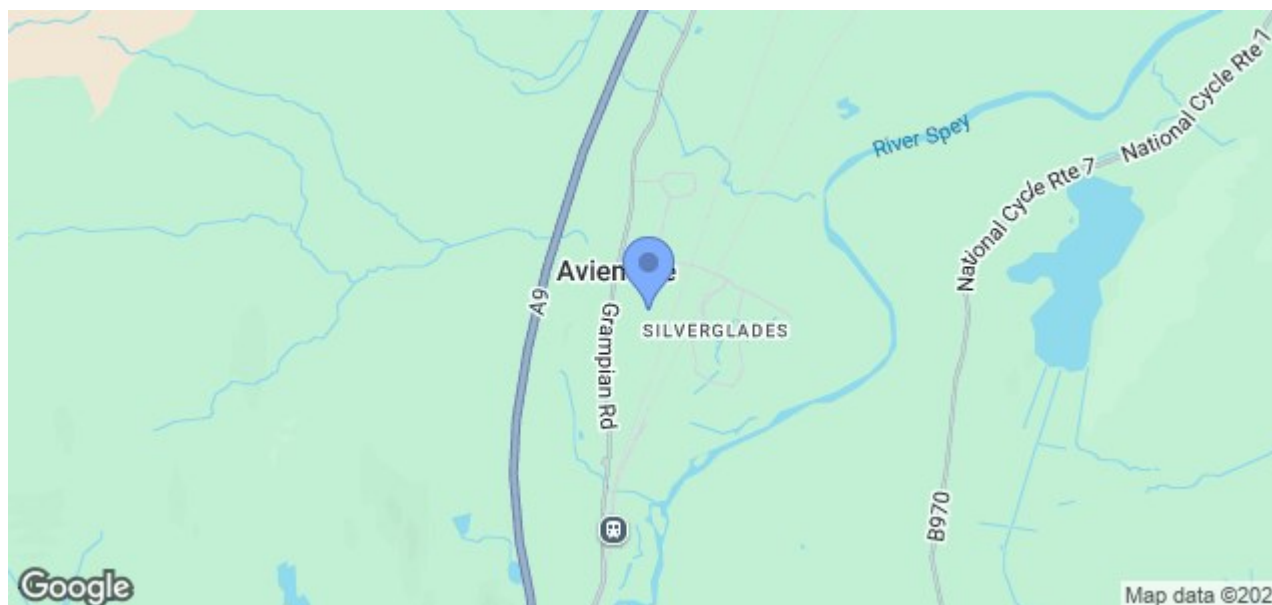
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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