

masson cairns LTD

solicitors and estate agents

**11 Grampian View, Aviemore, PH22 1TF**

**Offers Over £295,000**

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

Situated within a quiet and established residential area of Aviemore, 11 Grampian View is a beautifully presented and extended three-bedroom detached home offering flexible family accommodation extending to approximately 126sqm. Thoughtfully enhanced over the years, the property combines generous living space with excellent versatility, making it ideal for growing families, home working or multi-generational living. The welcoming entrance hall leads to a bright and spacious sitting room where a feature wood-burning stove set within an attractive fireplace that creates a warm focal point. The modern kitchen provides excellent storage and worktop space and connects seamlessly to the dining room overlooking the rear garden, while a further family room (currently arranged as a bedroom) offers excellent amenity while the impressive utility room offers outstanding practicality with laundry and storage space together with direct access to the covered outdoor entertaining area. Two well-proportioned bedrooms on the ground floor provide flexible accommodation, served by a contemporary family bathroom, while the substantial first-floor attic space currently utilised as a bedroom creates a superb private area with generous floor space, excellent natural light from Velux windows and ample room for dressing or seating areas. Outside, the property enjoys enclosed garden grounds with a lawn providing an ideal environment for children, pets and outdoor entertaining. A covered pergola seating area offers sheltered outdoor living, while the driveway provides ample private parking. Well maintained throughout and offering a rare combination of adaptable accommodation, generous gardens and a desirable location within easy reach of Aviemore's excellent amenities, schools and outdoor pursuits, this is an outstanding family home in the heart of the Cairngorms National Park. EPC B, Council Tax D, Home report available online at massoncairns.com

# Offers Over £295,000







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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 B

**Entrance Hall**
The entrance hall is a bright and practical space, accessed via an external door with glazed panel. Finished with laminate wood flooring, the hall provides an excellent first impression and offers a useful area for coats, shoes and everyday storage. Fitted base units with generous worktop space and cupboard storage add further practicality, while a window allows natural light into the room. From here, doors lead through to the adjoining accommodation, including the utility room and inner hallway.

**Inner Hall**
The inner hall provides a useful link between the main ground floor accommodation, with doors leading to the sitting room, bedroom three, bathroom and kitchen area. Finished with laminate wood flooring, there is also a staircase that leads to the upper floor.

**Sitting Room**
4.89m x 3.70m (16'0" x 12'1")
The sitting room is a bright and comfortable reception space, enjoying excellent natural light from a large front-facing window. Generously proportioned and well presented, the room offers ample space for a range of freestanding furniture and provides an inviting setting for relaxing or entertaining. A feature fireplace with timber surround and inset stove creates an attractive focal point, complemented by wall lighting, ceiling lighting and carpet flooring.

**Kitchen & Dining Area**
2.42m x 3.33m & 2.88m x 2.99m (7'11" x 10'11" & 9'5" x 9'9")
The kitchen and dining area is a bright and practical space, well suited to everyday family living. The kitchen is fitted with a generous range of base, drawer, wall and full-height units, complemented by ample worktop space and tiled splash backs. A sink with mixer tap is positioned beneath a rear-facing window, while integrated appliances include an oven, ceramic hob, stainless steel extractor hood and wine cooler. The room is finished with attractive laminate wood flooring which leads through to the dining area that has ample space for a family dining table and chairs. A large rear-facing window and double patio doors allow excellent natural light into the room and provide direct access to the garden/decking area.

**Bedroom Two**
3.62m x 3.15m (11'10" x 10'4")
Bedroom two is a bright and generously proportioned double bedroom, enjoying excellent natural light from a large window. The room is well presented with carpet flooring and ample space for a range of freestanding bedroom furniture. There is also a built-in wardrobe that offers useful hanging and shelved storage.

**Bedroom Three**
3.04m x 2.77m (9'11" x 9'1")
Bedroom three is a well-presented and comfortable bedroom, enjoying natural light from a good-sized front window. Finished with carpet flooring, the room offers flexible space for bedroom furniture or use as a home office/study if required. A built-in wardrobe with mirrored sliding doors provides excellent hanging and shelved storage.

**Bathroom**
2.18m x 1.69m (7'1" x 5'6")
The bathroom is fitted with a three-piece suite comprising a WC, pedestal wash hand basin and bath with shower over, glazed screen and tiled surround. An opaque window allows natural light into the room while maintaining privacy, and additional features include a wall mirror, extractor fan and ceiling lighting.

**Utility Room / Snug**
3.20m x 2.80m (10'5" x 9'2")
The utility room/snug is a spacious and highly practical area, offering excellent flexibility for everyday use. Fitted with space for laundry appliances, including a washing machine and tumble dryer, the room also benefits from useful cupboard

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and worktop space, along with a generous built-in mirrored storage cupboard with hanging and shelved storage. There is recessed downlighting and carpet flooring with glazed double doors with side panels that provide direct access outside and flood the area with light, making this a versatile space that could also be used as a boot room, hobby area or informal snug.

**Family Room**
3.83m x 3.23m (12'6" x 10'7")
This is a spacious and versatile family space which is currently set up as a double bedroom, offering excellent flexibility for use as guest accommodation, a family space, a home office or hobby room if required. The room features carpet flooring, neutral décor and an attractive timber-lined ceiling with recessed downlighting, creating a warm and comfortable feel. A glazed external door provides direct access out to the decked area.

**Attic Space / Bedroom One**
4.56m x 6.53m (14'11" x 21'5")
Attic bedroom one is a spacious and characterful double bedroom with carpet flooring, forming part of the upper floor accommodation and enjoying excellent natural light from multiple Velux windows.

**Outside**
Externally, the property enjoys generous and well-established garden grounds, offering a variety of practical and social outdoor spaces. A decked seating area provides an ideal space for outdoor dining and relaxation, while a covered paved/decked area with timber pergola offers a sheltered space directly accessed from the utility/snug and adjoining accommodation in addition to off street parking in a gravel driveway. Steps and pathways lead through the garden, with further seating areas providing excellent flexibility for family use and entertaining. To the side is a low-maintenance gravelled garden with planted borders, mature hedging and a useful garden shed. Beyond this, there is a substantial communal enclosed lawned garden, bordered by mature trees, hedging and fencing, creating a safe and private space for children, pets and outdoor recreation.

**Services**
It is understood that there is mains water, drainage and electricity. There is air source heat pump central heating and solar pv panels.

**Entry**
By mutual agreement.

**Price**
Offers over £295,000 are invited

**Viewings and Offers**
Viewing is strictly by arrangement with and all offers to be submitted to:-
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Moray
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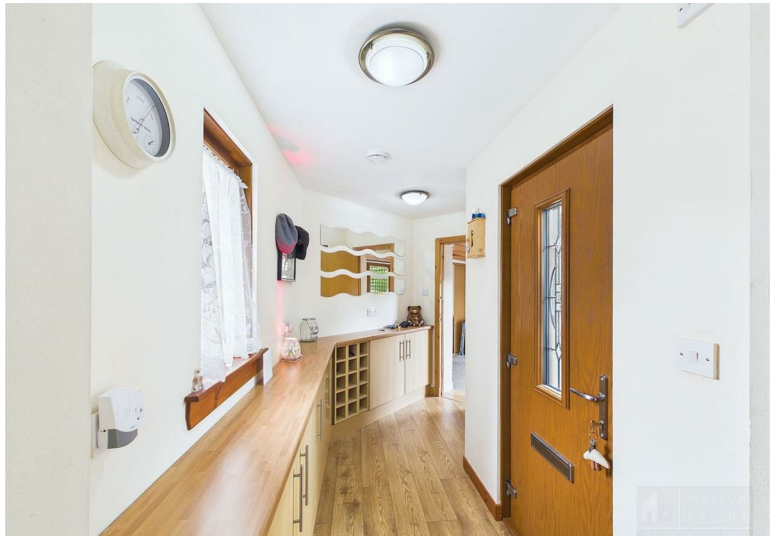
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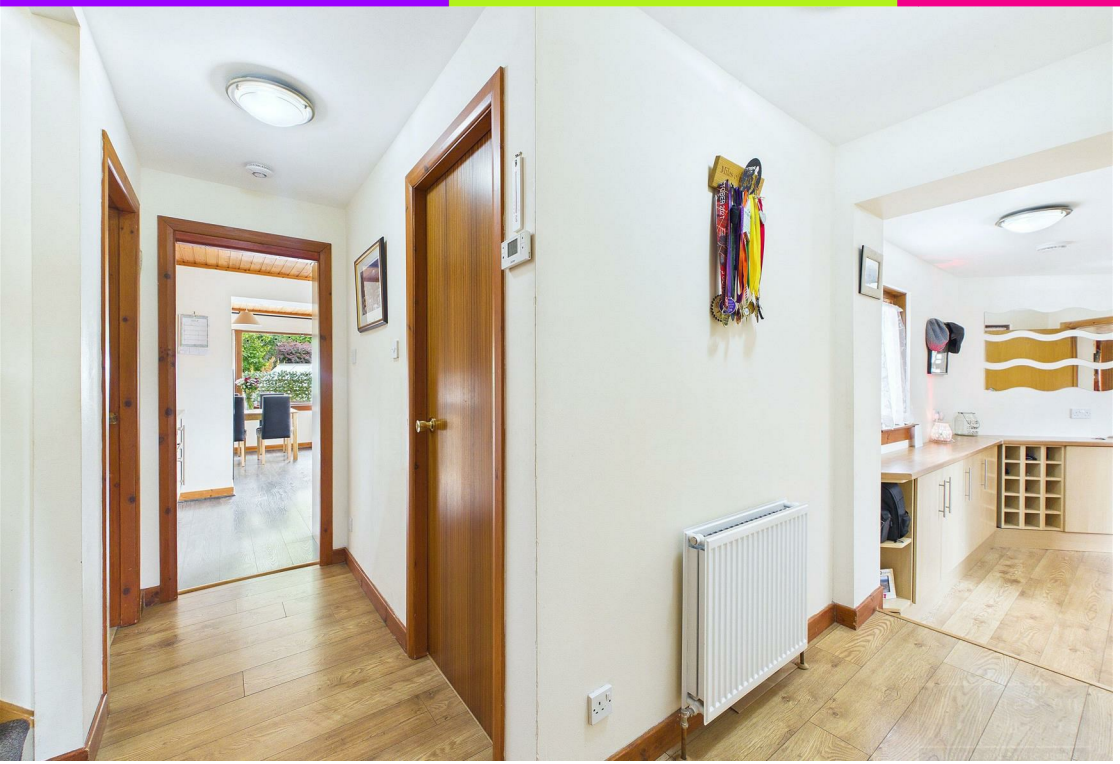
**Council Tax**
Currently Band D, £2286.31 p.a. (2026/27) including water rates. Single occupiers currently receive a 25% discount.

For 2026/27, the Highland Council charges a 300% council tax premium on second homes, meaning owners pay four times (400%) the standard council tax rate (the base council tax plus a 300% surcharge).

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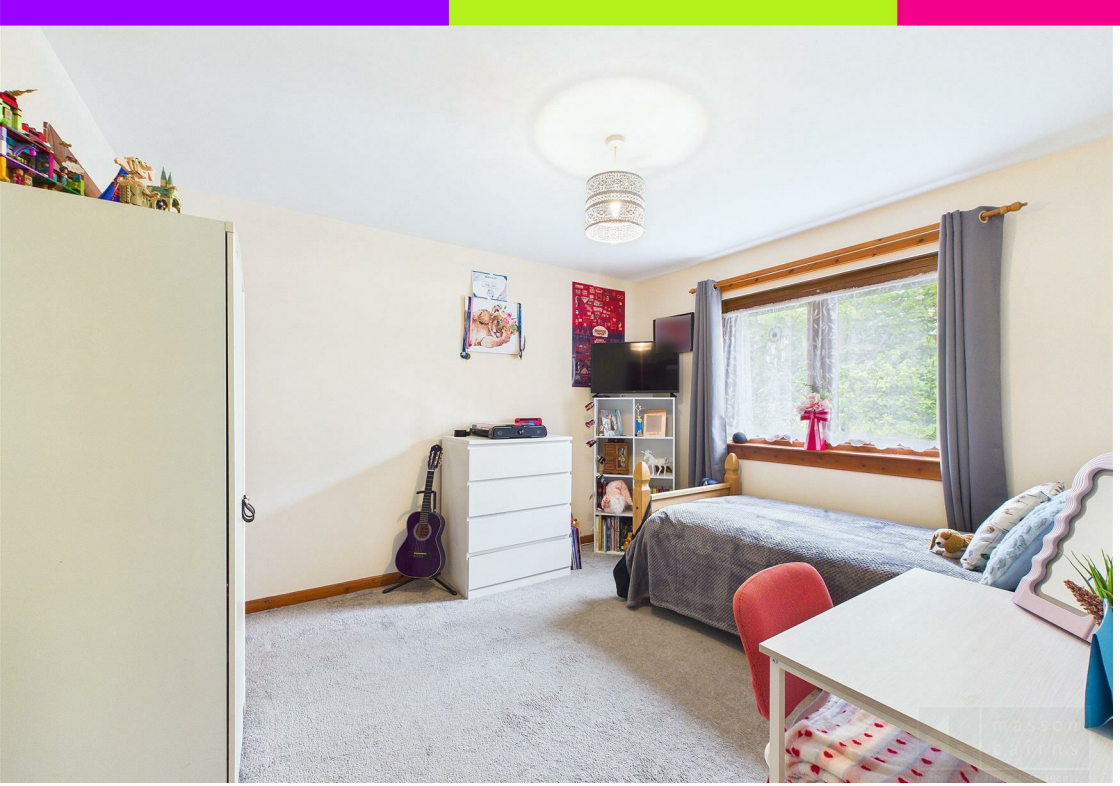

JULY








THANK YOU

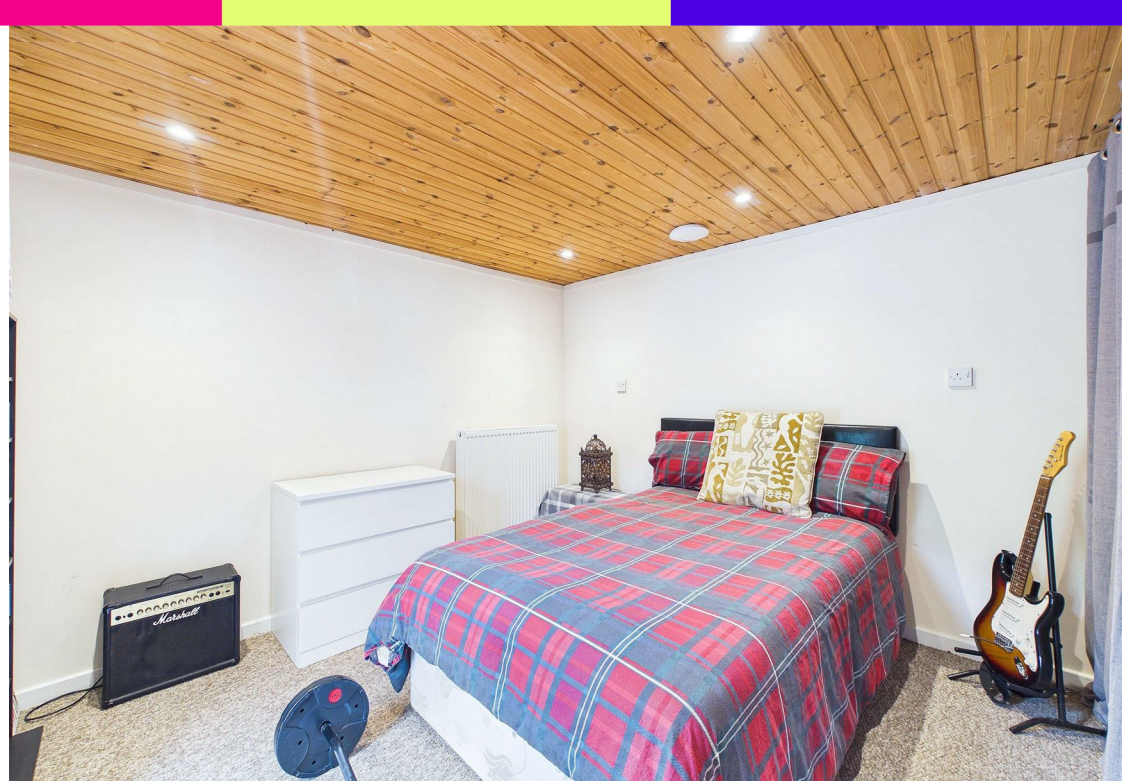







THIS IS MY
Reading Pillow




Marshall
















THORPE








Floor 0

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**Approximate total area**(1)

98.7 m²
1064 ft²

**Balconies and terraces**

13.3 m²
143 ft²

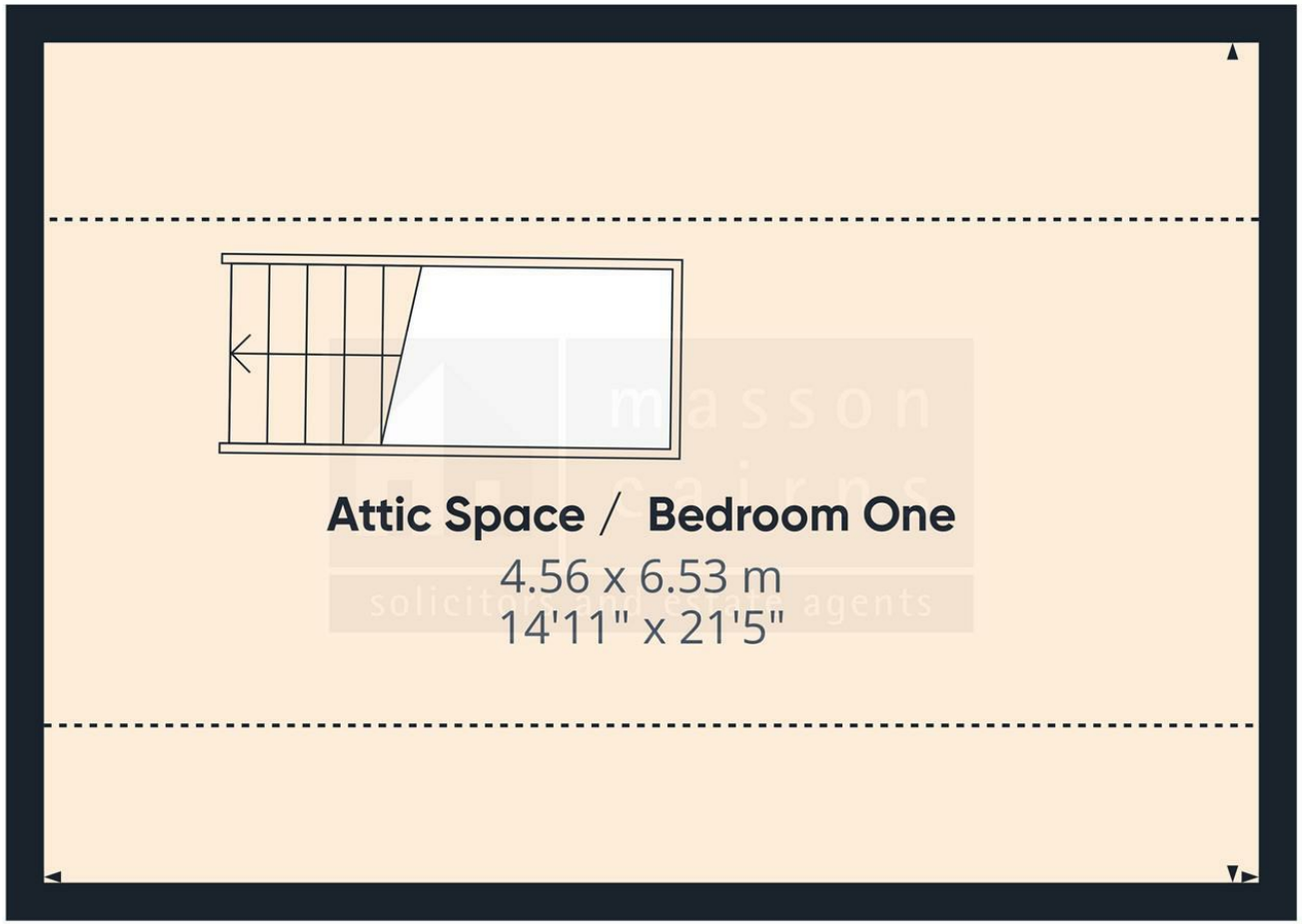
(1) Excluding balconies and terraces

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)

27.5 m²
296 ft²

**Reduced headroom**

10.7 m²
116 ft²

(1) Excluding balconies and terraces

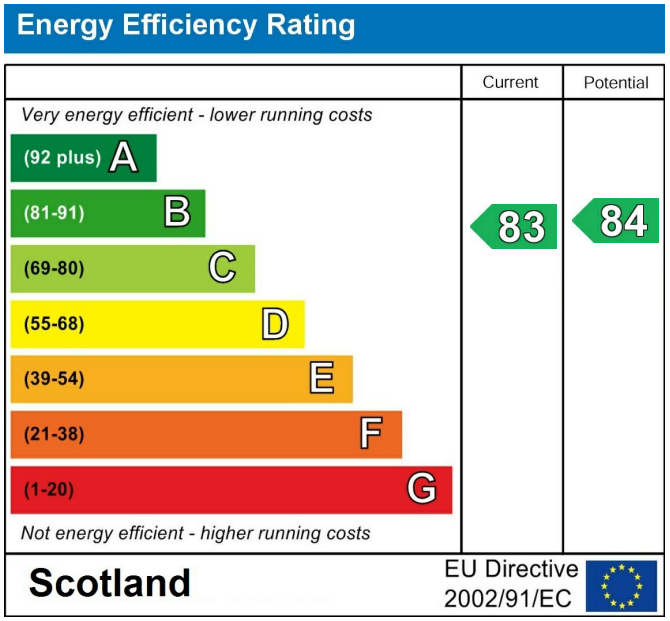
Reduced headroom
..... Below 1.5 m/5 ft

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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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