

masson cairns LTD

solicitors and estate agents

20 Milton Side, Aviemore, PH22 1AA

UNDER OFFER £255,000

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

UNDER OFFER - This modern two-bedroom property opens with a welcoming entrance hallway leading to a ground-floor WC fitted with a white two-piece suite and contemporary half-height textured tiling. Positioned at the front, the well-appointed kitchen and breakfast room features sleek gloss units, stone-effect worktops, integrated appliances—including an electric hob and oven—under-cabinet lighting, and a raised breakfast bar for informal dining. The heart of the home is the open-plan sitting and dining room, defined by a dramatic double-height vaulted ceiling, modern wood-effect flooring, and floor-to-ceiling glass patio doors that bring in abundant daylight while connecting directly to the garden. Upstairs, the carpeted first-floor landing features a timber-trimmed spindle balustrade and a glass gallery looking down over the living area below. The principal double bedroom benefits from views over the surrounding development toward nearby hillsides and includes built-in sliding wardrobes. A second bright double bedroom offers integrated storage and further pleasant views. Serving the upper level, the stylish bathroom is fitted with a three-piece suite, bath with overhead shower screen, floating basin, and full-height textured tiling. Externally, a monoblock driveway provides off-street parking leading to an attached single garage, which houses a wall-mounted Aqotec heat interface unit linked to a sustainable communal heating supply. To the rear, the fully enclosed, lawned garden includes timber fencing and a paved patio ideal for outdoor relaxation. EPC C, Council Tax D, 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 where an online copy is available to download.

EPC Rating C

Entrance Hall
The front door opens into a bright and welcoming entrance hallway featuring modern wood laminate flooring and neutral décor. Natural light enters through vertical opaque glass panels integrated within and alongside the main entrance door, complemented by ceiling lighting. A carpeted staircase leads to the first-floor accommodation. Doors from the hallway provide access to the kitchen, cloakroom WC, and the main open-plan living and dining space.

Open Plan Sitting Room & Dining Area
3.10m x 7.90m (10'2" x 25'11")
This open-plan living and dining area is defined by its dramatic double-height vaulted ceiling and modern wood laminate flooring. High-level glazing and floor-to-ceiling glass patio doors draw in substantial daylight while offering direct access to the garden and patio. Above the space, an internal balcony is framed by a glass balustrade looks down from the first-floor landing, enhancing the sense of space. The layout easily accommodates both dining and seating furniture, lit by central pendant lights, with internal double doors providing access back to the hallway.

Kitchen / Breakfast
3.81m x 2.58m (12'5" x 8'5")
Positioned to the front of the home, this practical kitchen features modern gloss base, drawer and wall units complemented by stone-effect worktops, matching splash back panels, and wood laminate flooring. A window above the stainless steel sink looks out toward the front of the property and integrated appliances include an electric hob, oven beneath, and a stainless steel extractor, with space for a freestanding washing machine. Under-cabinet lighting illuminates the work surfaces, while a raised breakfast bar section offers an informal dining space. Double internal doors open back to the entrance hallway.

WC
1.16m x 1.99m (3'9" x 6'6")
Conveniently located off the entrance hallway, this ground-floor cloakroom is fitted with a white two-piece suite comprising a wall-mounted wash hand basin with a chrome mixer tap and a WC. Half-height textured wall tiling runs along the lower walls, complemented by light neutral flooring and a display shelf. A high-level opaque window provides natural light in addition to ceiling lighting.

Landing
The carpeted first-floor landing connects the upper accommodation and features a timber balustrade. An open galleried area with glass balustrade overlooks the double-height sitting and dining room below, capturing further natural daylight from the ground-floor windows. Overhead pendant lighting illuminates the space, which also includes a ceiling loft hatch leading to the insulated attic space. Further doors lead to the two bedrooms, the main bathroom, and two cupboards, one housing the hot water cylinder and providing further storage.

Bedroom One
3.19m x 3.05m (10'5" x 10'0")
Located to the front of the property, this double bedroom is finished with carpet flooring and neutral white décor. Dual windows provide natural daylight and look out across the surrounding area towards distant hillside views. Practical built-in storage is provided by a fitted wardrobe with sliding panel doors in addition to ceiling lighting.

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Bedroom Two
2.81m x 3.60m (9'2" x 11'9")
This light-filled double bedroom features neutral décor and soft carpeting throughout. A front-facing window frames views over the surroundings toward the local hillsides including the Craigellachie nature reserve while allowing plenty of daylight into the room. There is an integrated wardrobe offering excellent storage and ceiling lighting.

Bathroom
2.15m x 1.77m (7'0" x 5'9")
This is a stylish bathroom that features a modern three-piece suite comprising a bath with a chrome shower attachment and glass screen, a floating wash hand basin, and a WC. Full-height, textured grey tiling surrounds the bath area, complemented by neutral half-height tiling and light flooring throughout. A high-level opaque window allows for natural light while maintaining privacy, alongside a wall-mounted mirror, shaver light and ceiling lighting.

Garage
4.98m x 2.98m (16'4" x 9'9")
The property includes a single garage offering useful additional parking or general storage space, accessed via an up-and-over door. The space is fully lined and insulated with power and light and could be utilised for a number of uses and evn converted to accommodation subject to the necessary consents.

Outside
To the front, a monoblock driveway provides off-street parking leading to the single garage, alongside a small lawned area and a paved pathway to the main entrance. At the rear, the fully enclosed garden is predominantly laid to lawn with timber fencing boundaries and leading down to the Milton Burn which provides a soothing backdrop. A paved patio area directly outside the dining room patio doors provides an ideal spot for outdoor seating and alfresco dining.

Services
It is understood that there is mains water, drainage and electricity. There is communal biomass plant and Aqotec heat interface unit (HIU) with an integrated meter central heating.

Entry
By mutual agreement.

Price
UNDER OFFER

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
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Grantown on Spey
Moray
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What Three Words Location
What3Words Location: ///smiled.genius.insurers

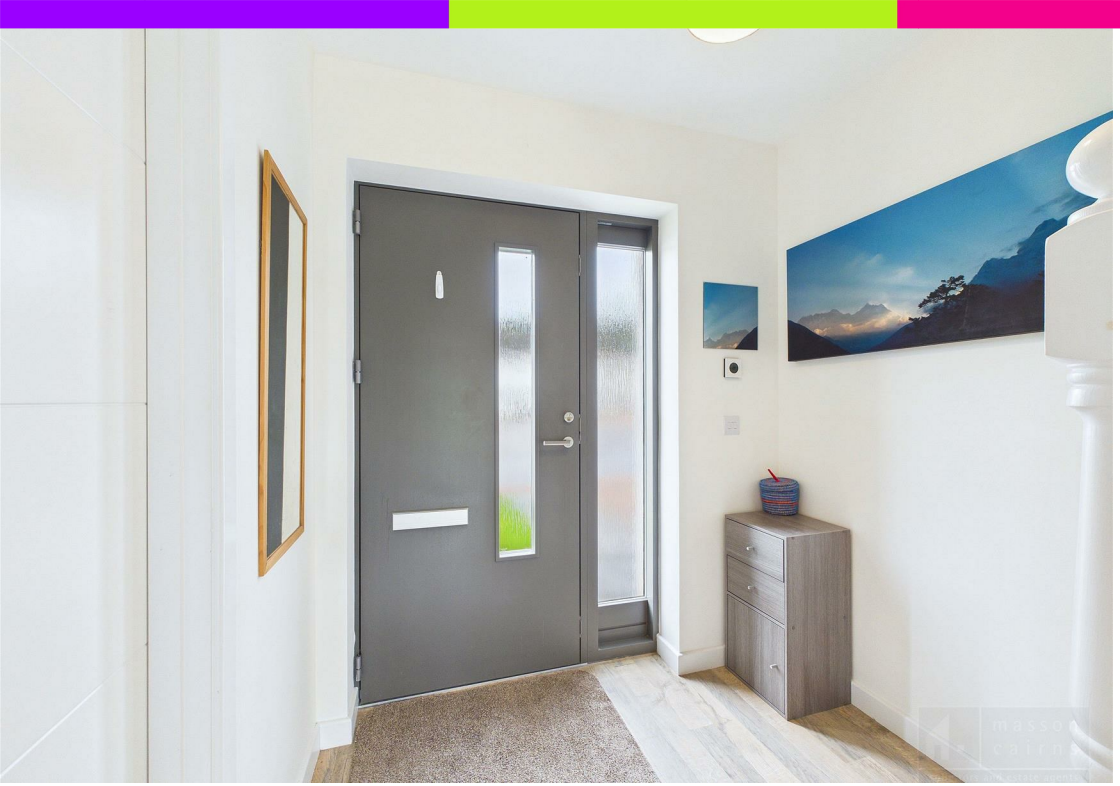
Council Tax
The property is currently assessed as Council Tax Band D, with an annual charge of £2286.31 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

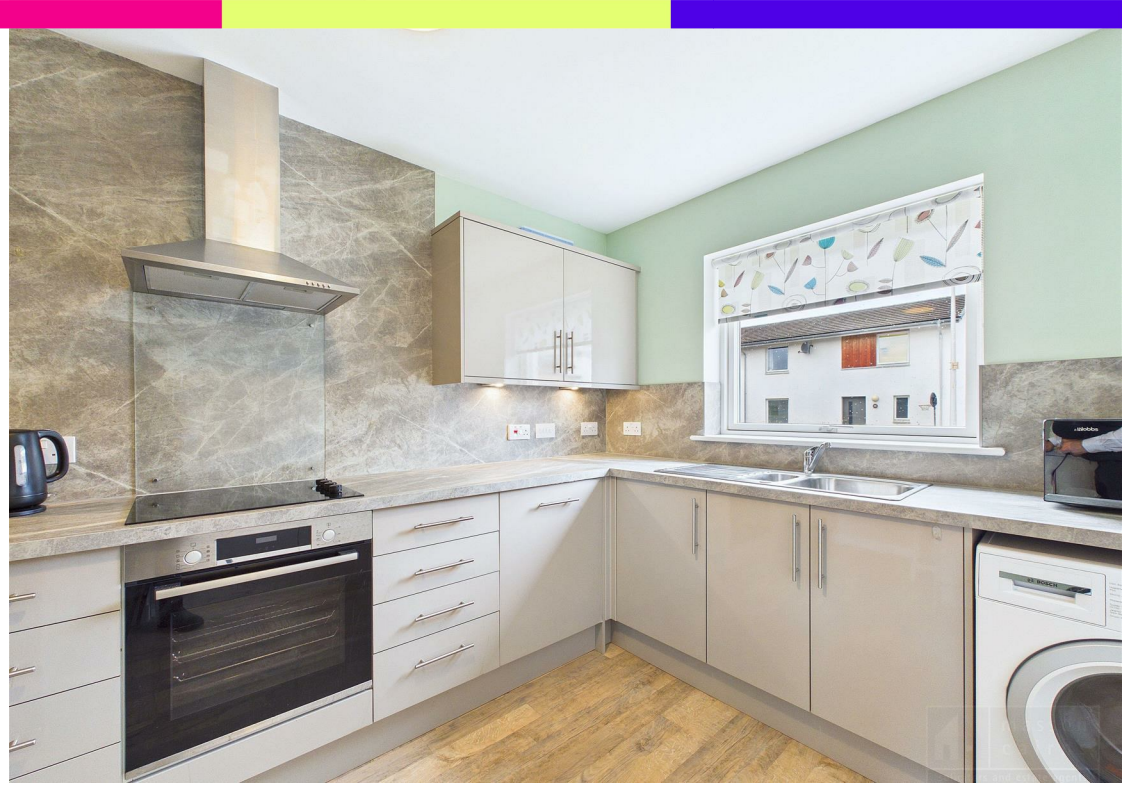
Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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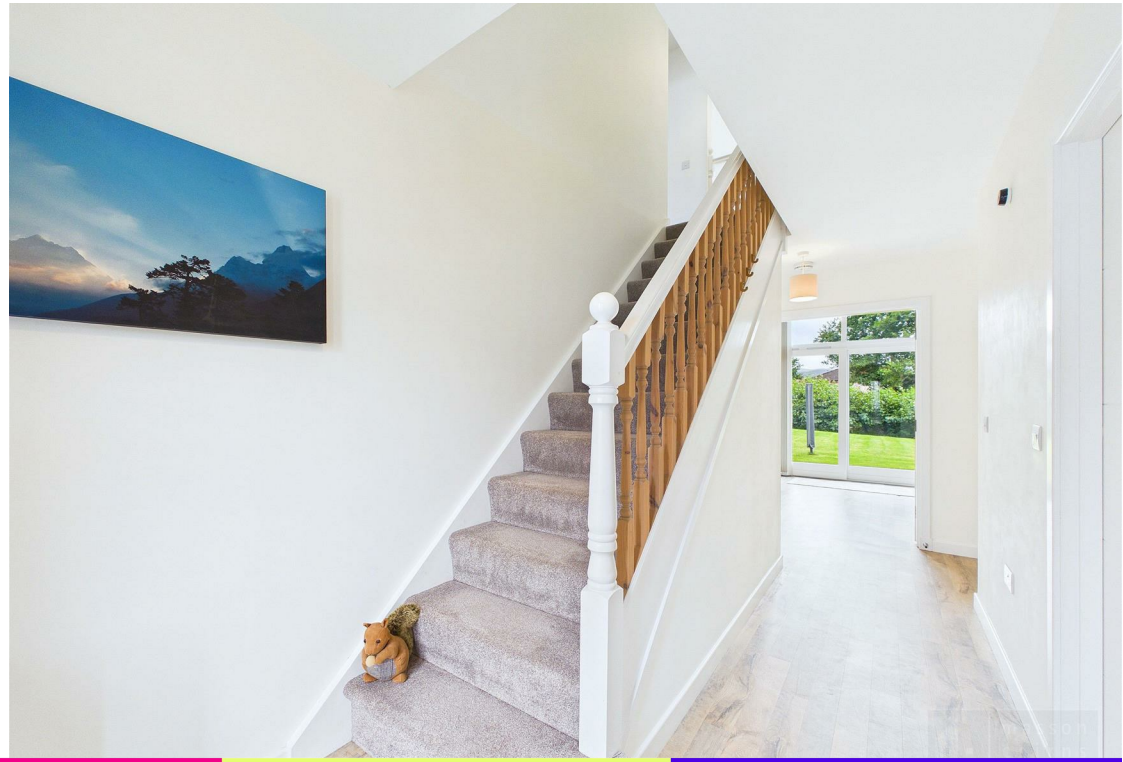






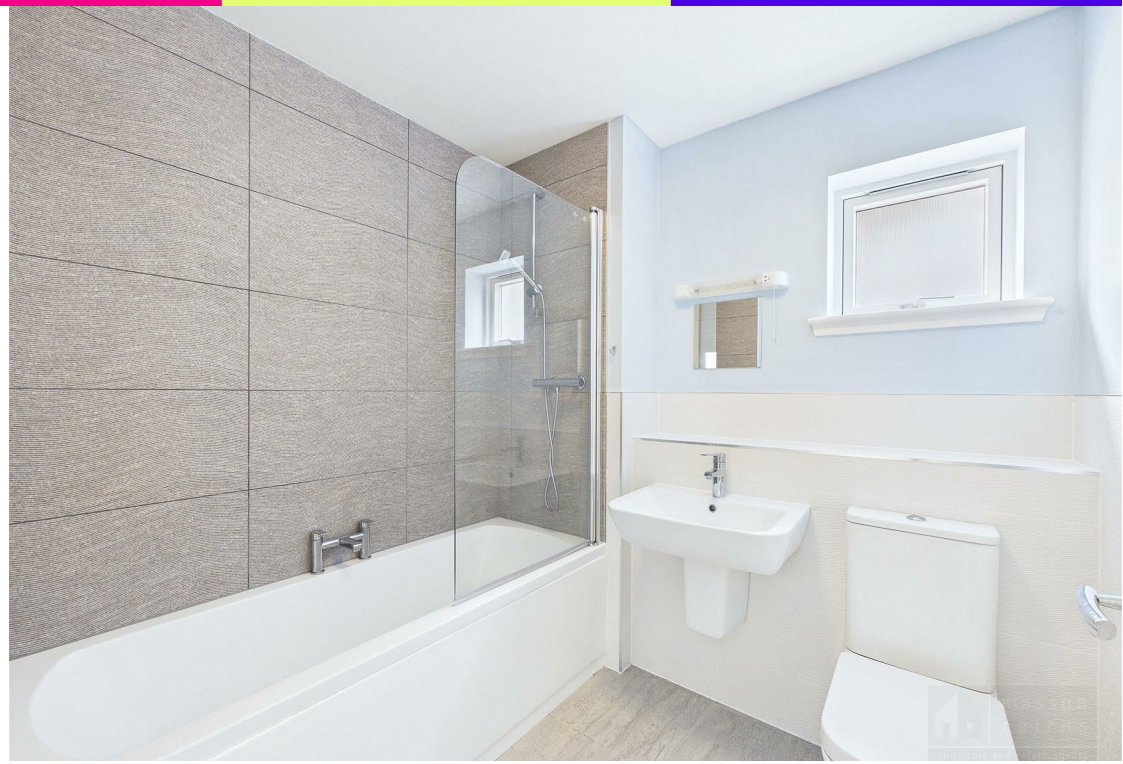




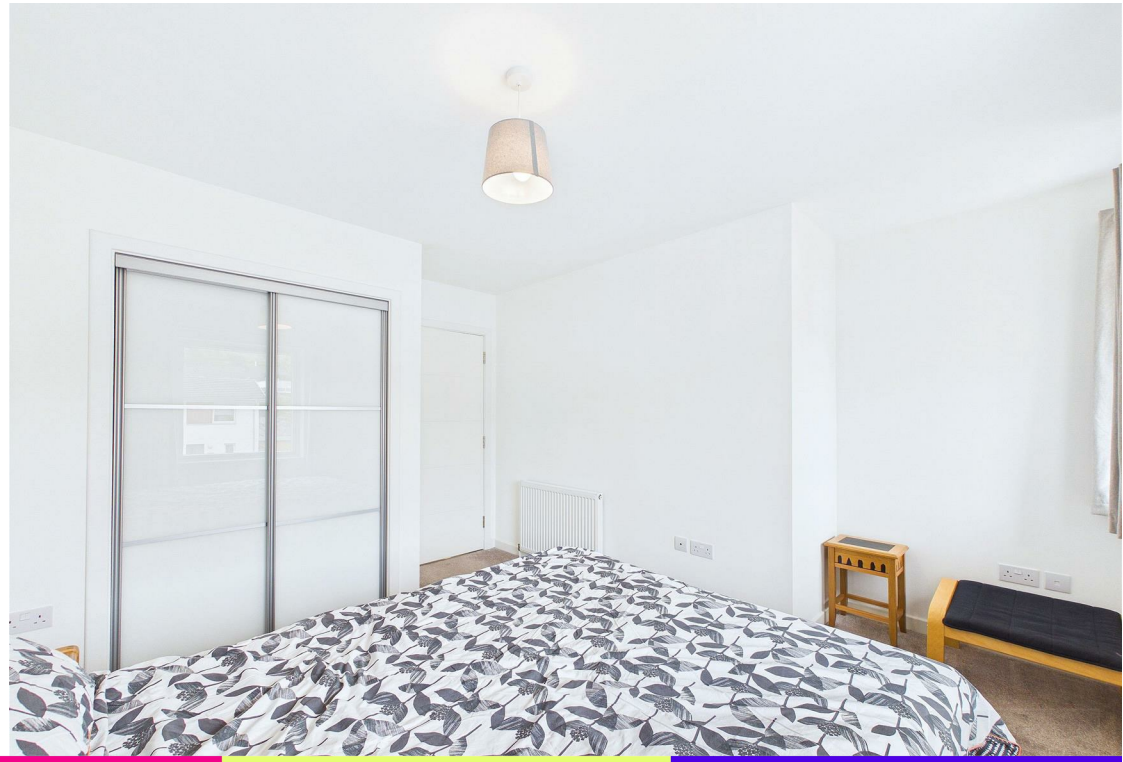



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FOR SALE

















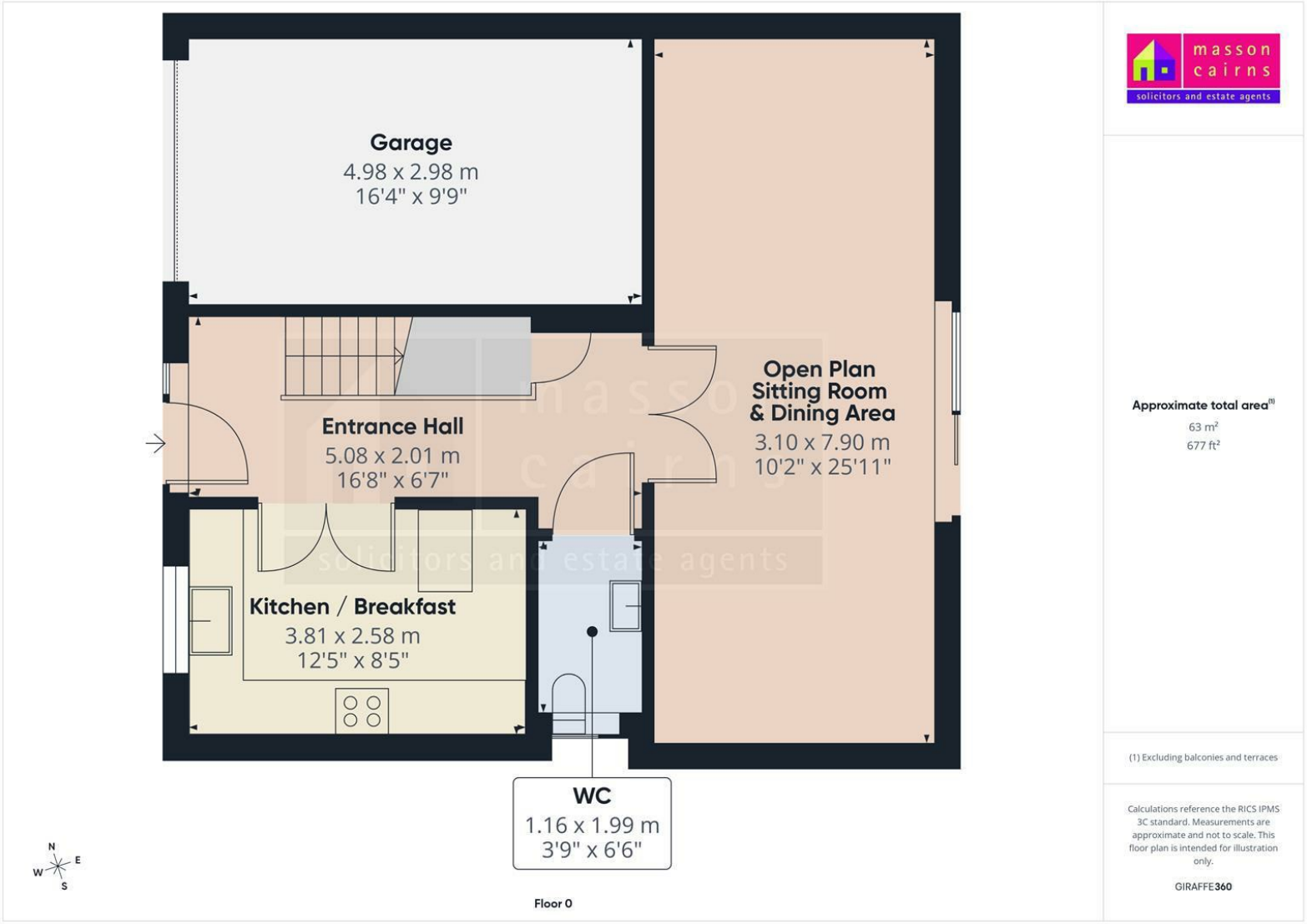









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Approximate total area(1)

63 m²
677 ft²

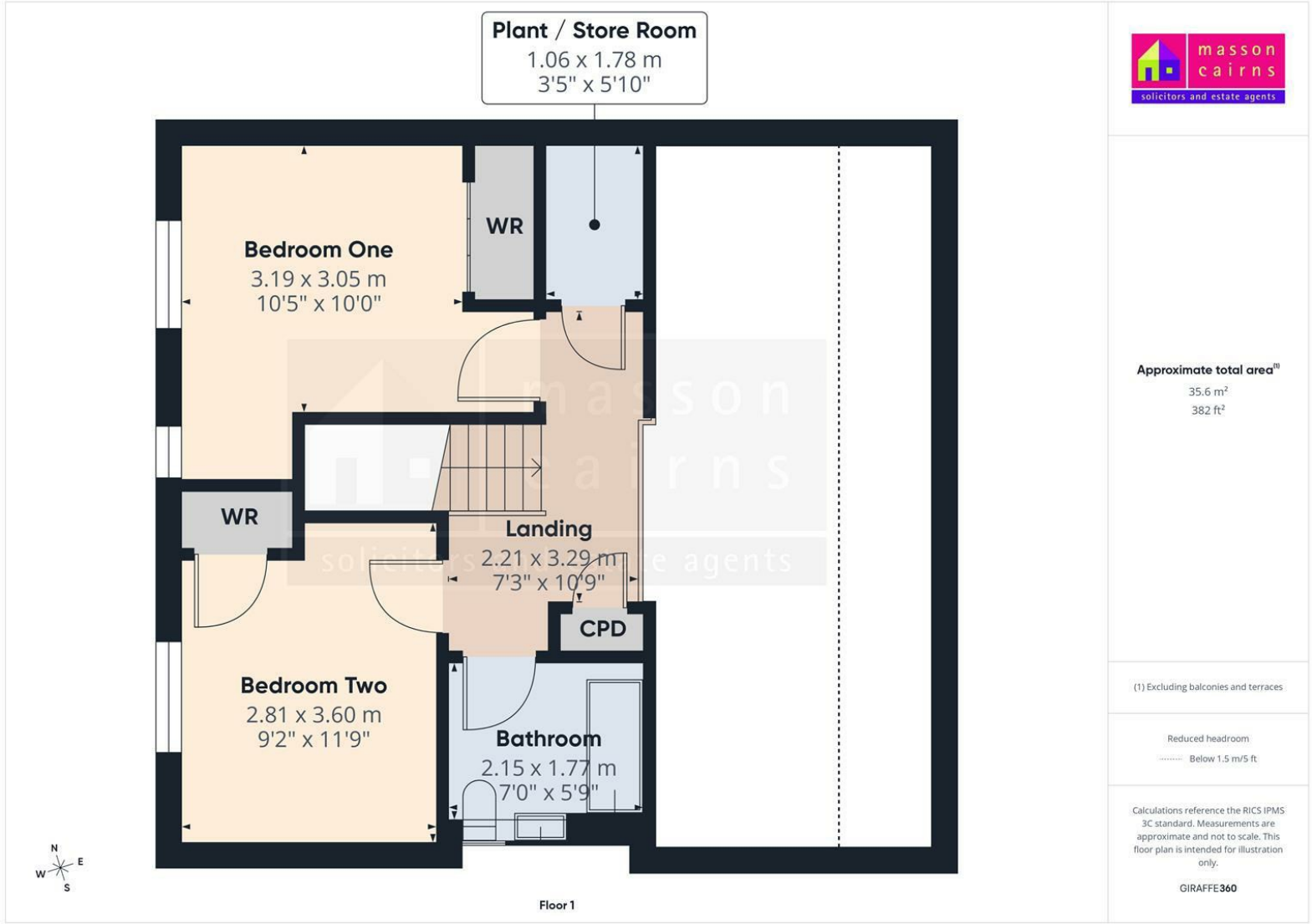
(1) Excluding balconies and terraces

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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Approximate total area(1)

35.6 m²

382 ft²

(1) Excluding balconies and terraces

Reduced headroom

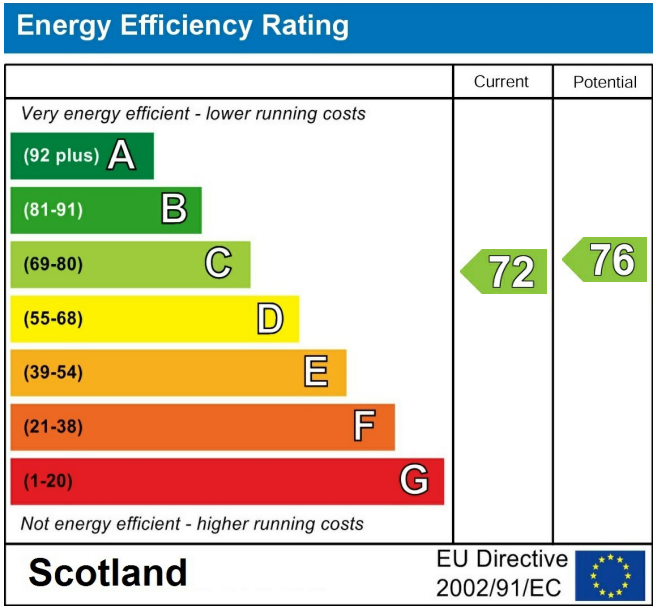
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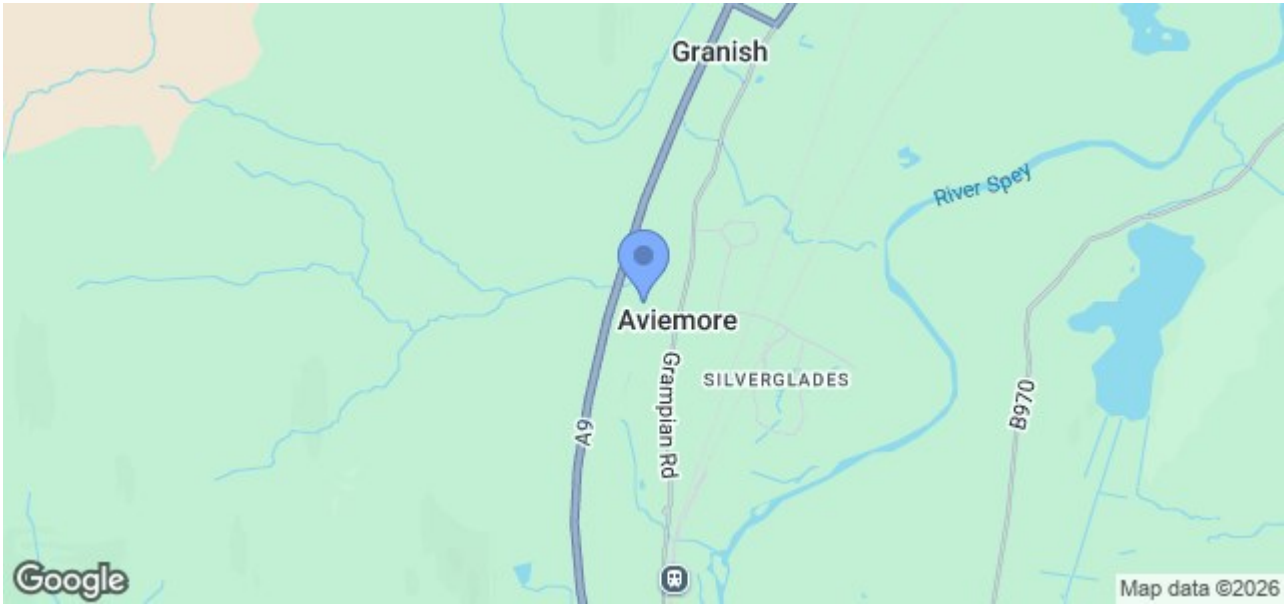
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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