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4 Cairngorm Avenue, Aviemore, PH22 1RY

Offers Over £220,000

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

4 Cairngorm Avenue is a beautifully refurbished three-bedroom mid-terrace home in Aviemore, upgraded to true walk-in condition with quality finishes, including renewed wiring, plumbing, insulation and stylish contemporary fittings throughout. Entering through the entrance vestibule, the accommodation opens into a welcoming hallway with access to the principal ground floor rooms and stairs to the first floor. The sitting room is a bright, comfortable space with attractive modern décor and a feature fireplace with stove and front-facing windows enjoying views towards the Cairngorms. The kitchen has been finished to an excellent standard with sleek grey cabinetry, contrasting worktops, integrated appliances, induction hob, oven, extractor, sink with drainer and a useful breakfast bar area. A door leads through to the utility room, providing additional worktop space, storage and room for laundry appliances. The ground floor bathroom is smartly appointed with a modern suite, including bath with shower over, wash hand basin and WC, complemented by contemporary wall panelling and finishes. Upstairs, the landing gives access to three bedrooms, one en-suite. Bedroom one is a generous front-facing double with Cairngorm views, while bedroom two is another well-proportioned double and bedroom three provides a comfortable single room, nursery or home office. The en-suite is finished in a clean style with shower enclosure, WC, wash hand basin and vanity storage. Outside, the property has an enclosed front garden with lawn, pathway and gated access, with open aspects across the surrounding residential area and towards the mountains while the rear is lawned and has a shed. A superb home in immaculate order, ideal as a first or family home in the heart of Aviemore. EPC E, Council Tax C, 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 E

Entrance Vestibule

1.17 x 1.47m (3'10" x 4'9")

The entrance vestibule is finished in a clean, contemporary style, with a UPVC and glazed entrance door, quality vinyl click flooring and ceiling lighting. Double doors open to useful under-stair cupboard storage with a small front-facing window, while a further door leads through into the hallway.

Hallway

The hallway continues the bright, modern finish, with quality vinyl click flooring, ceiling lighting and a carpeted staircase rising to the first floor and there is access to the sitting room and bathroom.

Sitting Room

3.91 x 3.85m (12'9" x 9'10", 278'10")

The sitting room is a beautifully finished, front-facing reception space with views towards the Cairngorms. Light wood-effect vinyl click flooring, recessed ceiling lighting and contemporary décor create a bright, modern feel, while the feature fireplace with wood-burning stove provides an attractive focal point. Twin front windows bring in excellent natural light, complemented by fitted blinds, and recessed display shelving with under unit mood lighting adds a stylish finishing touch.

Kitchen

3.04 x 2.97m (9'11" x 9'8")

The kitchen is an elegant and well equipped space with grey shaker-style units, copper-toned handles and complementary worktops. Integrated appliances include an oven, hob, extractor and dishwasher, with a fitted sink set beneath the rear-facing window. A tall fridge/freezer unit, recessed ceiling lighting and quality vinyl click tile-effect flooring complete the room, while a breakfast bar area provides a useful casual dining or work space. Doors lead back to the sitting room and through to the utility room.

Utility Room

1 x 3m (3'3" x 9'10")

The utility room offers practical additional storage and laundry space, fitted with matching grey units, worktop space and plumbing for a washing machine. Finished with quality click vinyl tile-effect flooring and ceiling lighting, it also provides access out to the rear garden.

Bathroom

1.93 x 2.14m (6'3" x 7'0")

The bathroom is finished in a fresh style with a white suite comprising P shaped bath with glazed shower screen, rainforest head shower and further shower head, WC with concealed cistern and a wash hand basin set into a vanity storage unit with display shelving and an illuminated mirror. Grey wet-wall panelling, a chrome heated towel rail, recessed ceiling downlights and vinyl click tile-effect flooring complete the room.

Landing

The landing is bright and neatly finished, with a carpeted staircase rising to a half landing with window to the front. A glass balustrade enhances the sense of light and space and there is ceiling lighting and



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there is a shelved airing cupboard housing the water cylinder. A loft hatch with ladder provides access to the insulated attic space

Bedroom One

3.26 x 3.23m (10'8" x 10'7")

Bedroom one is a beautifully presented front-facing double room enjoying impressive views towards the Cairngorms. The room is tastefully finished with soft carpet flooring, ceiling lighting and a stylish mirrored wardrobe, offering excellent fitted storage.

Bedroom Two

2.86 x 3.76m (9'4" x 12'4")

Another well-presented double room with a rear-facing window enjoying views towards the hills. There is fitted wardrobe with excellent hanging and shelved storage, soft carpeting and ceiling lighting.

Bedroom Three and En-Suite

2.57 x 2.76m & 0.81 x 2.74m (8'5" x 9'0" & 2'7" x 8'11")

A bright rear facing room enjoying views towards the hills, with fitted carpet and ceiling lighting. Ideal as a third bedroom, nursery, home working space or games room. It benefits from its own en-suite shower room with WC, wash hand basin with vanity unit and chrome mixer tap, heated towel rail and a glazed shower enclosure with rainforest shower head.

Outside

To the front of the home there is a lawned front garden with paved path access and open views across the surrounding green space towards the Cairngorms. To the rear, the enclosed rear garden is laid mainly to lawn with a paved path, drying area, a timber wood store and a storage shed measuring approx 3 x 2.5m. A gate leads to the communal car park.

Services

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

Entry

By mutual agreement.

Price

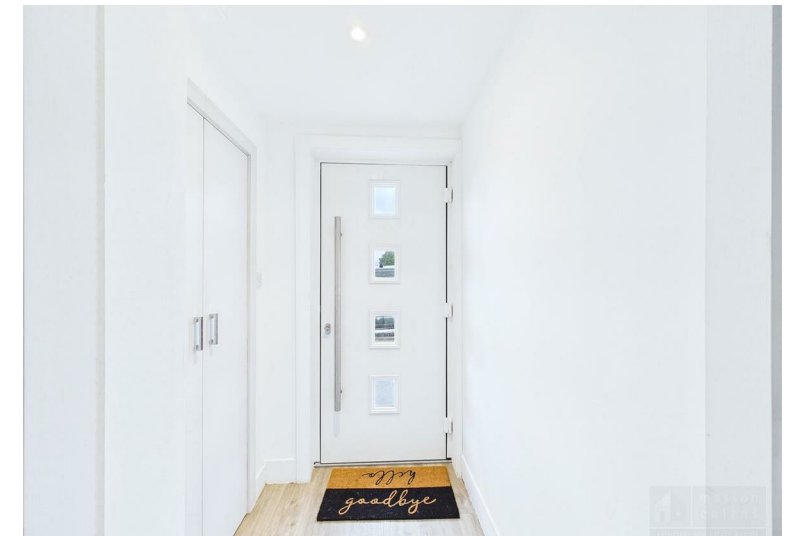
Offers over £220,000 are invited

Viewings and Offers

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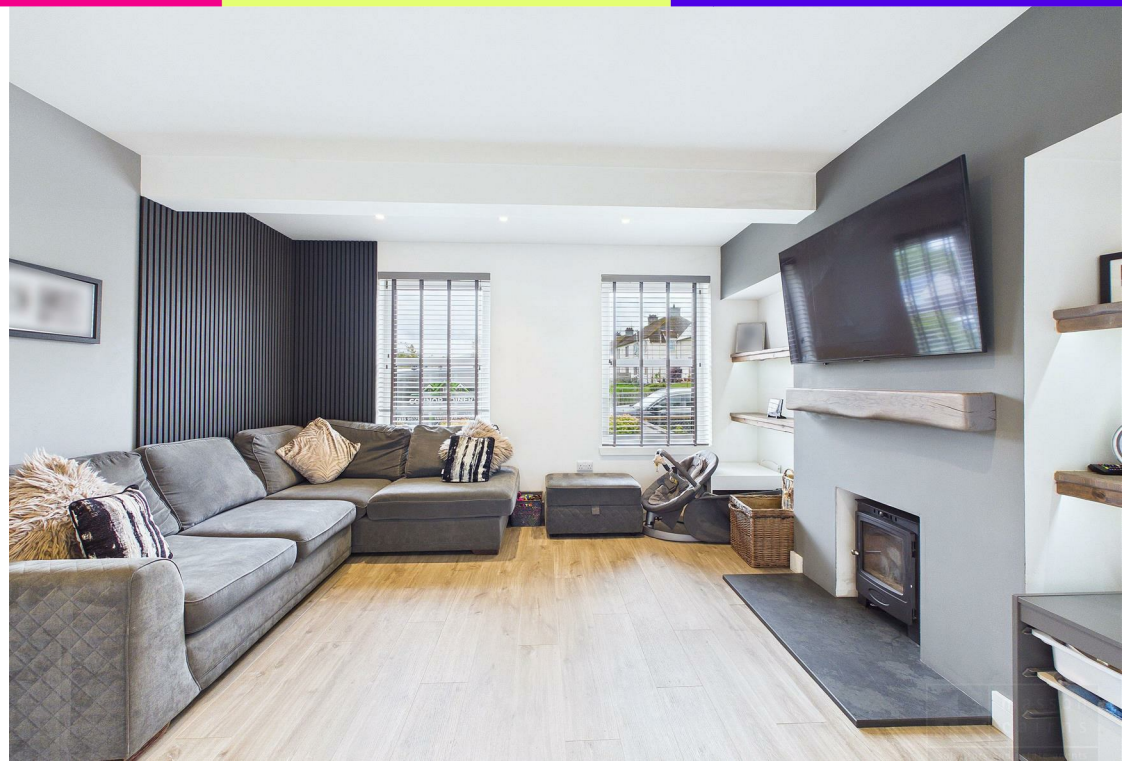
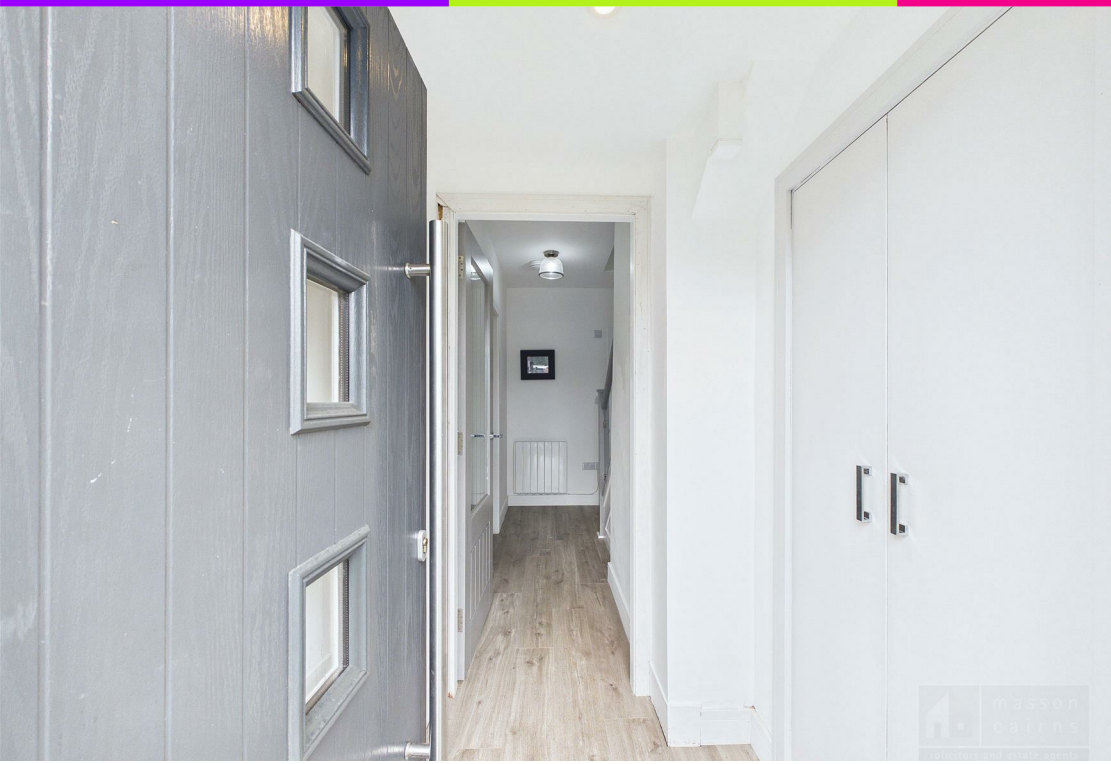
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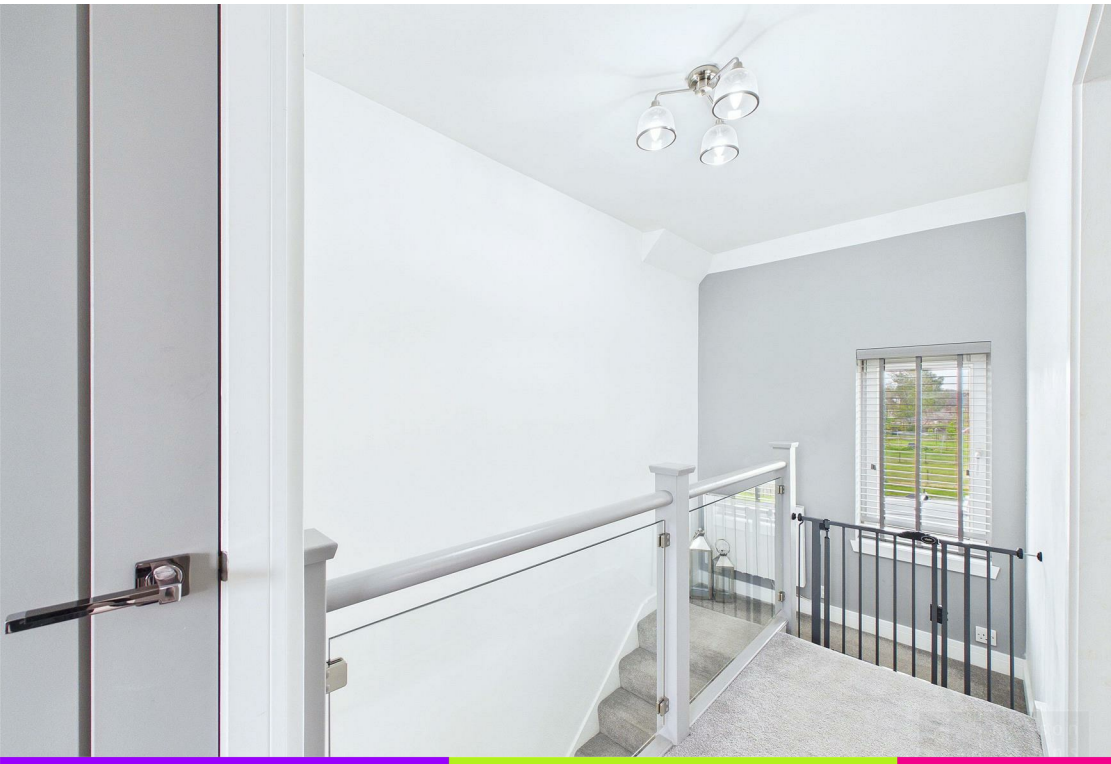
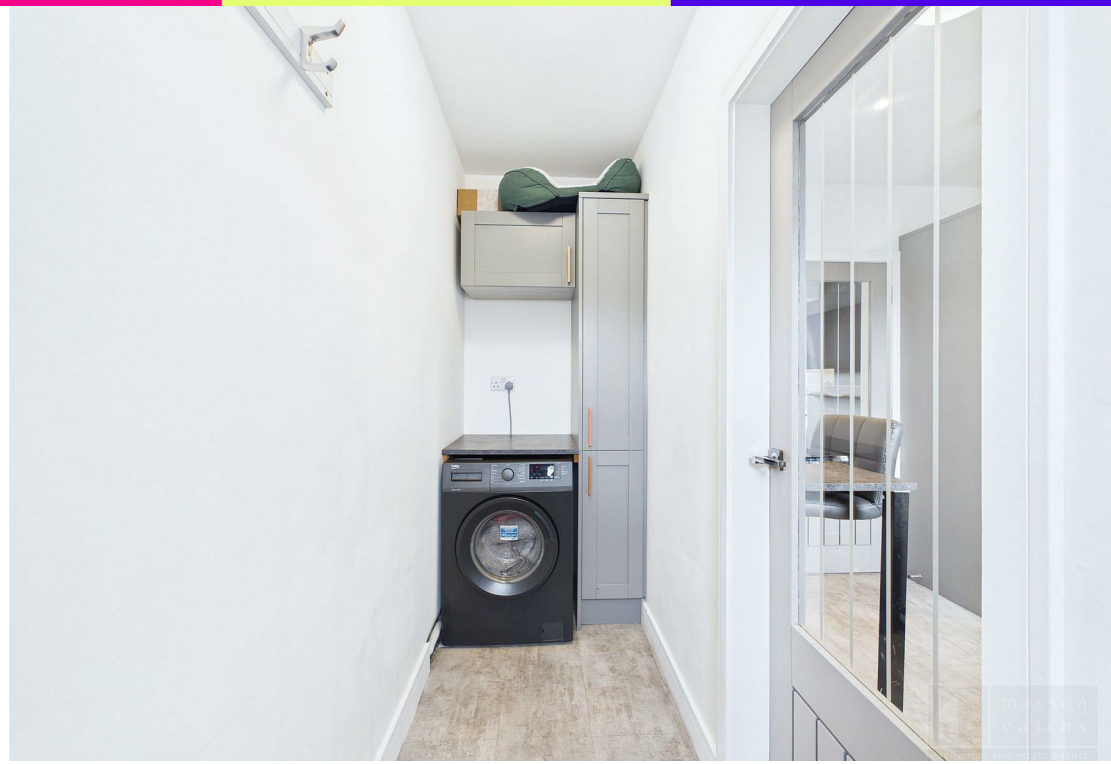
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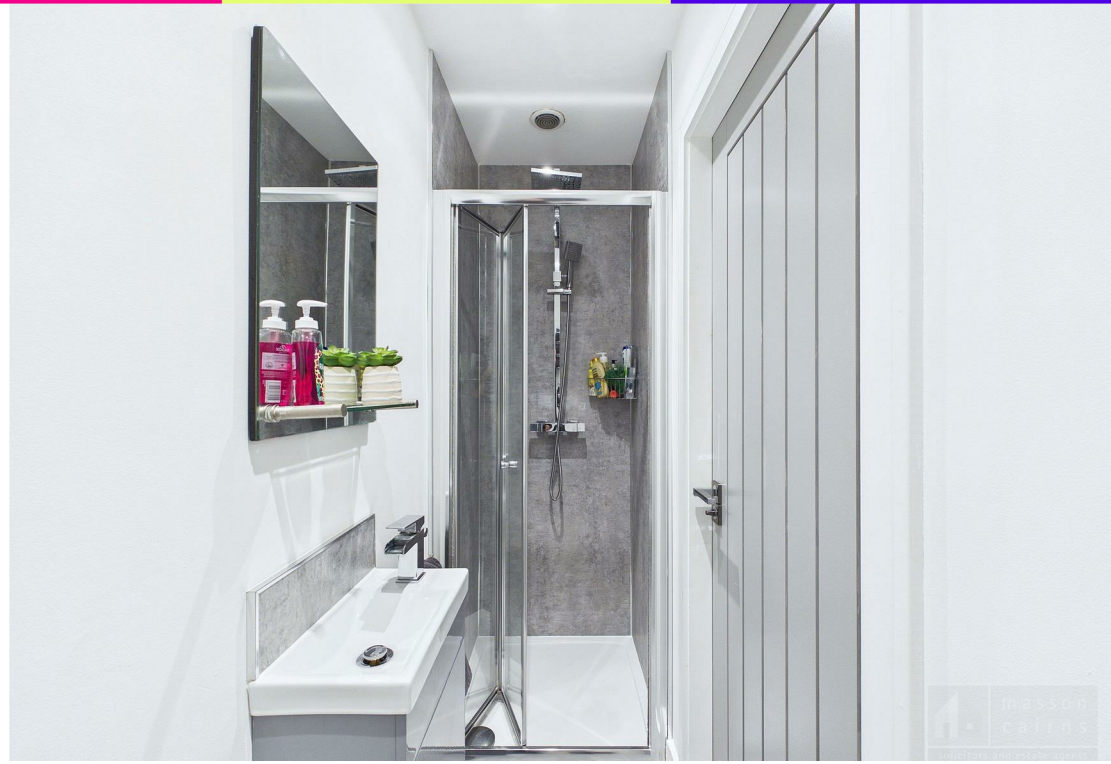
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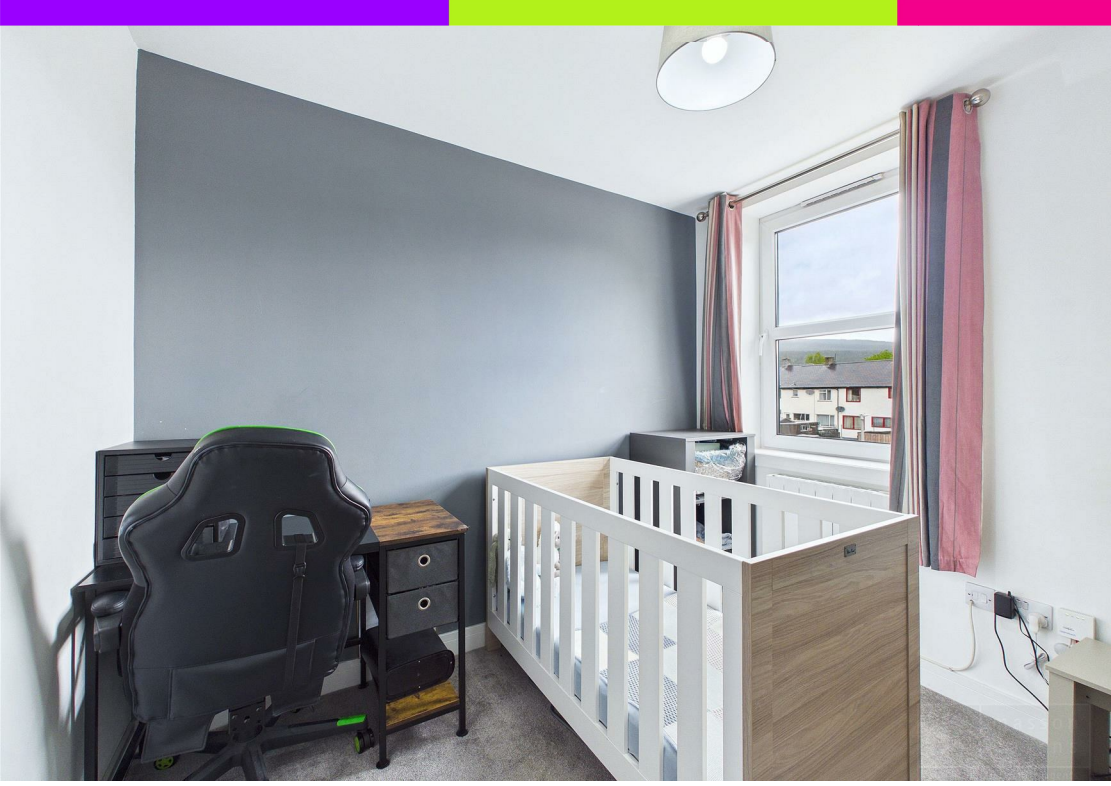




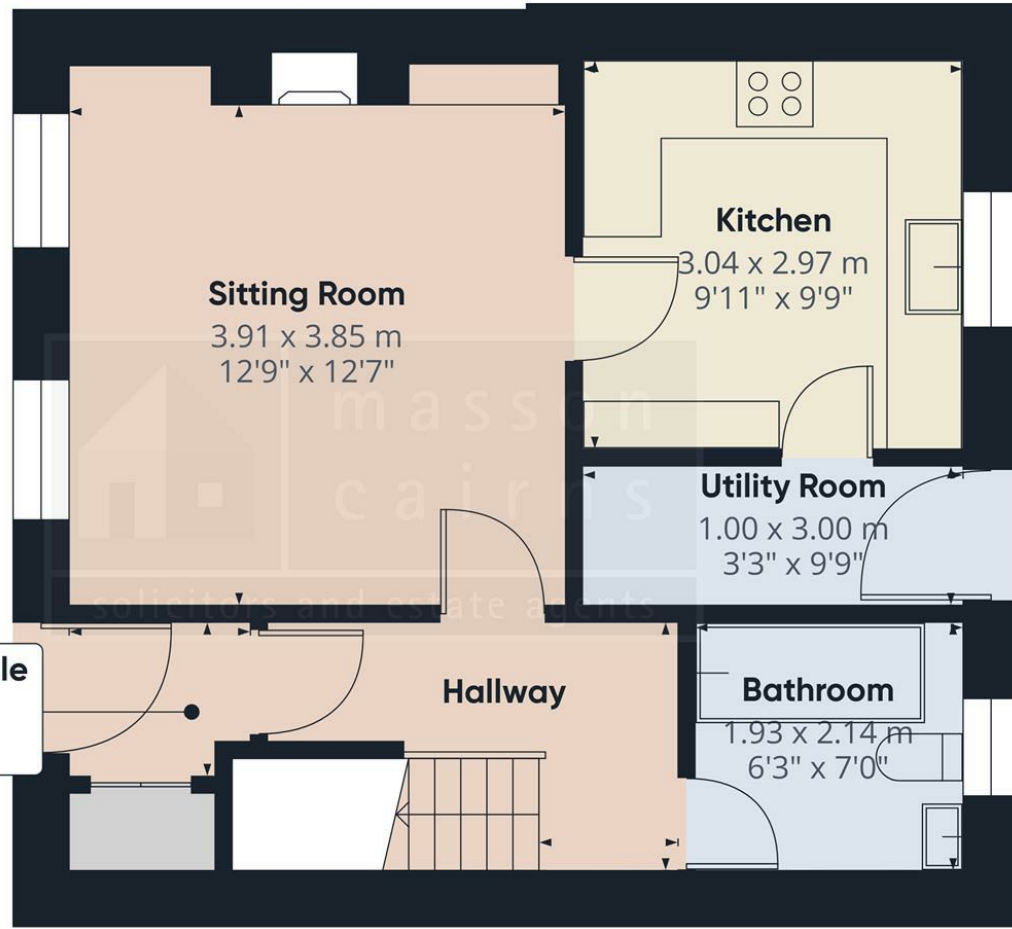












Approximate total area⁽¹⁾
41.4 m²
445 ft²

(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.

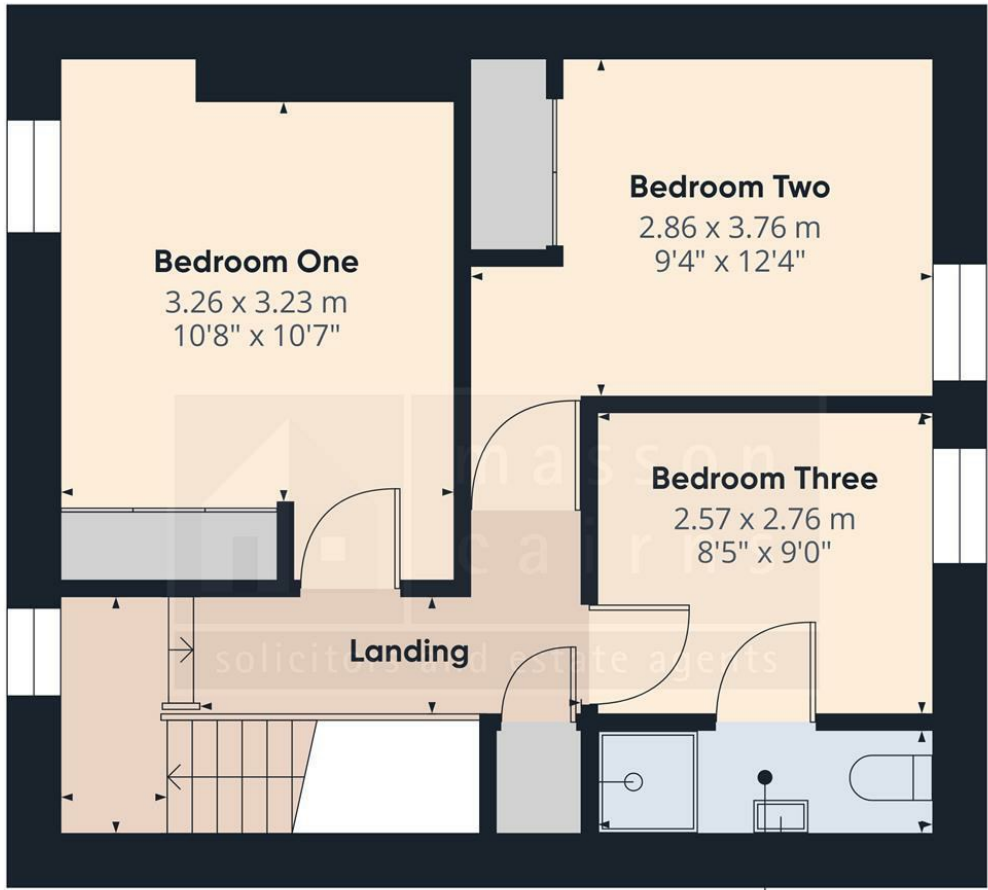
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Floor 1

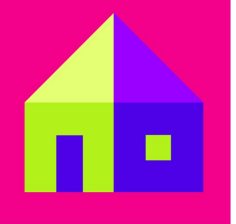


Approximate total area⁽¹⁾
 40.4 m²
 436 ft²

(1) Excluding balconies and terraces

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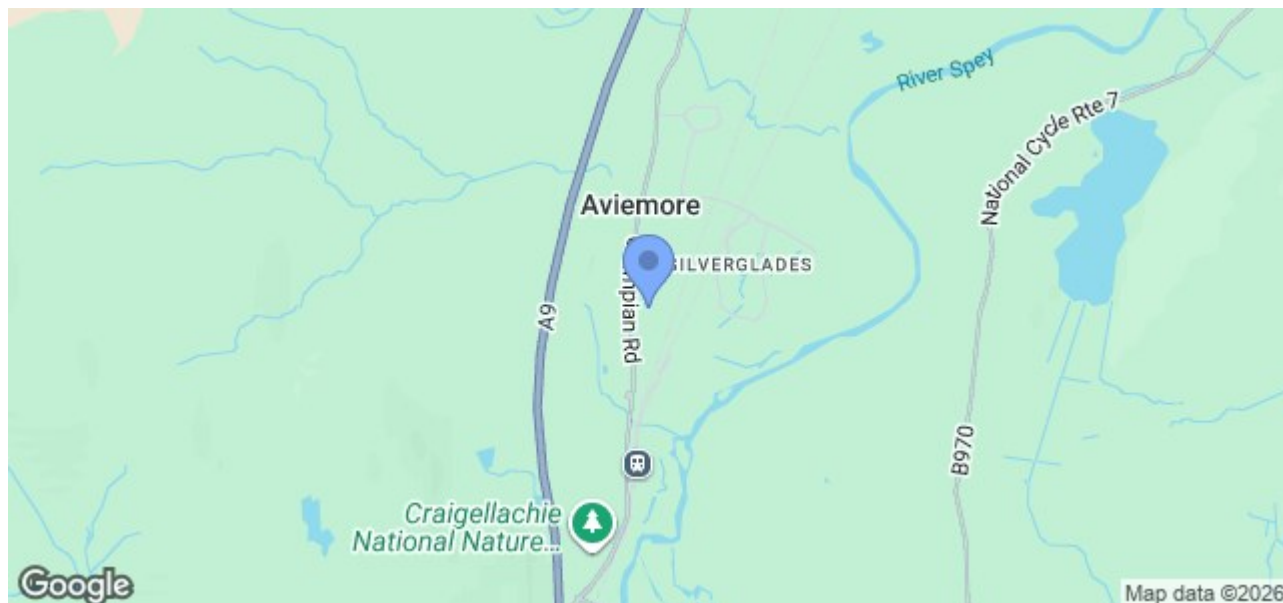


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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