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

**UNDER OFFER £475,000**

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

solicitors and estate agents

UNDER OFFER - Occupying a superb position in Aviemore, this modern home enjoys a fantastic location and is finished to an excellent standard throughout. The home offers a thoughtfully designed layout with bright, well-proportioned accommodation ideally suited to family living. The entrance opens into a welcoming hallway with a convenient guest WC, setting the tone for the quality and finish found across the home. The sitting room is particularly impressive, offering generous proportions and a contemporary feel while glazed doors flood the space with natural light while also allowing a wonderful connection between the interior and the spacious gardens which extend to around a third of an acre. At the heart of the home lies an open-plan kitchen and dining area, fitted with modern base, wall and drawer units, integrated appliances and ample work surfaces. This space functions as both a practical family hub and an excellent area for dining, with direct access to a separate utility room providing further convenience. The bedrooms are all comfortably sized and attractively finished. The principal bedroom benefits from a well-appointed en-suite, while the remaining bedrooms provide flexibility for family life, guests or home working. A family bathroom serves these further bedrooms. Outside, the garden grounds are neatly maintained and enjoy a pleasing sense of privacy, capitalising on the elevated setting. The location combines a tranquil residential environment with easy access to Aviemore's wide range of amenities, schooling and transport connections, as well as easy access to woodland walks and the extensive outdoor opportunities of the Cairngorms National Park. A stylish and high-quality home, well positioned within one of Aviemore's most desirable modern developments. EPC C, Council Tax F, Home Report 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](http://massoncairns.com) where an online copy is available to download.

EPC Rating C

### Entrance Vestibule

1.43m x 2.46m (4'8" x 8'0")

Accessed from the front of the property, the entrance vestibule provides a bright and neatly defined introduction to the home. Decorated in light neutral tones, it offers a practical transition space with direct access to the ground floor WC and a further door leading through to the main hallway.

### Hallway

The central hallway is spacious and well presented. Finished with soft carpet flooring and with a carpeted staircase ascending to the first floor, it offers excellent connectivity between the principal living areas, including the sitting room, kitchen/dining area and integral garage. A substantial storage cupboard provides ample room for coats and footwear. A Velux window on the stairway introduces additional natural light, enhancing the sense of openness, while neutral décor and a timber balustrade add warmth and character.

### WC

1.74m x 1.46m (5'8" x 4'9")

Conveniently positioned off the vestibule, the cloakroom is bright and smartly

finished, comprising a modern white suite with pedestal basin and WC. An opaque front-facing window provides natural light and privacy, while tiled splash back tiling, contemporary flooring and there is a heated towel rail.

### Sitting Room

3.73m x 6.29m (12'2" x 20'7")

An impressive and generously scaled principal reception room, the sitting room enjoys excellent natural light and an attractive outlook. Finished with soft carpet flooring and calm, neutral décor, the space is both comfortable and refined. Glazed doors open directly to the rear garden with access to the generous rear gardens. A contemporary wood-burning stove forms an appealing focal point, adding warmth and atmosphere and the proportions readily accommodate a full range of lounge furnishings, making this an ideal setting for both relaxed family evenings and entertaining.

### Kitchen & Dining Area

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

Bright, spacious and well configured, the kitchen and dining area forms the heart of the home. The contemporary fitted kitchen includes quality integrated appliances, a ceramic hob with illuminated extractor, integral fridge freezer and dishwasher, alongside extensive cabinetry and generous work surfaces. Under-unit lighting adds subtle ambience, while large windows capture impressive open views and draw in abundant natural light. There is ample space for a family dining table, creating a sociable and highly functional environment, with a connecting door leading to the adjoining utility room.

### Utility

2.02m x 1.98m (6'7" x 6'5")

A practical continuation of the kitchen space, the utility room is fitted with a stainless-steel sink and work surface, with plumbing for laundry appliances and space for additional white goods. A glazed external door provides direct access to the rear garden, making it particularly useful as a boot room after outdoor pursuits. An internal door leads to a sizeable shelved cupboard (2.0m x 0.84m), ideal for household equipment and supplies.

### Landing

The first-floor landing is bright and neatly presented, illuminated by a Velux window positioned above the stairwell which enhances the natural light. Finished with fitted carpet and complemented by a timber balustrade, this central space provides access to all three bedrooms and the family bathroom. A loft hatch offers access to the attic above.



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### Principal Bedroom & En-suite

4.02m x 3.48m & 3.31m x 2.00m (13'2" x 11'5" & 10'10" x 6'6")

A spacious and attractively finished principal bedroom positioned to the front of the property, enjoying excellent natural light through a large picture window. Decorated in calm, neutral tones, the room offers generous proportions along with twin double mirrored sliding-door wardrobes providing substantial built-in storage. A door leads through to the contemporary en-suite shower room, which is stylishly appointed with a vanity unit incorporating a wash hand basin and concealed cistern WC, a heated towel rail and a fully enclosed shower cubicle. Modern tiling completes the space, while an opaque rear-facing window ensures natural light and ventilation in addition to the extractor fan.

### Bedroom Two

3.74m x 2.45m (12'3" 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.

### Bedroom Three

3.75m x 3.02m (12'3" x 9'10")

Positioned to the rear, this bright bedroom enjoys superb open views towards the Cairngorm Mountains, 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.

### Bathroom

3.39m x 1.18m (11'1" x 3'10")

The family bathroom is finished in a modern style and fitted with a bath incorporating tiled surround and a separate shower enclosure with wet wall surround. A vanity unit with integrated wash hand basin provides useful storage and display shelving, alongside a concealed cistern WC and heated towel rail. A Velux window introduces excellent natural light and ventilation, while a built-in cupboard discreetly houses the water cylinder.

### Integral Garage

3.25m x 5.49m (10'7" x 18'0")

The lined and insulated integral garage is generously proportioned and equipped with power and lighting. An up-and-over door provides access from the front driveway, with a further internal door connecting directly to the hallway. In addition to secure parking and storage, the space offers clear scope for alternative uses such as a workshop, fitness area or potential future conversion, subject to the necessary consents.

### Outside

Extending to circa 0.34 Acres, a private tarmac driveway to the front provides ample off-street parking and leads to the integral garage, complemented by an area of lawn with shrub planting. A gated side pathway gives access to the enclosed rear garden which is a particularly appealing feature of the property, offering a generous, gently sloping lawn that enjoys an open and airy feel with a pleasing outlook towards surrounding trees and neighbouring woodland with glimpses of the Cairngorms. Largely laid to grass and bordered by timber fencing, the garden provides a wonderful sense of space and privacy while remaining easy to maintain. There is ample room for outdoor seating, play or informal entertaining, with the layout lending itself equally well to relaxed family use or further landscaping if desired. Mature trees and planting beyond the boundary create an attractive natural backdrop, enhancing the tranquil setting and drawing in seasonal colour, while the overall southerly orientation allows the garden to enjoy good levels of daylight throughout the day, making it a calm and inviting outdoor space that complements the house beautifully.

### Services

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

### Entry

By mutual agreement.

### Price

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### Viewings and Offers

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

Masson Cairns  
Strathspey House  
Granttown on Spey  
Moray  
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Tel: (01479) 874800  
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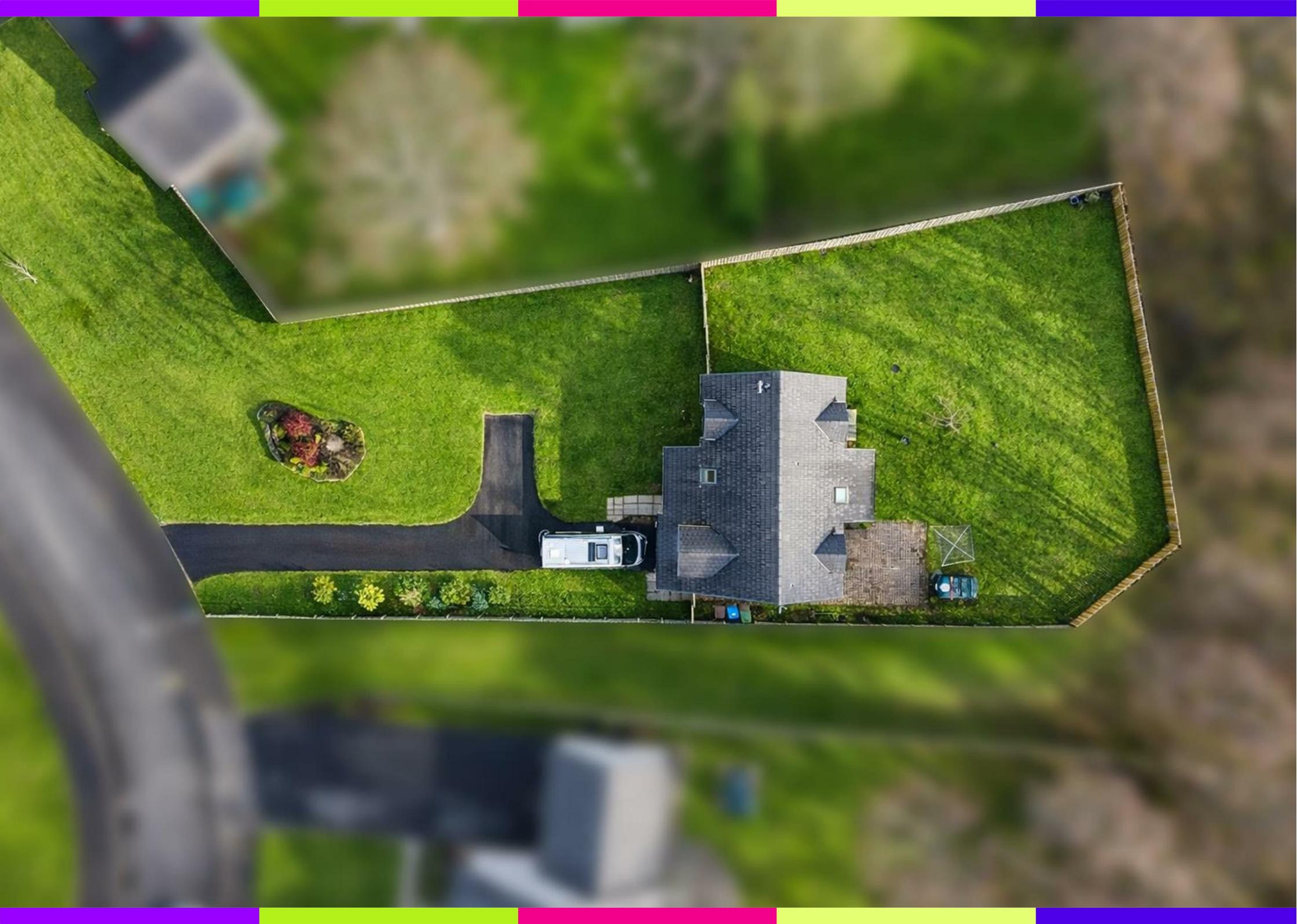
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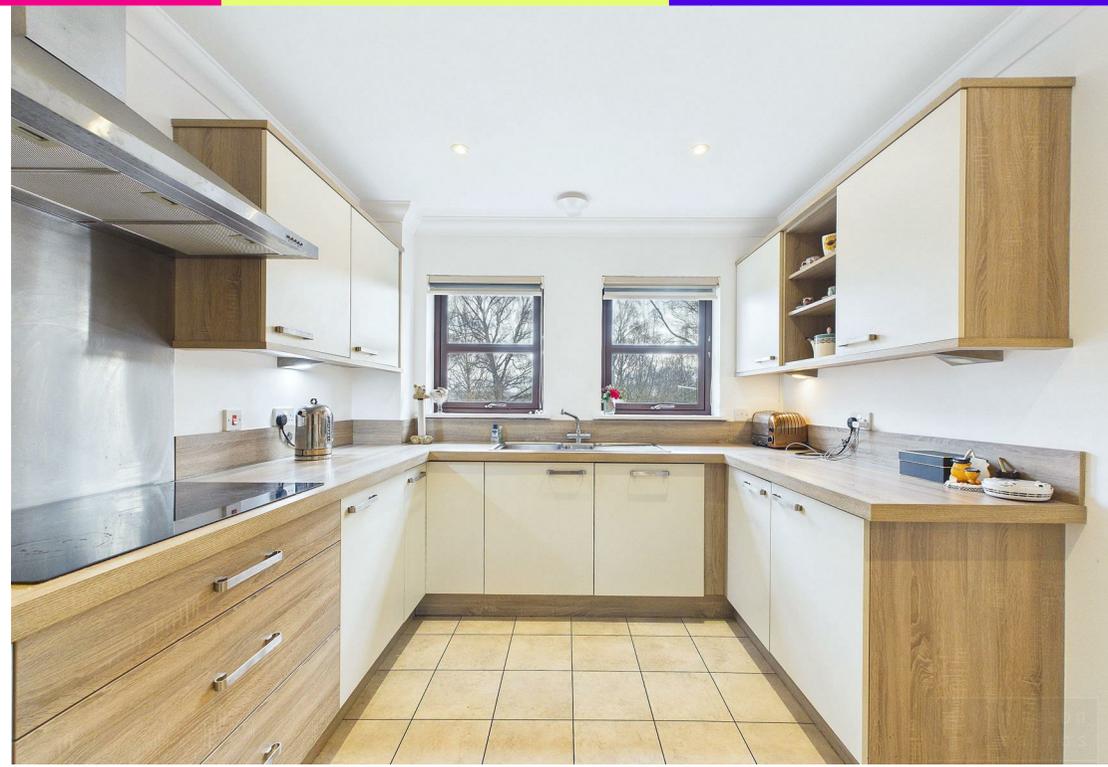


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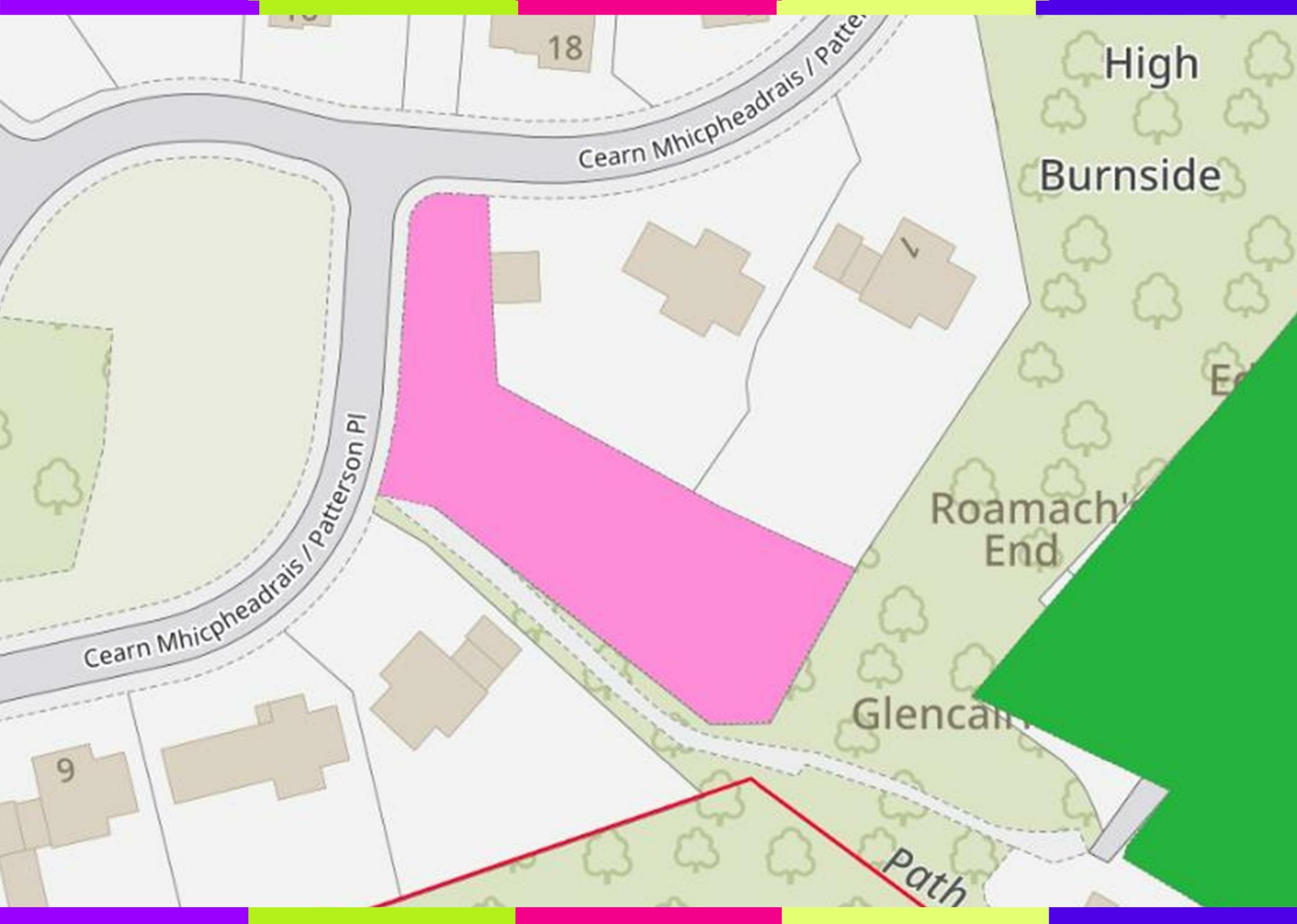












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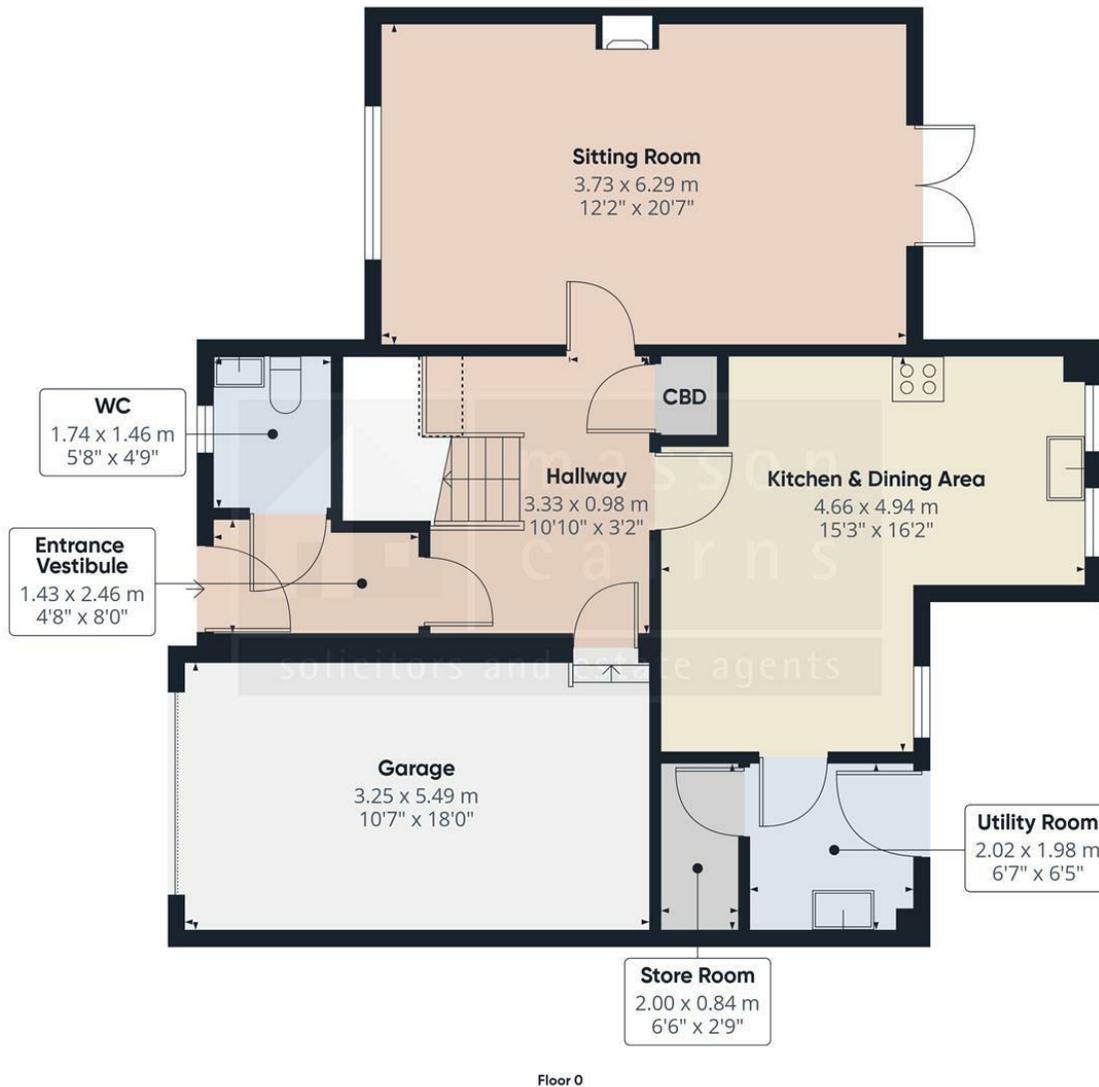
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Path



**Approximate total area<sup>(1)</sup>**  
84.2 m<sup>2</sup>  
906 ft<sup>2</sup>

**Reduced headroom**  
0.5 m<sup>2</sup>  
5 ft<sup>2</sup>

(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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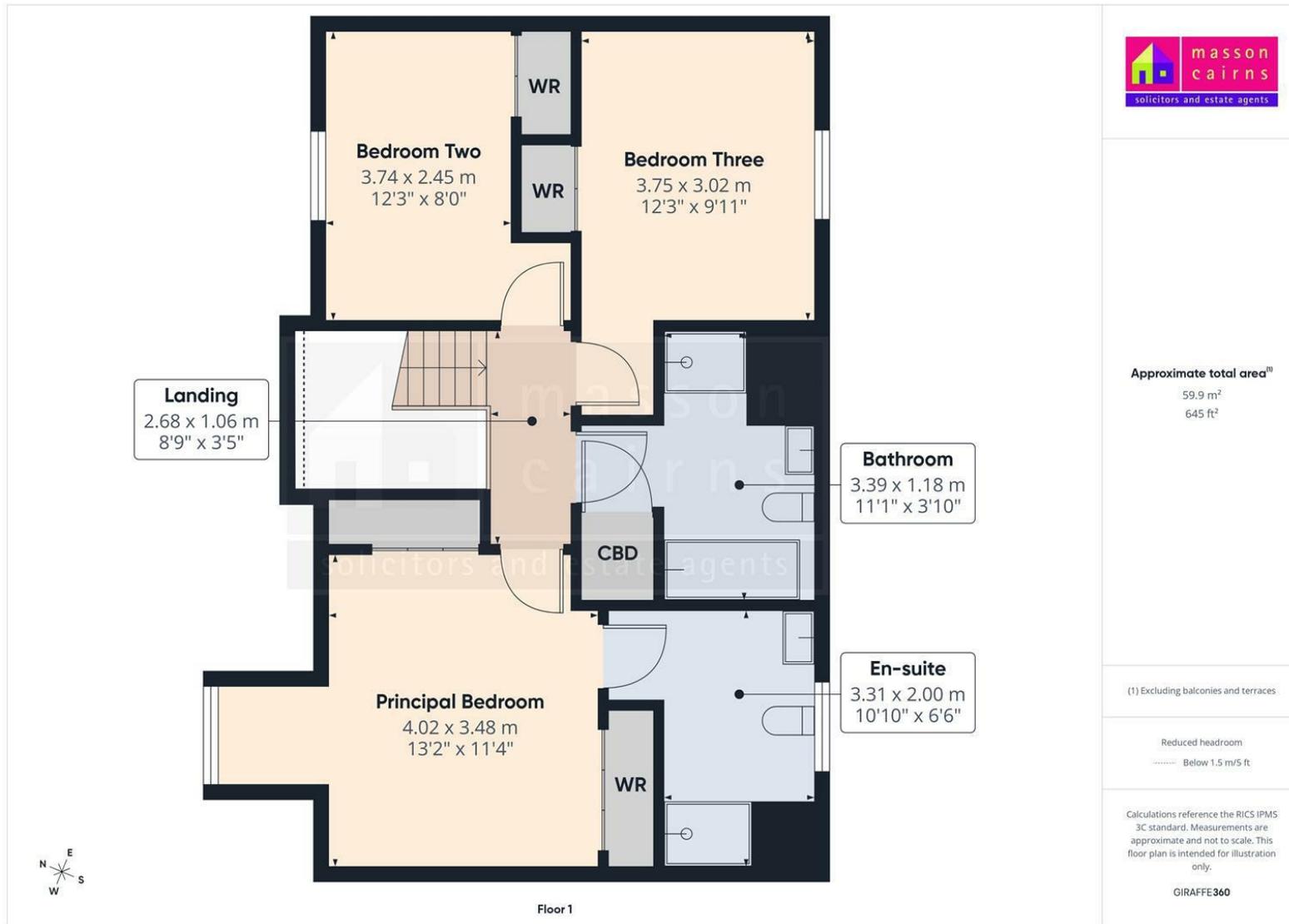
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy 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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