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1 Newlands Road, Aviemore, PH22 1TJ

**SOLD £235,000**

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

SOLD - Set within a peaceful cul-de-sac in a sought-after modern development on the edge of Aviemore, this attractive two-bedroom semi-detached home offers generous and well-presented accommodation with some views towards the Cairngorm Mountains and Craigellachie Nature Reserve. This stylish home is arranged over two floors and thoughtfully designed to suit modern living. The ground floor is entered via a bright and welcoming entrance vestibule with space for coats and shoes, leading into a spacious hallway. Off the hall is a convenient cloakroom/WC, and a well-proportioned sitting room which enjoys natural light from a window to the front and double doors that open directly to the outside. There is a bright kitchen/dining area, which stretches the full width of the house and provides ample workspace, storage, and room for family dining. Upstairs, the first floor offers two generous double bedrooms, each with excellent floor space, natural light and bright aspects with views in addition to integral storage. A bright and contemporary family bathroom with shower-over-bath serves both rooms. The property benefits from full double glazing and a highly efficient, thermostatically controlled community biomass underfloor and radiator heating system, ensuring comfort throughout the year. Externally, the home is complemented by a private rear garden and parking provision to the front within this quiet development. This appealing home is ideally located to take advantage of the wide range of outdoor pursuits and local amenities Aviemore has to offer, making it an excellent choice for first time buyers, families or downsizers. Viewing is highly recommended to fully appreciate the space, quality, and setting on offer. EPC C Council Tax D, Home report available at [massoncairns.com](http://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](http://massoncairns.com) where an online copy is available to download.

EPC Rating C

### Entrance Vestibule

2.06 x 1.38m (6'9" x 4'6")

The home is approached via a timber gate and a paved pathway leading to a modern composite front door with an opaque glazed panel, offering both style and privacy. This opens into a bright and practical entrance vestibule, finished with laminate flooring and ceiling lighting. There is a timber and glazed internal door leading into the main hallway, while the vestibule itself provides a useful space for coats and shoes, with wall-mounted hooks for outerwear and room for footwear storage. A timber hatch also provides access to the front loft area.

### Hallway

3.95 x 1.95m (12'11" x 6'4")

Entry into the generous hallway is via a timber and glazed door from the vestibule, opening into a bright and welcoming space that provides access to the sitting room, kitchen/dining area, and wc, as well as to the staircase leading to the first floor. A large under-stair cupboard provides excellent storage and houses the central heating interface unit. The area is finished with carpet flooring, ceiling lighting, and benefits from efficient underfloor heating.

### WC

2.09 x 0.90m (6'10" x 2'11" )

This ground floor wc features a pedestal wash hand basin with twin taps and tiled splash back, wc with twin flush, ceiling lighting, radiator and mosaic tile effect flooring. An opaque window to the front provides natural light and privacy.

### Sitting Room

3.92 x 4.09m (12'10" x 13'5")

The sitting room is a bright, welcoming space with a generous footprint, ideal for both relaxing and entertaining. Natural light streams in through glazed patio doors to the side and a large front window, which frames a lovely outlook towards the Craigellachie Nature Reserve. The room has a stylish electric fireplace with a timber mantle and surround, adding a cosy focal point. Additional features include soft carpet flooring, ceiling lighting, and the comfort of underfloor heating.

### Kitchen / Dining

3.02 x 6.19m (9'10" x 20'3")

The kitchen and dining area is a airy and spacious room, ideally designed for modern family living and entertaining. It features an array of fitted base and wall units with complementary work surfaces, a stainless steel sink with drainer, and a freestanding cooker with a stylish extractor hood. There is ample space for a range of appliances including a fridge, freezer, washer dryer, and dishwasher. A large integrated larder cupboard adds practicality, while natural light floods the space through a rear-facing window and a glazed door that leads directly out to the garden. The room also comfortably accommodates a family-sized dining table, making it a welcoming and sociable hub of the home. Further features include laminate flooring, spot ceiling lighting, and underfloor heating.



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#### Landing

4.35 x 2.11m (14'3" x 6'11")

The landing provides access to the first floor accommodation. There is also carpet flooring, a loft access hatch, ceiling lighting, radiator, Velux window to the rear, and two storage cupboards one of which houses the hot water tank, with back up immersion heater.

#### Bedroom One

3.47 x 3.34m (11'4" x 10'11")

This bedroom boasts impressive picture windows with views over the rear garden and across to the Cairngorm Mountains. The bedroom enjoys good storage by way of a double integrated wardrobe with sliding doors and there is carpet flooring, ceiling lighting and a radiator.

#### Bedroom Two

3.47 x 2.84m (11'4" x 9'3")

Bedroom Two is another generously proportioned double room enjoying excellent natural light from a large window. The room benefits from a double integral wardrobe with sliding doors, providing ample hanging and shelved storage. Additional features include soft carpet flooring, ceiling lighting, and a radiator.

#### Bathroom

1.76 x 2.61m (5'9" x 8'6")

The bathroom is well appointed with a wc, pedestal wash hand basin with twin taps and tiled splash back, and a bath with a shower, glazed screen and fully tiled surround. Natural light pours in through a Velux window and additional features include a shaver point, towel rail, ceiling lighting, radiator and vinyl flooring.

#### Outside

The front of the property is enclosed by timber fencing and accessed via a low level gate, with a paved path leading through a neatly kept lawn to the front entrance. A lock block driveway provides convenient off-street parking and there is an outside tap at the front of the house to allow for car washing, additional communal parking spaces are available opposite. The fully enclosed rear garden is a standout feature, offering a generous lawn bordered by fencing for privacy, with some views towards the Cairngorms. A timber shed offers excellent storage for garden or sports equipment, complemented by a rotary clothes dryer and planted beds, creating a peaceful and practical outdoor space.

#### Services

It is understood that there is mains water, drainage and electricity. There is biomass central heating with a mix of underfloor and radiators.

#### Entry

By mutual agreement.

#### Fixed Price

UNDER OFFER

#### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns  
Strathspey House  
Grantown on Spey  
Moray  
PH26 3EQ  
Tel: (01479) 874800  
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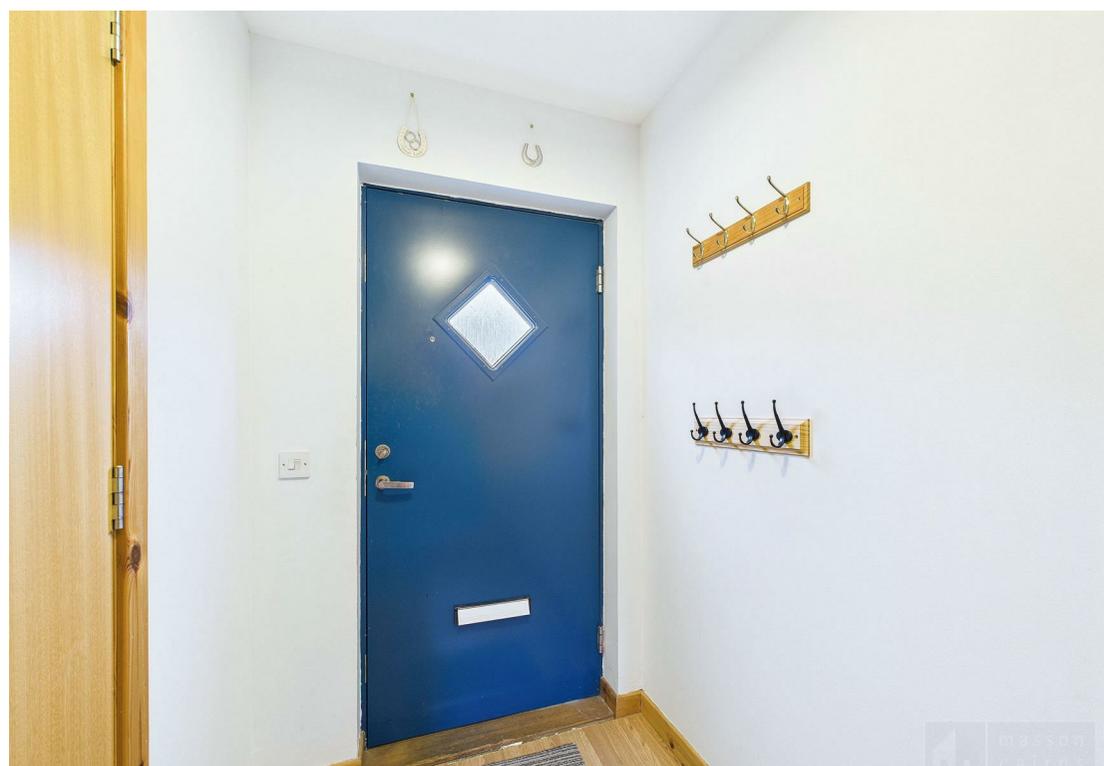
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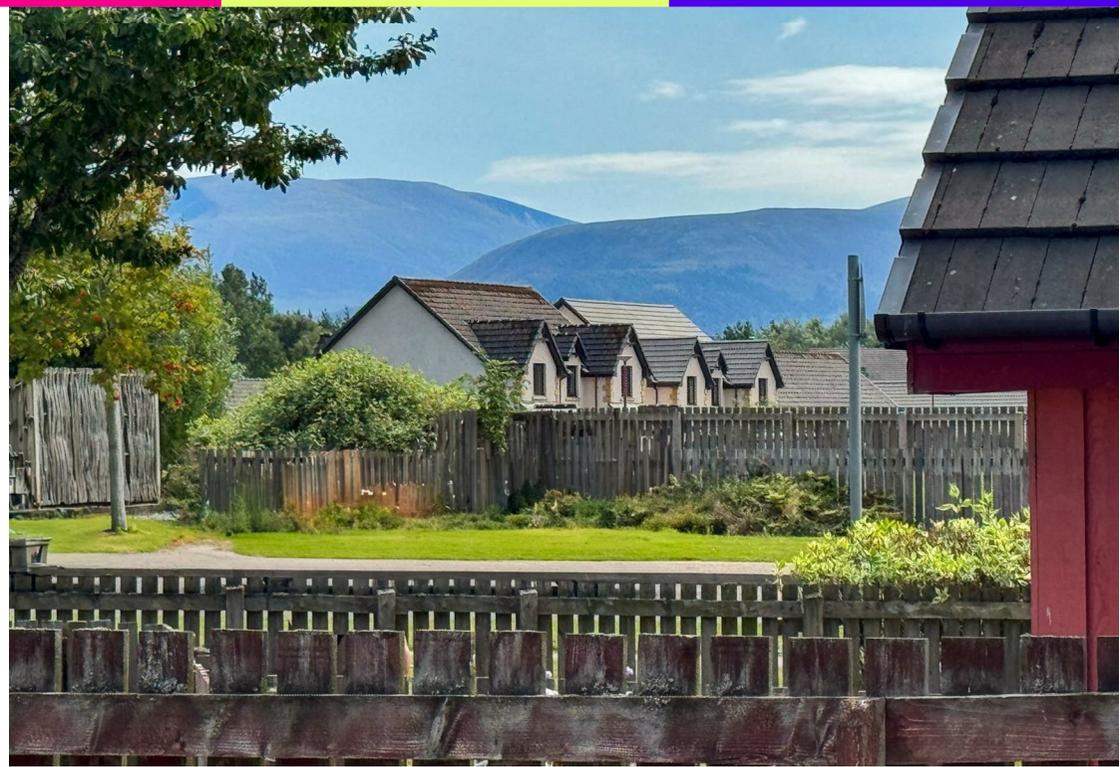










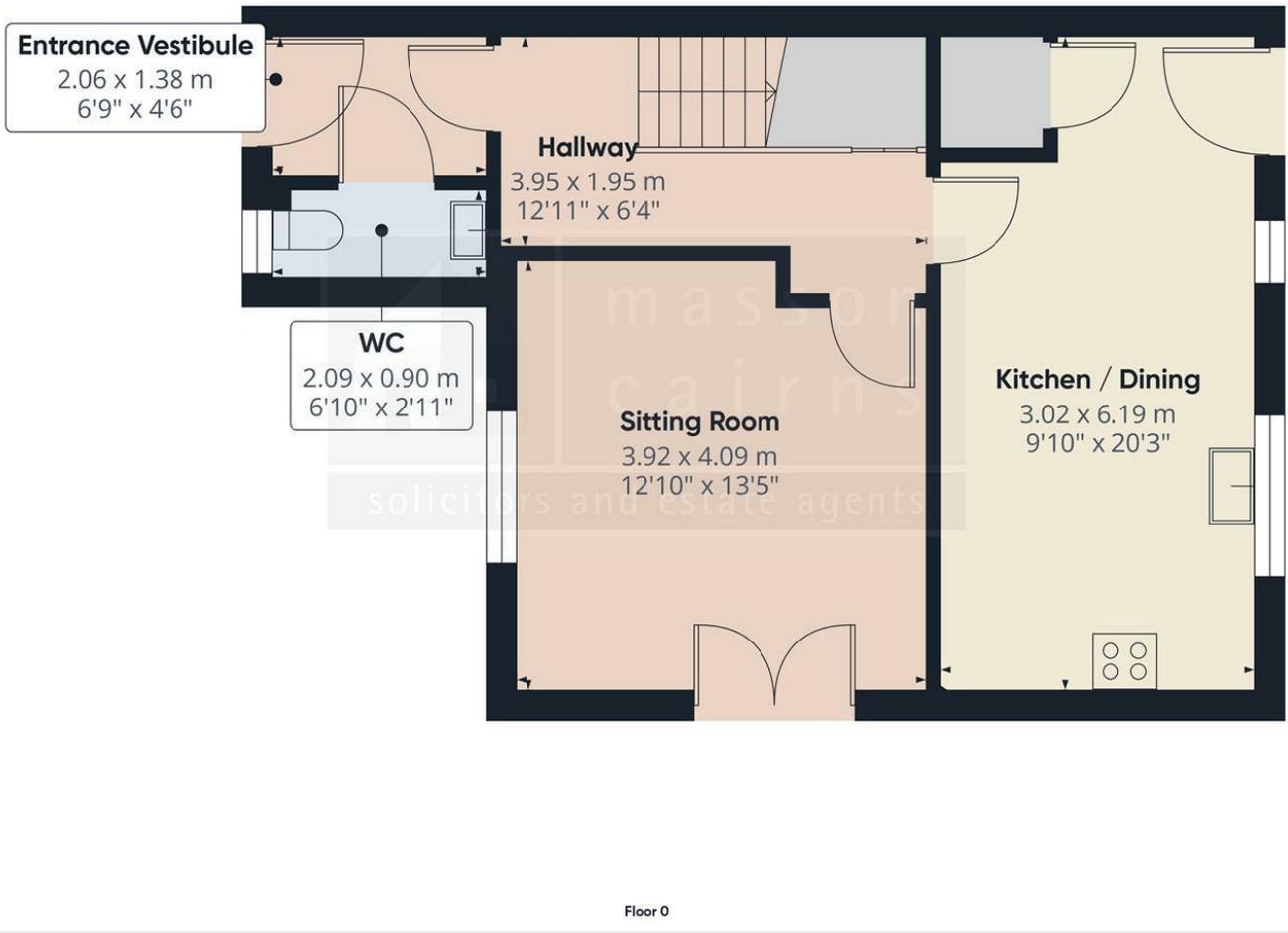








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FOR SALE



**Approximate total area<sup>(1)</sup>**  
47.4 m<sup>2</sup>  
509 ft<sup>2</sup>

(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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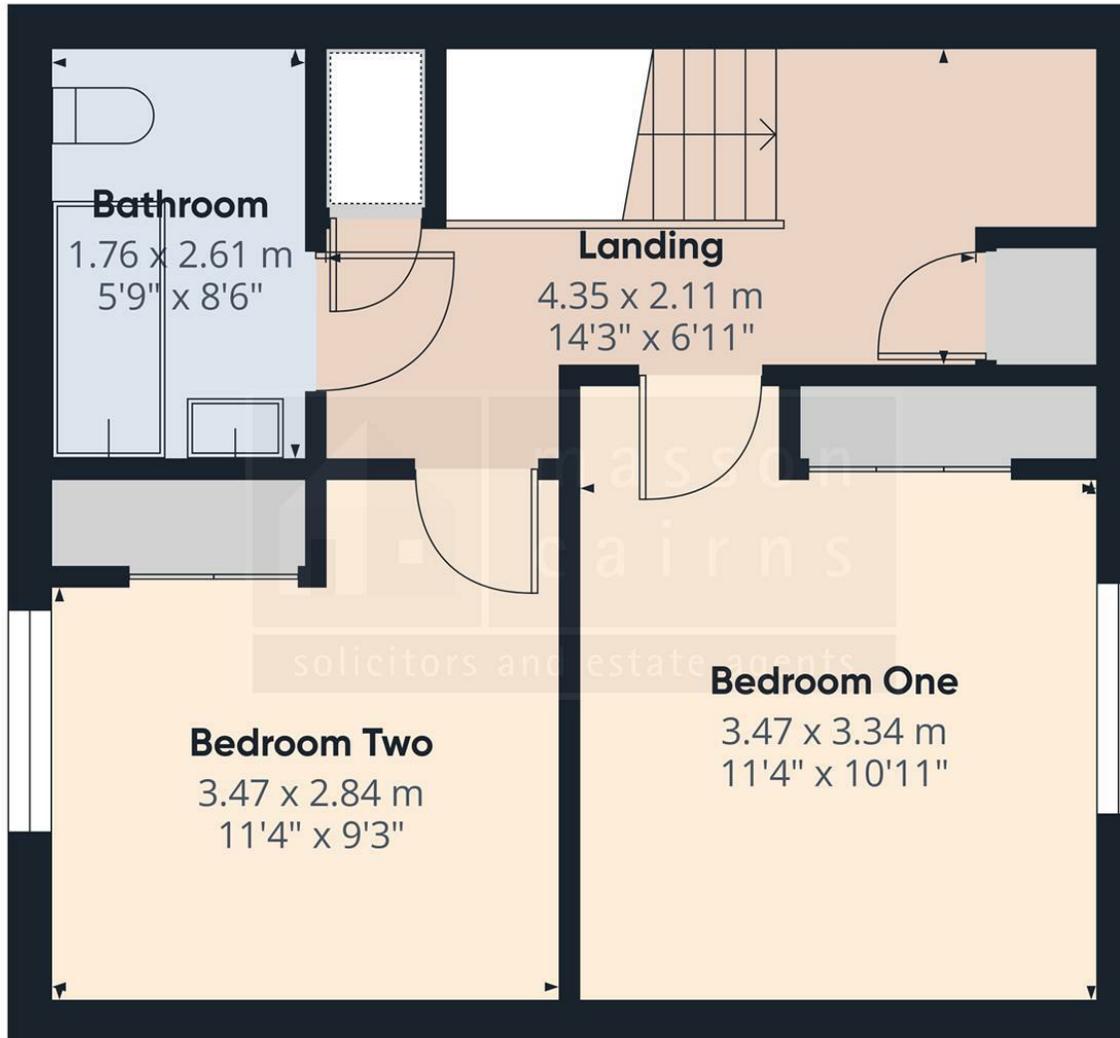
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Floor 1



Approximate total area<sup>(1)</sup>  
38.8 m<sup>2</sup>  
418 ft<sup>2</sup>

(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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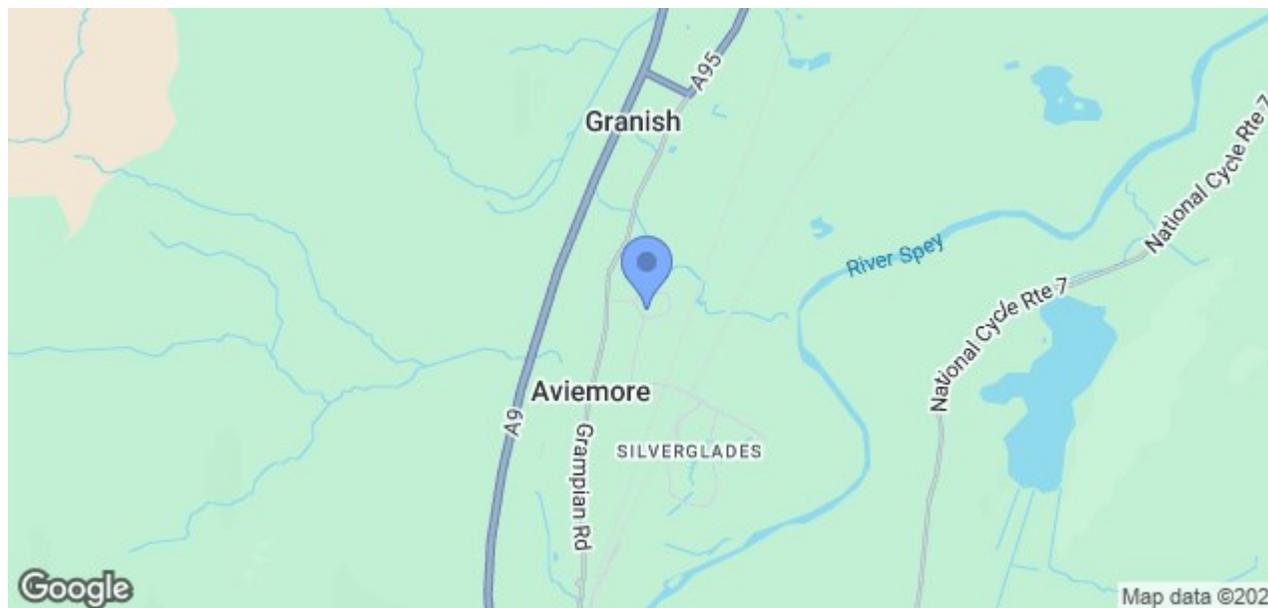


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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



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