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16 Patterson Place, High Burnside, Aviemore, PH22 1TZ

Offers Over £450,000

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

solicitors and estate agents

Located within a highly sought-after residential development in Aviemore, 16 Patterson Place is a beautifully presented modern home offering spacious, well-designed accommodation finished to a high standard throughout. Thoughtfully planned to suit contemporary family living, the property combines style, comfort and practicality in an enviable Highland setting. The accommodation begins with a welcoming entrance complete with a convenient wc. The spacious sitting room is a particular highlight, offering a bright and comfortable living environment with glazed doors that allow an abundance of natural light to pour in while providing a seamless connection to the impressive garden grounds backing onto woodland. The open-plan kitchen and dining area features a range of modern base, wall and drawer units, quality integrated appliances and generous worktop space. Ideal for both everyday family life and entertaining, this attractive space is complemented by a separate utility room, adding additional storage. The bedroom accommodation is equally appealing, with all rooms generously proportioned and tastefully decorated with the principal bedroom enjoying a stylish en-suite shower room, while the remaining bedrooms offer excellent flexibility for growing families, visiting guests or those seeking dedicated home office space. A contemporary family bathroom serves the additional bedrooms. Externally, the property enjoys substantial and well-maintained garden grounds that provide a wonderful degree of privacy and make full use of the home's elevated position. The location offers the perfect balance of peaceful residential living and convenient access to Aviemore's excellent range of shops, cafés, restaurants, schools and transport links, together with immediate access to woodland walks, cycle routes and the outstanding recreational facilities. EPC C, Council Tax F, Home report available online 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 C

Entrance Vestibule

1.42m x 2.45m (4'7" x 8'0")

Accessed via a partially glazed front door, the entrance vestibule provides a bright and welcoming introduction to the home. Natural light filters through the obscure glazed panels, creating an airy feel while maintaining privacy. Finished in fresh neutral décor with fitted carpeting underfoot, the space offers an attractive and practical transition from outside to inside. There is ample room for a console table and decorative furnishings, enhancing the welcoming atmosphere, while a door provides convenient access to the ground floor WC and a further door leads through to the main hallway and the rest of the accommodation.

WC

1.74m x 1.45m (5'8" x 4'9")

Conveniently located off the entrance vestibule, the cloakroom is attractively presented in a fresh, contemporary style and benefits from natural light provided by an opaque front-facing window, ensuring both brightness and privacy. The room is fitted with a modern white suite comprising a WC and pedestal wash hand basin with tiled splashback. A heated towel rail adds comfort and practicality, while the wood-effect laminate flooring complements the crisp décor.

Central Hallway

The central hallway creates an impressive first impression, offering a bright and welcoming space with a striking galleried staircase rising to the first floor. Natural light filters through the upper-level glazing, enhancing the sense of space and openness, while the neutral décor and quality wood finishes provide a warm and elegant feel throughout. Finished with attractive wood-effect laminate flooring, the hall offers access to the principal ground floor accommodation, including the sitting room, kitchen/dining area, cloakroom and useful storage cupboard. The beautifully crafted timber balustrade and staircase form an attractive focal point, while the generous proportions allow space for occasional furniture and display pieces.

Sitting Room / Dining Area

3.75m x 6.31m (12'3" x 20'8")

A superb open-plan sitting and dining room forms the heart of the home, offering an exceptional sense of space, light and versatility. Beautifully presented in a contemporary style with neutral décor and quality wood-effect laminate flooring throughout, the room is flooded with natural light from both the front-facing window and glazed French doors which open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. A stylish contemporary wood-burning stove, set on a

slate hearth, provides an attractive focal point while adding warmth and character to the room. The generous proportions comfortably accommodate a full range of lounge furnishings, with ample space remaining for a substantial dining table and chairs, making it equally suited to everyday family life and entertaining. The dual-aspect layout enhances the bright and airy atmosphere.

Kitchen / Dining

4.66m x 4.94m (15'3" x 16'2")

A beautifully appointed kitchen and breakfast / dining area provides an exceptional open-plan space for everyday family living and entertaining. The contemporary fitted kitchen is finished in a timeless shaker style, complemented by extensive oak-effect work surfaces and an excellent range of base, wall and full-height storage units. Integrated appliances include a ceramic hob with stainless steel extractor canopy, double electric oven, fridge freezer and dishwasher. Dual rear-facing windows overlook the garden and flood the room with natural light, while recessed ceiling spotlights and under-unit lighting enhance the bright, modern feel. The room is currently configured with an additional relaxed seating area and the generous proportions could easily and alternatively comfortably accommodate a breakfast / dining table and additional informal seating, making this a versatile hub of the home. Finished with durable wood-effect laminate flooring, the room enjoys a seamless connection to the adjoining utility room.

Utility

2.01m x 1.98m (6'7" x 6'5")

Conveniently positioned off the kitchen, the utility room provides an excellent secondary workspace, helping to keep the main living areas organised and uncluttered. Fitted with matching units, work surface and a stainless-steel sink, it offers dedicated space and plumbing for laundry appliances together with additional storage. A glazed external door provides direct access to the rear garden, making the room particularly practical for everyday family life, gardening and outdoor pursuits. There is also access to a substantial shelved storage cupboard (2.0m x 0.85m), ideal for household equipment, cleaning supplies and general storage

Integral Garage

3.24m x 5.50m (10'7" x 18'0")

A substantial integral garage providing excellent versatility beyond simple vehicle storage. Fully lined and insulated, the space is fitted with power, lighting and durable flooring, creating a comfortable and highly usable extension of the home. An up-and-over door offers access from the front driveway, while an internal door connects directly to the hallway for added convenience. Currently arranged as a multifunctional recreational and storage space, the garage demonstrates its flexibility and generous proportions, with ample room for hobbies, fitness equipment, a workshop or home-based activities. The well-insulated construction and practical layout also present potential for conversion into additional accommodation, a home office or studio, subject to the necessary consents.

Landing

The first-floor landing is bright and welcoming, benefiting from a large Velux window above the stairwell which fills the space with natural light. This central area gives access to all bedrooms and the family bathroom, with a ceiling hatch providing access to the attic space above.



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Bedroom One & En-Suite

4.01m x 3.48m & 3.33m x 2.0m (13'1" x 11'5" & 10'11" x 6'6")

A spacious and beautifully presented principal bedroom, enjoying excellent natural light from a large front-facing window. Finished in calm neutral tones, the room offers generous proportions and benefits from twin mirrored sliding-door wardrobes providing excellent built-in storage with a further door leading to the en-suite shower room which is stylishly finished with a contemporary suite comprising a wash hand basin, concealed-cistern WC and a large walk-in shower enclosure. Built-in storage cabinets, modern tiling and contrasting flooring create a sleek and practical space, while an opaque window provides natural light and ventilation.

Bedroom Two

3.72m x 3.02m (12'2" x 9'10")

Positioned to the rear, this bright bedroom, currently set up as a bunk room, but equally suited to being configured as a double enjoys superb open views towards the woodlands behind the property, creating a particularly appealing outlook. Finished in light tones to enhance the sense of space, it includes a double integral mirrored wardrobe and offers flexibility as a bedroom, guest room or home office.

Bedroom Three

3.73m x 2.44m (12'2" x 8'0")

Located to the front of the home, this comfortable double bedroom is well presented in neutral décor and benefits from a large window drawing in good levels of natural light. An integral mirrored wardrobe provides excellent hanging and shelf storage, with ample floor space remaining for additional furnishings. The room is well suited to a variety of uses including guest accommodation, a child's bedroom or a dedicated workspace.

Bathroom

3.40m x 3.0m (11'1" x 9'10")

Stylishly finished and well proportioned, the family bathroom features a contemporary suite comprising a bath, separate glazed shower enclosure, wash hand basin and concealed-cistern WC set within built-in units offering useful storage. Modern tiling and contrasting flooring create a fresh, clean aesthetic, while a Velux window provides excellent natural light and ventilation. A separate cupboard houses the hot water cylinder.

Outside

To the front, a generous tarmac driveway provides ample off-street parking and leads to the integral garage, with a neatly maintained lawn and attractive planting enhancing the approach. A gated side path gives access to the rear garden. The enclosed rear garden is a particularly impressive feature, offering a large, level lawn with a wonderful sense of space and privacy. Bordered by mature hedging and enjoying an attractive backdrop of surrounding trees and woodland, the garden feels both peaceful and secluded. A paved patio and separate decked seating area provide excellent spaces for outdoor dining and entertaining, while a timber shed (2.27m x 2.80m) with power and light offers useful external storage. Well maintained and easy to manage, the garden enjoys excellent levels of natural light throughout the day and provides an ideal setting for family life, relaxation and outdoor living.

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 £450,000 are invited

Viewings and Offers

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

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What Three Words Location

What Three Words Location: [///optimally.lateral.suits](https://www.threewords.com/optimally.lateral.suits)

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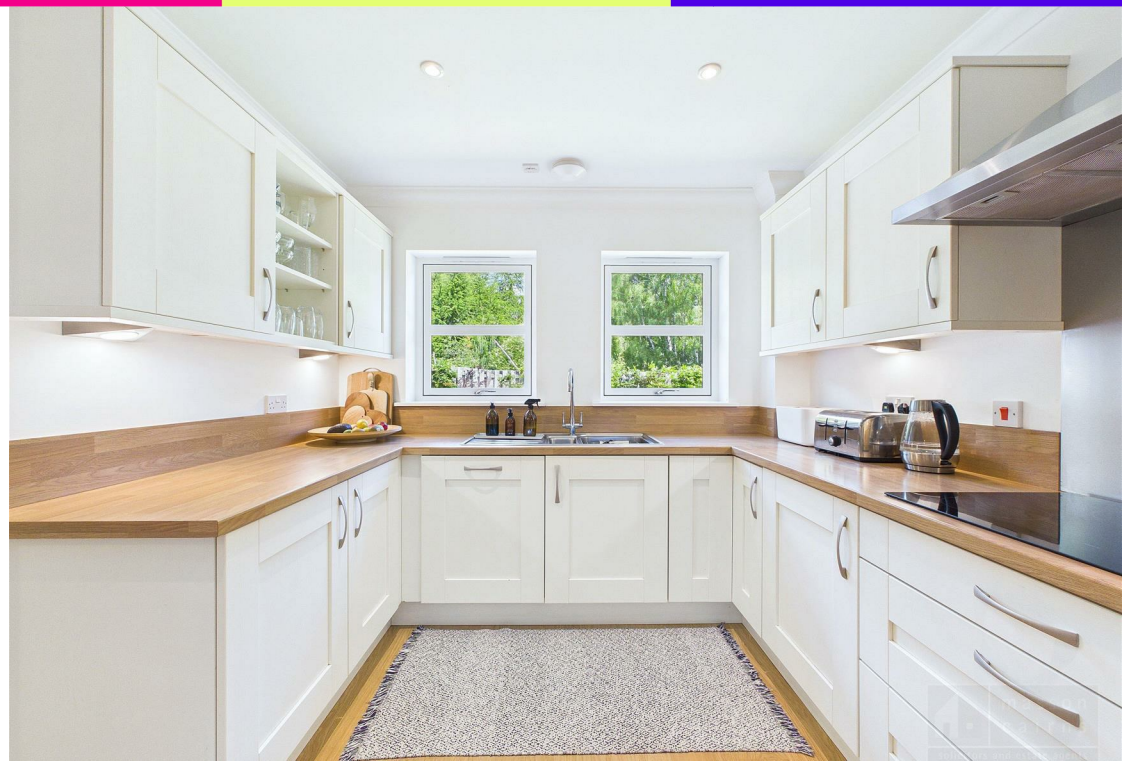
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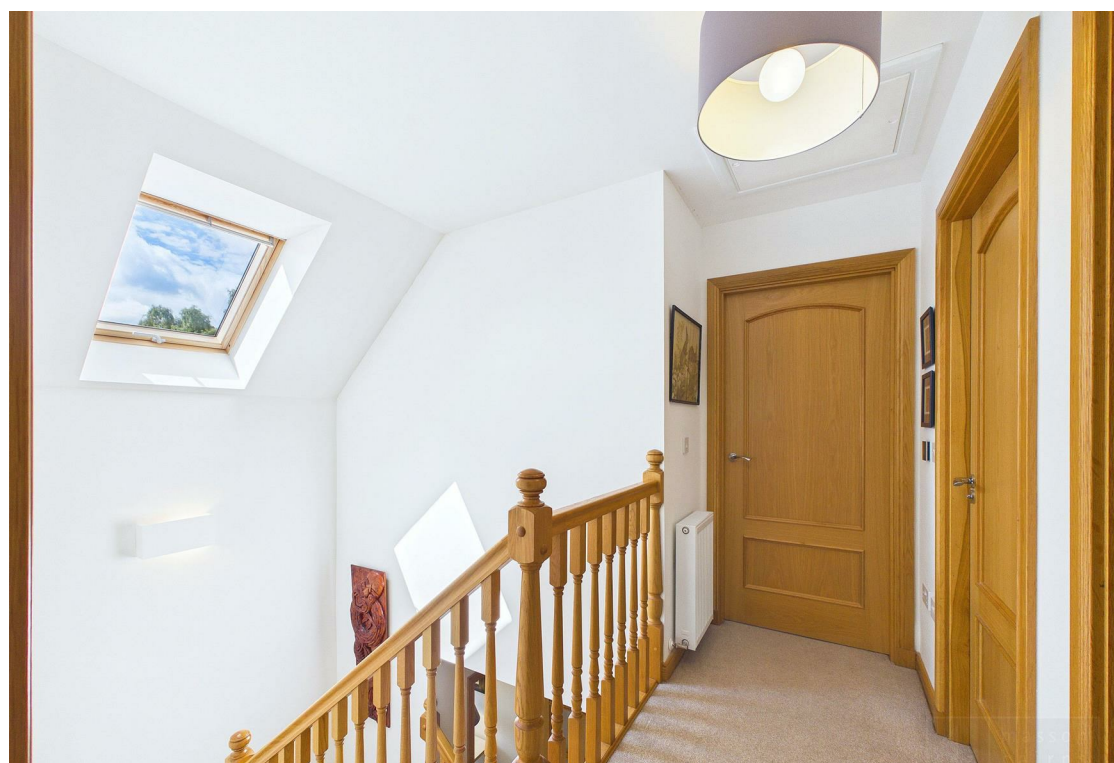
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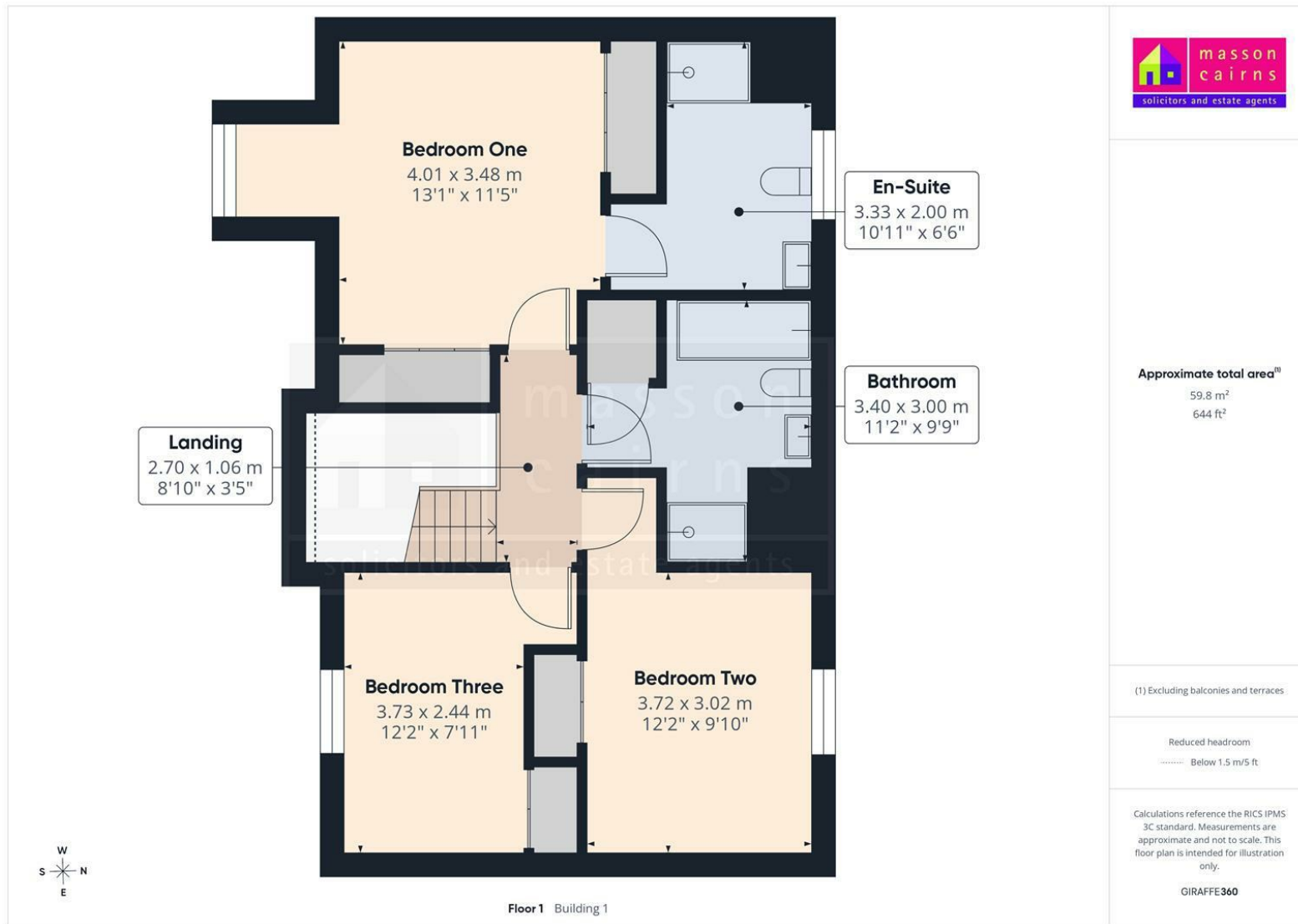
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Shed / Store

2.27 x 2.80 m

7'5" x 9'2"

Floor 0 Building 2



Approximate total area⁽¹⁾

6.4 m²
69 ft²

(1) Excluding balconies and terraces

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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