



masson
cairns LTD

solicitors and estate agents

27 Craigellachie Crescent, Aviemore, PH22 1PA

SOLD £175,000

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

SOLD - This well-presented two bedroom home offers well proportioned and thoughtfully arranged accommodation over two floors, enjoying a peaceful position but close to all amenities. The front door opens into a bright entrance vestibule with full-height glazing to one side and through to the hallway and sitting room which is a comfortable and welcoming space. The kitchen lies to the rear of the property and is fitted with a good range of wall and base units, complemented by contrasting worktops and tiled splashbacks. From the kitchen, a rear porch leads directly to the garden. Upstairs, the landing provides access to two bedrooms and the bathroom. The principal bedroom lies to the front and offers generous space for bedroom furnishings while the second bedroom overlooks the rear garden and would make an ideal guest room, nursery, or home office. The bathroom is finished in a contemporary style, with neutral tiling and a suite. Externally, the home sits behind timber fencing with neat gardens and there is an off-street parking space. This is a delightful and well-maintained property, ready to move into with viewing advised. EPC D, Council Tax B

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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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

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EPC Rating D

Entrance Vestibule

A bright and welcoming entrance vestibule providing a practical space for coats, boots, and everyday essentials. Featuring tiled flooring for easy maintenance and a full-height glazed door with matching side panel, this area is bathed in natural light and a further door leads through to the hallway.

Hallway

A bright and neatly presented hallway offering access to the main living areas and staircase to the upper floor. Featuring attractive timber flooring, this space provides a warm and welcoming introduction to the home and includes an under stair storage cupboard.

Sitting Room

3.06m x 4.05m (10'0" x 13'3")

The sitting room is a warm and inviting space, featuring twin large front-facing windows that fill the room with natural light. A contemporary inset fire with timber surround adds a cosy focal point, while the wood flooring enhances the welcoming feel and there is ample space for comfortable seating.

Kitchen/Dining

3.98m x 2.41m (13'0" x 7'10")

The kitchen is fitted with a good range of light wood units, complemented by ample worktop space and a tiled splashback. There's an oven with extractor hood, plumbing for a washing machine, space for a fridge freezer and a



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stainless steel sink beneath a window that brings in natural light. The practical layout makes the most of the space and in addition, can accommodate a breakfast table. A further door leads through to the rear porch.

Rear Porch

The rear porch provides access to the back garden via a half-glazed uPVC door, offering natural light and a convenient entry point. A second door leads to a useful shelved storage cupboard, ideal for keeping household essentials neatly tucked away.

Landing

A bright landing with doors leading to the two upstairs bedrooms and bathroom. There is an access hatch to the loft.

Bathroom

2.11m x 1.69m (6'11" x 5'6")

The stylish upstairs bathroom features contemporary tiling with a horizontal contrast border, complementing the modern white suite. A bath with electric shower and glass screen is paired with a pedestal wash basin, WC, and mirrored wall cabinet. A frosted window provides privacy while allowing in natural light, and a wall-mounted extractor ensures good ventilation.

Principal Bedroom

3.38m x 2.89m (11'1" x 9'5")

The Principal Bedroom is a spacious and bright double room with a charming dormer window offering some views to the Cairngorms. The room also benefits from a fitted mirrored wardrobe providing excellent storage.

Bedroom Two

2.20m x 2.54m (7'2" x 8'3")

Another bright bedroom with a large window to the rear

which floods the space with natural light. There is also a mirrored integral wardrobe with hanging and shelved storage.

Outside

The property enjoys private front and rear gardens, both of which are fully enclosed with vertical timber fencing. The front garden features a patio area with space for seating and outdoor dining, bordered by a low fence and offering views across a well-maintained communal green. The rear garden is laid to lawn with a path to the rear access gate and bin storage area. A gate leads to the property's dedicated parking space.

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Price

SOLD

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

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Fax: (01479) 874806

Email: property@lawscot.com

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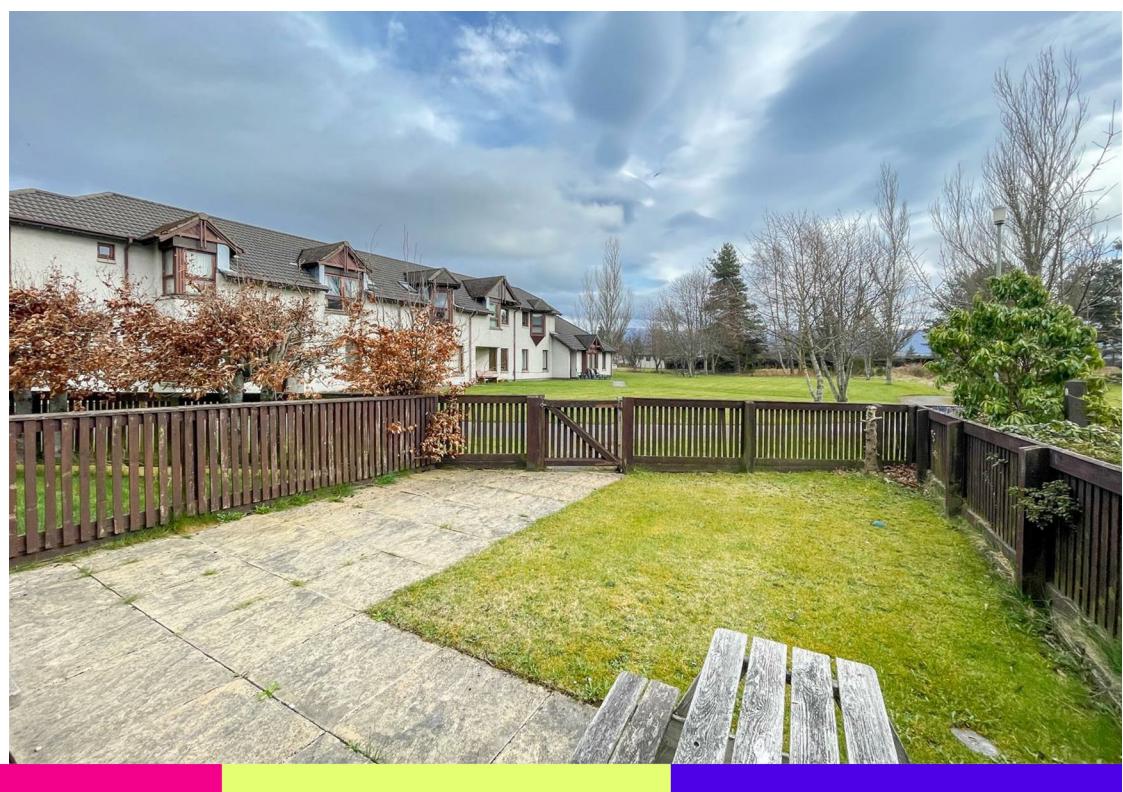
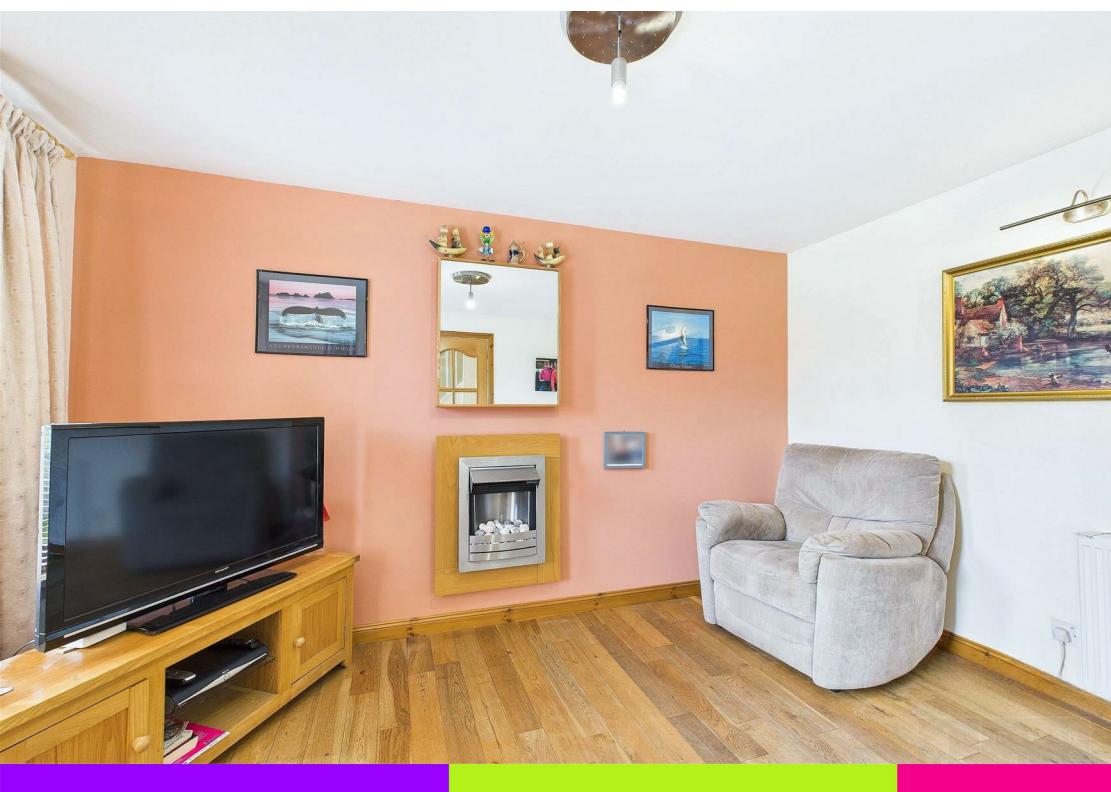
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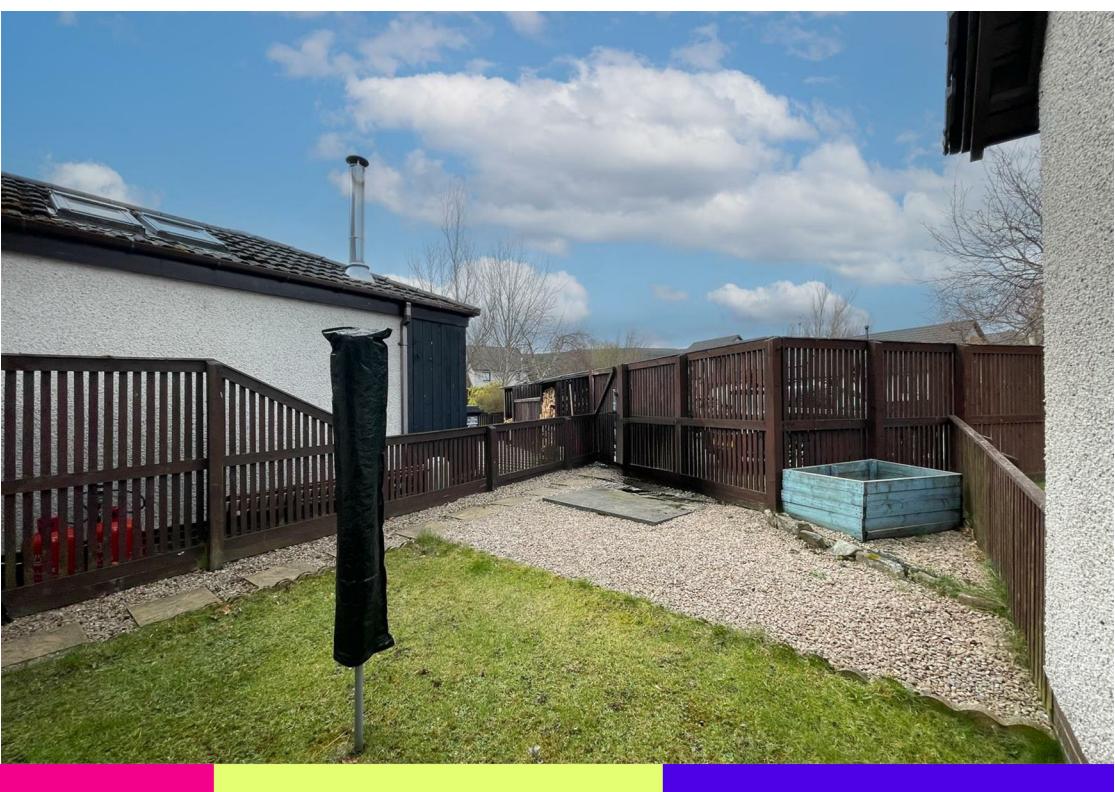
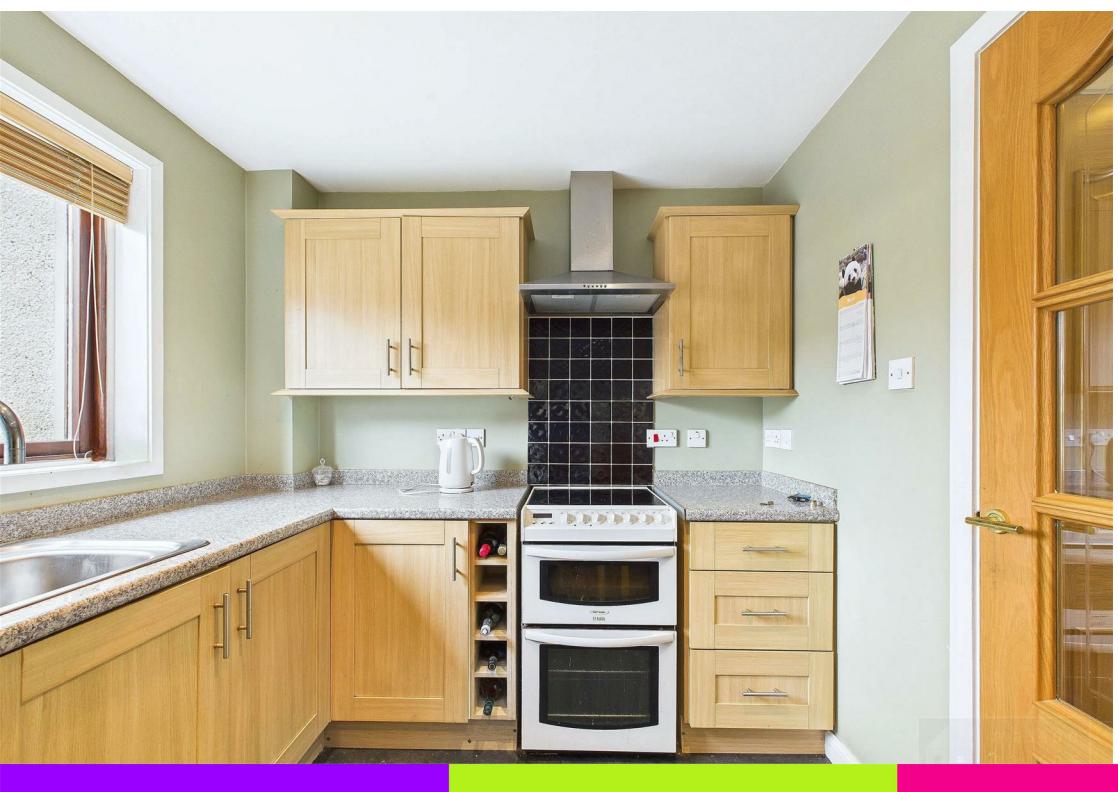
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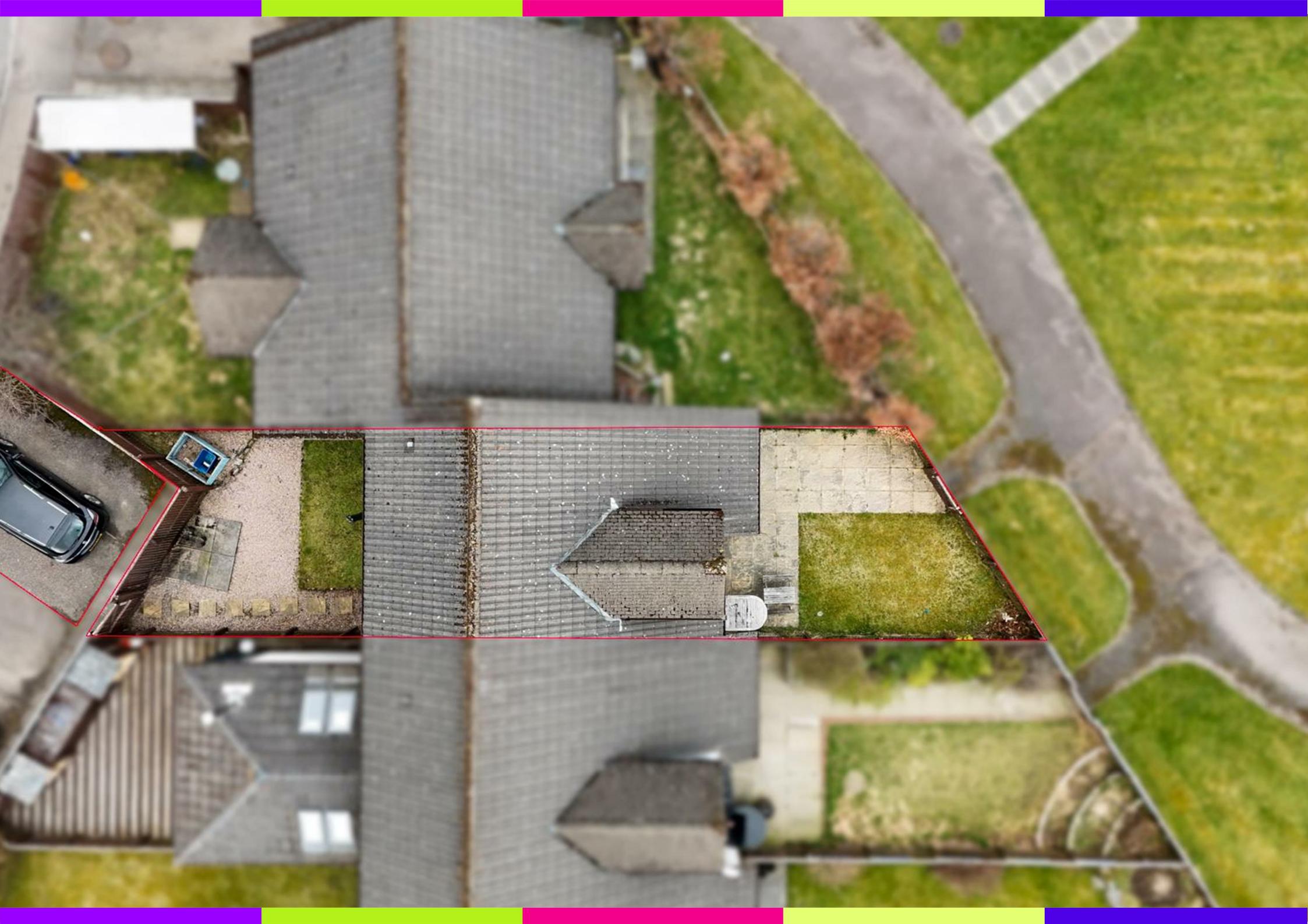


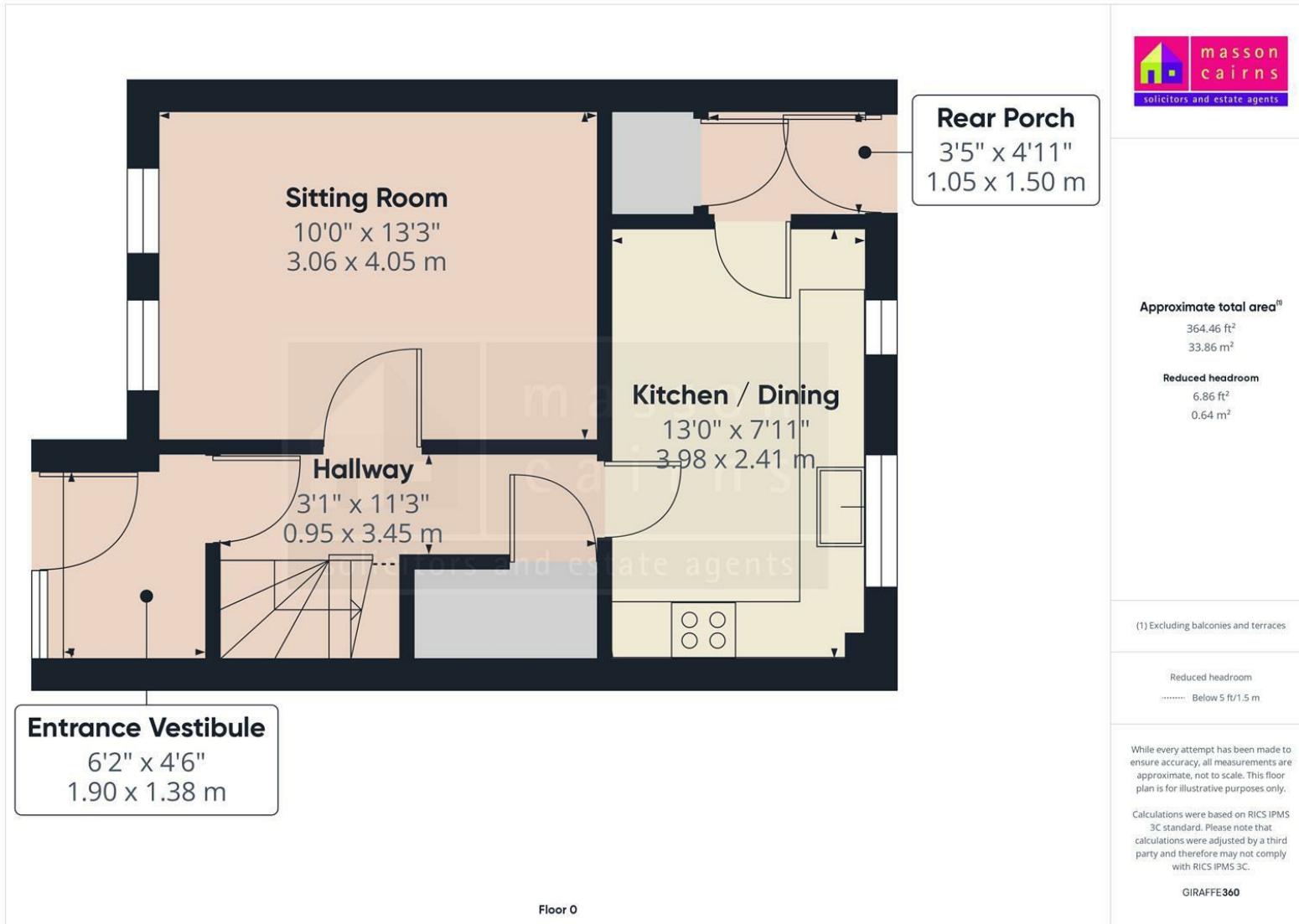








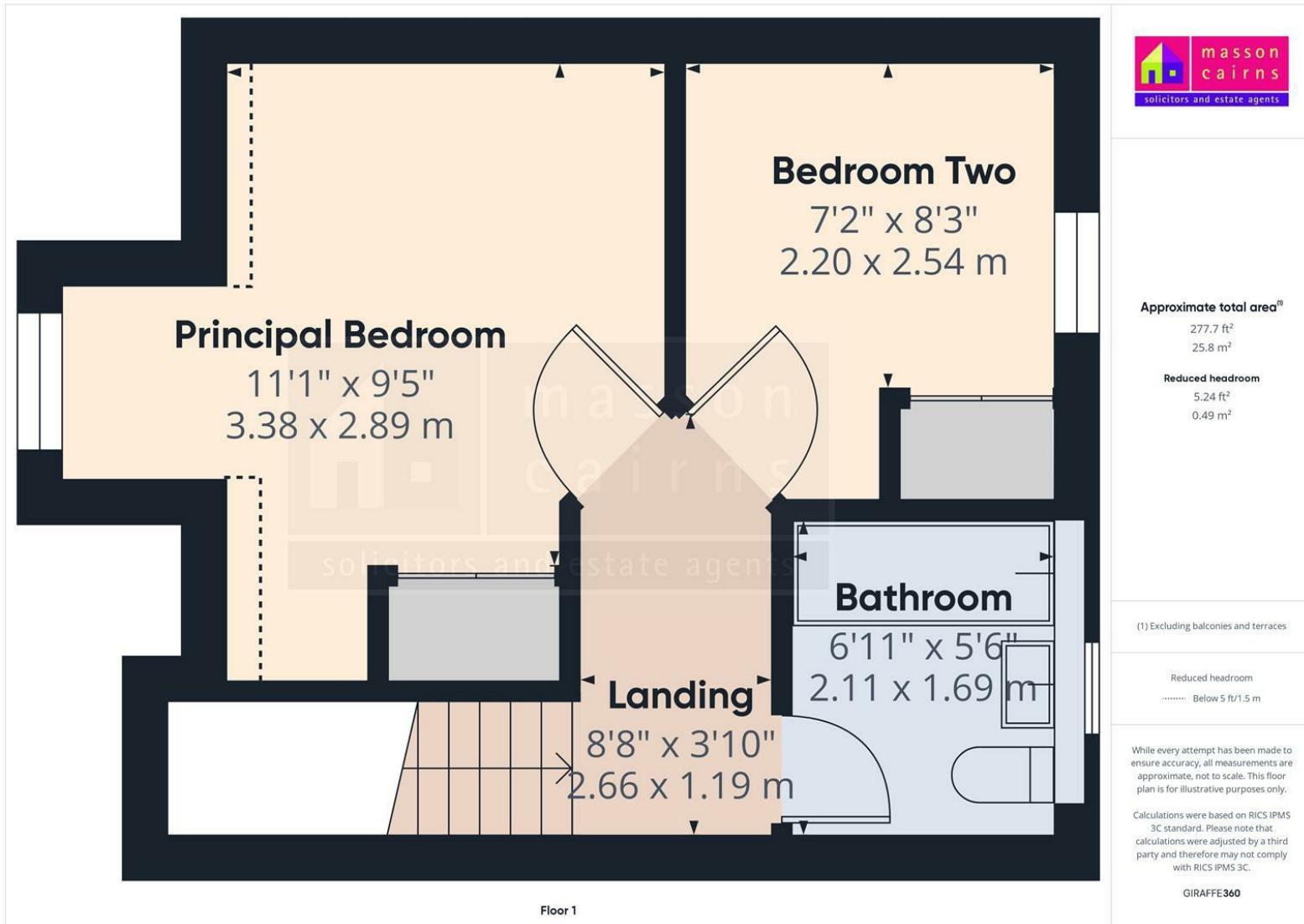




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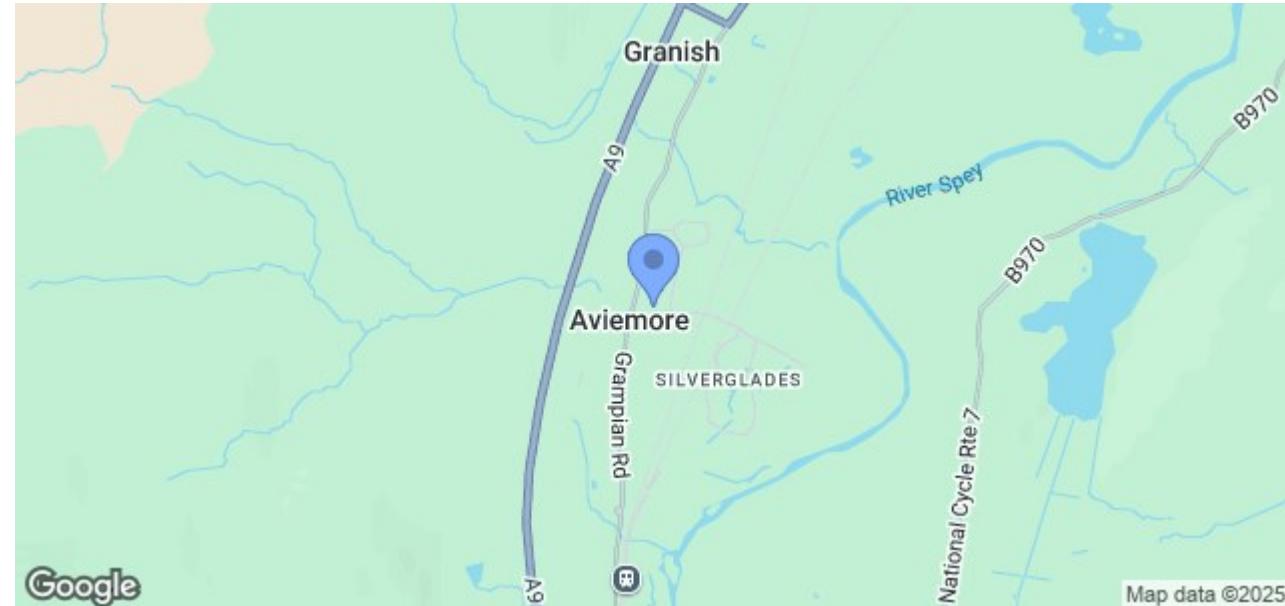
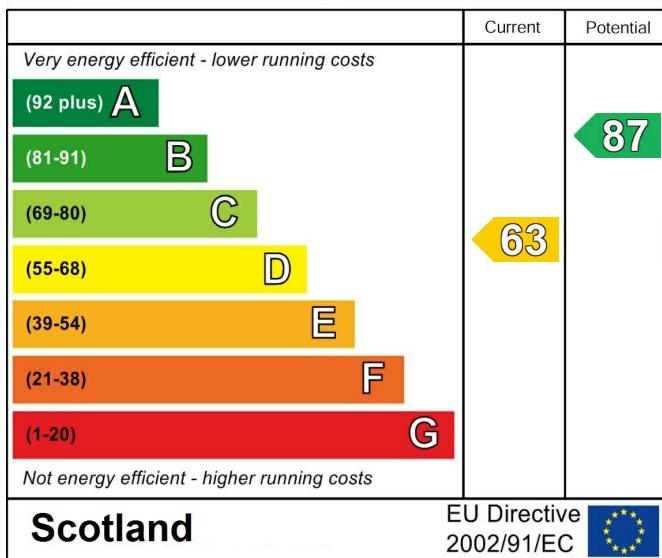


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Energy Efficiency Rating



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



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