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solicitors and estate agents

11 Croftside, Aviemore, PH22 1QJ

UNDER OFFER £475,000

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

UNDER OFFER - A spacious and immaculately presented four-bedroom detached home with attached garage, enjoying a prime end-of-cul-de-sac position in a desirable residential area of Aviemore. The property offers bright and flexible accommodation over two floors, extending to approximately 169m², and is ideally suited to modern family living in the hub of the Cairngorms National Park. The ground floor features a welcoming entrance vestibule, a generous sitting room with wood-burning stove and large dual aspect picture windows that flood the space with natural light. This opens into a dedicated dining area and well-equipped kitchen with direct access to a generous deck and rear garden space—perfect for outdoor entertaining with a backdrop of Craigellachie National Nature Reserve. Also on the ground floor is a useful utility room, cloakroom WC, and a flexible fourth bedroom or home office. Upstairs, the principal bedroom benefits from twin wardrobes and en-suite shower room, while two further double bedrooms and a stylish family bathroom complete the layout. The front-facing upstairs rooms enjoy impressive views towards the Cairngorm mountains, including the Lairig Ghru. Externally, the home sits in a generous plot with a private lock block driveway, attached garage, and attractive gardens. Situated within walking distance of local amenities, schools, and woodland trails, and with direct access to outdoor adventure, this is an outstanding home in a superb Highland setting. EPC D, Council Tax F 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 F

Entrance Vestibule

1.83m x 1.71m (6'0" x 5'7")
This bright and welcoming space sets the tone for the rest of the home. Natural light pours in through dual aspect windows, highlighting the warm oak flooring and timber finishes. Recessed downlights add a subtle modern touch, while the glazed door and side panel leading through to the sitting room create a feeling of openness. There's plenty of room for storing coats and shoes, making it both a practical and inviting entrance.

Sitting Room

6.34m x 4.69m (20'9" x 15'4")
The sitting room is a bright and welcoming space that forms the heart of the home. With generous proportions and a dual-aspect layout, it benefits from excellent natural light through multiple windows that frame leafy views. A wood-burning stove set into a tiled hearth with timber mantle creates a cosy focal point, while oak flooring and recessed downlights add warmth and character. The room flows easily into the dining area through a wide opening, ideal for family living and entertaining alike, while a further door leads through to the inner hallway, providing access to bedroom four/home working and the WC.

Kitchen / Dining

3.22m x 2.00m / 6.68m x 3.06m (10'6" x 6'6" / 21'10" x 10'0")
The bright and spacious kitchen/dining area is ideal for modern living and entertaining. The kitchen is well-equipped with a ceramic hob, an illuminated stainless steel extractor, a built-in oven with grill, and a dishwasher, all neatly arranged beneath black granite worktops. Ample base, wall and drawer units with mood lighting provide generous storage, while the breakfast bar provides additional workspace or casual seating. The open-plan design flows seamlessly into the dining area, where French doors lead out to the decking, creating a wonderful connection between indoor and outdoor living. Large windows fill the space with natural light and offer views of the surrounding greenery, there is wood flooring, throughout, recessed downlighting and multiple windows that flood the space in natural light and offer views of the mature rear garden while a further door leads to the utility.

Utility

2.93m x 2.00m (9'7" x 6'6")
The utility room is both practical and well-equipped, offering ample space for laundry and storage. Fitted with a range of base and wall units, it features a stainless steel sink with drainer, generous worktop space, a washing machine and the oil fired boiler. A large window to the rear provides good natural light, while a door to the side offers direct access to the outside – ideal for managing outdoor gear. The room also benefits from oak flooring and recessed ceiling lighting.

Inner Hallway

The inner hallway, accessed from the sitting room, serves as a useful link to the ground floor accommodation. It features oak flooring and recessed downlighting. A generous airing cupboard provides excellent storage and houses the water cylinder, while further doors lead to the WC and a flexible room currently used as a home working space.

Bedroom Four / Home Working

3.26m x 2.88m (10'8" x 9'5")
Currently set up as a home office, this flexible ground-floor room enjoys excellent natural light through a large window to the front of the property with garden views. The space offers a peaceful and productive atmosphere for remote working but could equally serve as a fourth bedroom or hobby room. There are twin integral wardrobes offering excellent shelved and hanging storage and the space is finished with timber flooring and recessed down lighting.

WC

1.91m x 2.10m (6'3" x 6'10")
The WC is neatly finished and features a modern, freestanding bowl-style wash hand basin set on a wooden vanity unit, complemented by tiled splash back. An opaque side window brings in natural light and is paired with an extractor fan for ventilation. The space is completed with recessed downlighting and easy-to-maintain tiled flooring.

Landing

The landing is bright and open, providing access to all three upstairs bedrooms and the family bathroom. A Velux window to the front frames impressive views of the Cairngorm mountains on a clear day, and there is a hatch to the loft space for additional storage. A large built-in cupboard offers further practical storage options.

Principal Bedroom & Ensuite

3.30m x 4.83m & 2.90m x 1.67m (10'9" x 15'10" & 9'6" x 5'5")
The spacious principal bedroom enjoys a quiet position to the front of the home and benefits from dual aspect windows that frame impressive views towards the Cairngorm Mountains and the Lairig Ghru. With generous floor space, there's ample room for a king size bed and freestanding furniture, along with the twin built-in storage wardrobes. There is recessed down lighting and carpet flooring. The en-suite shower room is well-equipped with a corner shower enclosure, pedestal wash hand basin, and WC. Practical features include vinyl tile effect flooring, half-height tiling to the walls, a chrome towel radiator, and recessed down lighting. An opaque double window to the rear provides natural light and privacy.

Bedroom Two

2.89m x 4.25m (9'5" x 13'11")
The second bedroom is a bright and very generous room, enjoying a peaceful outlook through large twin-aspect picture windows to the Craigellachie National Nature Reserve. It benefits from twin integral storage wardrobes offering both hanging space and shelving, while the generous proportions provide ample room for additional freestanding furniture. There is carpet flooring and recessed down lighting.

Bedroom Three

3.91m x 2.84m (12'9" x 9'3")
Bedroom three is another comfortable double room, featuring a dormer window to the



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front that draws in natural light and offers pleasant views to the Cairngorms. The room benefits from a wood flooring, recessed downlighting, and provides ample space for both bedroom and hobby or home office furniture.

Bathroom

3.04m x 2.24m (9'11" x 7'4")

The bathroom is well laid out and includes a double ended bath with a central mixer tap and shower attachment in addition to some built in storage, a separate shower enclosure with a glazed screen, pedestal wash hand basin with twin taps, and a WC. Twin large Velux window bring in excellent natural light, and a chrome towel radiator provides warmth and convenience. The space is finished with tile effect flooring and tiled walls with recessed down lighting.

Garage

3.09m x 6.16m (10'1" x 20'2")

The attached garage features a concrete base, pitched and slated roof with space for rafter storage, and timber double doors to the front. A rear access door leads directly to the garden, and the space is equipped with power and lighting, making it ideal for general storage or workshop use.

Outside

The property is set within established, mature grounds that provide excellent privacy and a tranquil setting. To the front, a block-paved driveway offers off-street parking and access to the attached garage with double doors, and is surrounded by a range of well-stocked borders and established trees that create a welcoming first impression. There is a raised planter and a Rolec Ev chargepoint. The rear garden is a real highlight, with a large decked area, which is also accessible from the dining area, ideal for outdoor dining and entertaining, and with steps leading down to a lawn area which is bordered by vibrant planting, raised beds and a productive vegetable patch with greenhouse. A timber shed, further timber store with corrugated roof and oil tank are neatly tucked away, while a patio area and outside tap ensure both practicality and enjoyment of the outdoor space.

Services

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

Entry

By mutual agreement.

Price

UNDER OFFER

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



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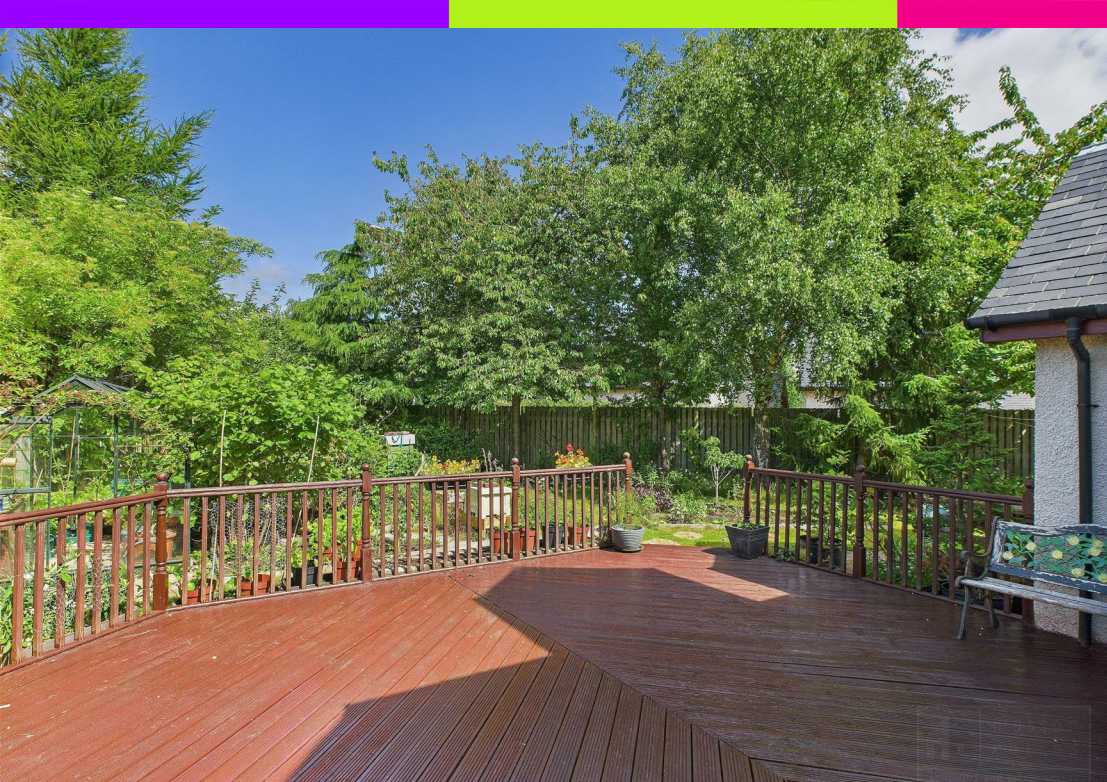
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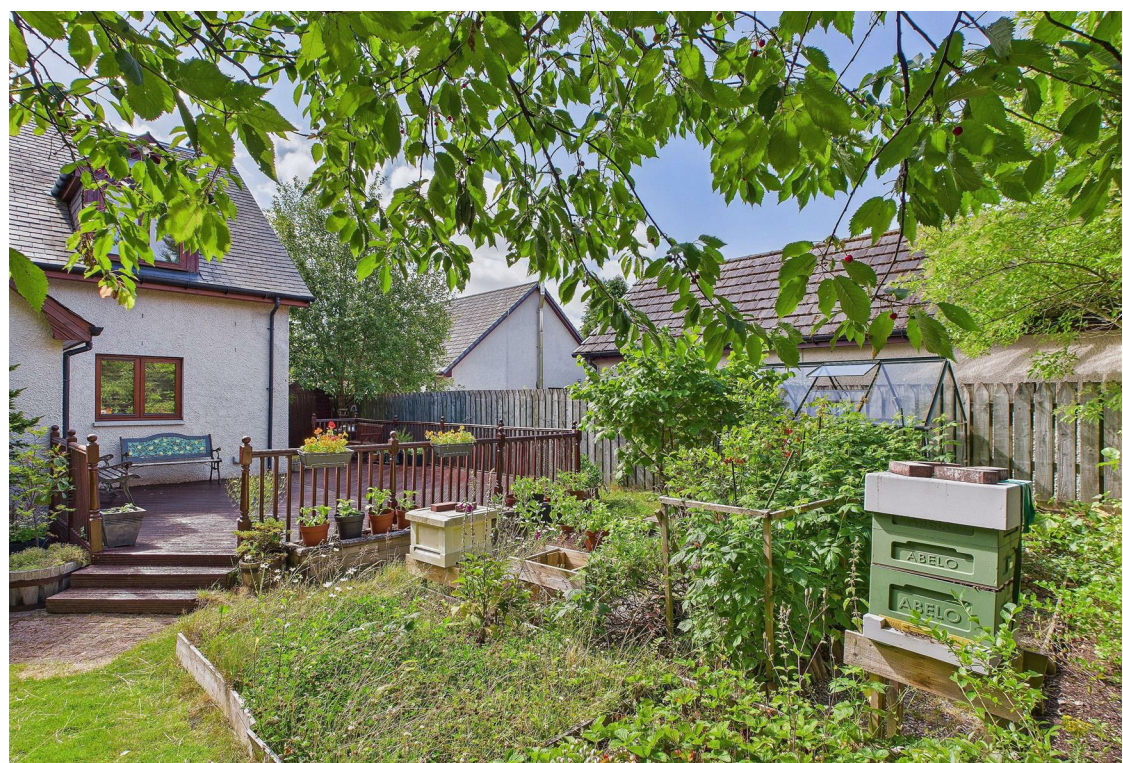
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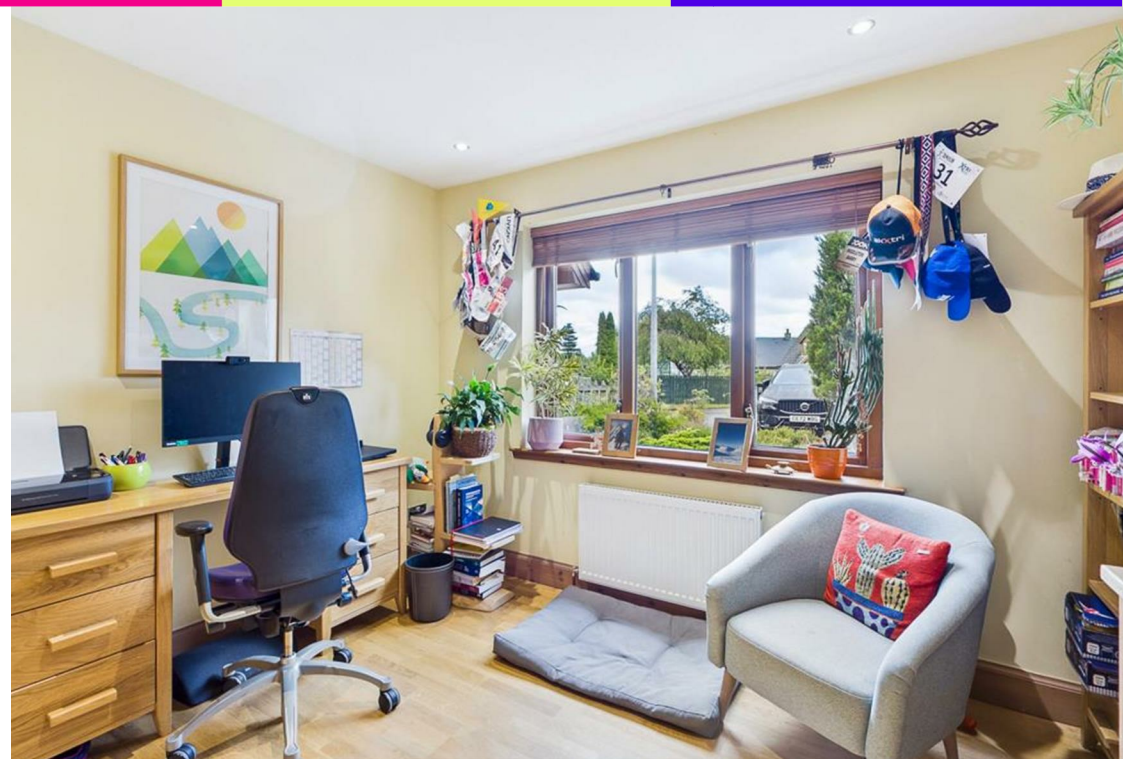














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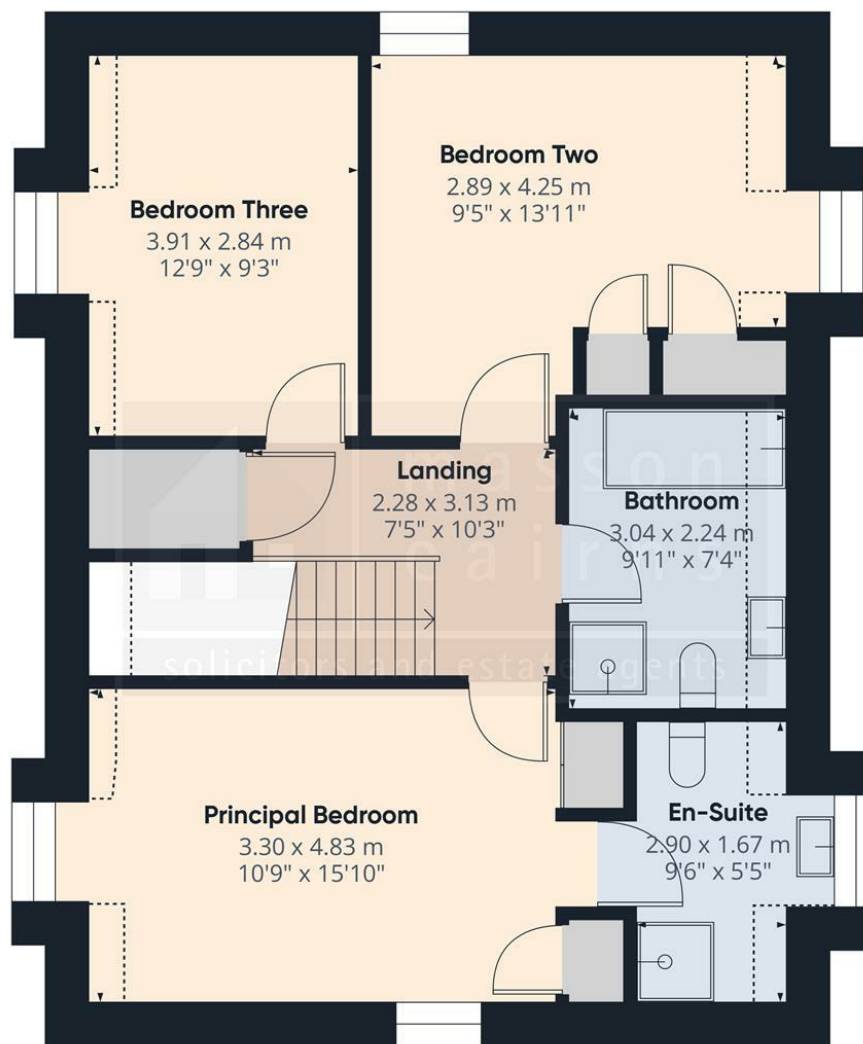
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Floor 1



Approximate total area⁽¹⁾
64.7 m²
695 ft²

Reduced headroom
4.3 m²
46 ft²

(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.

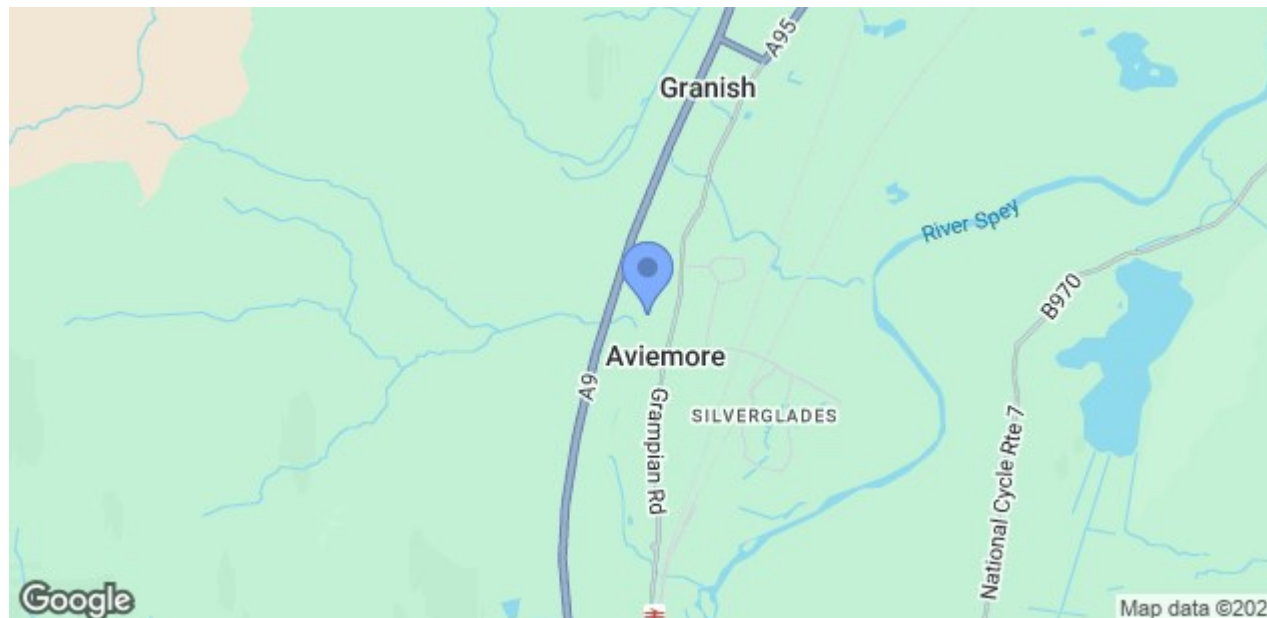
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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