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5 Ski Road Cottages, Inverdrue, Coylumbridge, Aviemore, PH22 1QH

Offers Over £315,000

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

Set within one of the most sought-after and rarely available settings on the Ski Road at Inverdrue, this beautifully presented contemporary home offers an exceptional opportunity to secure a lifestyle address at the heart of the Highlands. Just outside Aviemore and surrounded by the woodland and mountain scenery of Cairngorms National Park, the property enjoys an enviable position where walking, cycling, skiing and year-round outdoor pursuits begin almost from the doorstep. The peaceful woodland setting gives a rare sense of privacy while remaining close to local amenities and transport links. Internally, the house has been finished in a clean contemporary style, with a bright open-plan kitchen, dining and living space forming the heart of the home. Large glazed doors open to a covered patio to the front which draws in natural light and creates an easy connection to the gardens. The kitchen is smartly designed with sleek units, integrated appliances and timber flooring and is on open plan with the dining and living area offering generous space for relaxing or entertaining and with extra warmth from a corner wood burning stove. There are three comfortable and bright bedrooms, including a principal bedroom with stylish en suite, alongside a well-appointed family bathroom, all presented in excellent order. Outside, the enclosed rear garden backs directly onto mature woodland, creating a wonderfully sheltered setting with patio, decked area and timber shed. Private parking adds convenience, while solar PV panels mounted to the front roof pitch, with inverter in the roof space, enhance energy efficiency. Properties of this quality and location are seldom available with viewing a must. EPC D, Council Tax D, Home report available at [massoncairns.com](http://massoncairns.com)

## Offers Over £315,000



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## **Coylumbridge & Aviemore**

Situated in the highly desirable woodland setting of Inverdrue, within the wider Coylumbridge area, this location offers a distinctive balance of privacy, scenery and immediate access to some of the Highlands' finest outdoor amenities. Nestled at the foot of the northern Cairngorms, Inverdrue is particularly valued for its peaceful residential character, framed by mature Scots pine forest and surrounded by an extensive network of walking, cycling and riding routes that connect directly into Rothiemurchus and the wider Cairngorms National Park. From here, residents enjoy effortless access to some of Scotland's most celebrated natural landmarks, including Loch an Eilein, with its historic island castle and lochside trails, while the ski slopes, mountain paths and adventure facilities of Cairngorm Mountain are reached within a short drive, making the area equally appealing for winter sports and year-round outdoor pursuits. Coylumbridge itself is known for its attractive forest surroundings and well-established leisure offering, with nearby hotels, cafés and family facilities complementing the exceptional natural environment. Just beyond, Aviemore provides the principal service centre for the area and remains one of Scotland's most sought-after Highland towns. The village offers an excellent range of amenities including supermarkets, independent retailers, cafés, restaurants, schooling, healthcare services and leisure facilities, together with an active year-round community centred around outdoor living. This exceptional setting combines everyday convenience with one of the most desirable lifestyle locations in the Highlands

### **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 D

### **Hallway**

The hallway is bright and well finished, featuring oak flooring and matching oak internal doors with brushed chrome handles, creating a clean contemporary feel throughout. Two useful built-in cupboards provide excellent everyday storage, one housing the hot water cylinder and the other which is shelved, while a loft hatch gives access to the partially floored and insulated attic space for additional storage potential.

### **Kitchen / Dining & Living Area**

4.81m x 7.81m (15'9" x 25'7")

At the heart of the home, the open-plan kitchen, dining and living area offers a wonderfully sociable setting, designed for relaxed everyday living and effortless entertaining. Warm oak flooring runs throughout, enhancing the sense of flow and continuity, while large patio doors flood the space with natural light and open directly onto the covered patio, extending the living experience outdoors. The seating area centres around a contemporary wood-burning stove, creating an inviting focal point for quieter evenings, while the generous proportions easily accommodate both lounge and dining furniture. The kitchen is thoughtfully arranged with sleek modern units, ample worktop space, and integrated appliances, offering a practical yet stylish environment.

### **Bathroom**

2.23m x 2.48m (7'3" x 8'1")

The bathroom is bright, fresh and neatly finished, with a modern white suite including a bath with shower and glazed screen, wash hand basin and WC. Contemporary tiling keeps the space easy to maintain, while the opaque window allows in natural light without compromising privacy. A heated towel rail adds everyday comfort, making this a practical bathroom that works well for both family use and guests.

### **Principal Bedroom and En-Suite**

4.27m x 2.70m & 1.59m x 1.50m (14'0" x 8'10" & 5'2" x 4'11")

The principal bedroom is a calm and comfortable space, positioned to the rear of the property and enjoying a peaceful outlook over the garden and woodland beyond. Finished with oak flooring, the room offers a warm, natural feel, while a double integral wardrobe provides practical built-in storage and helps maintain a clean, uncluttered



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space. The adjoining en-suite shower room is neatly presented with contemporary tiling, a corner shower enclosure, wash hand basin and WC.

#### **Bedroom Two**

3.64m x 2.38m (11'11" x 7'9")

The second bedroom is a bright and inviting double room, flooded with natural light from a large double window to the side of the property. Oak flooring adds warmth and continuity with the rest of the home, while the layout comfortably accommodates a double bed with space for additional furniture. A simple, calm finish makes this a versatile room, equally suited as a guest bedroom or further family space.

#### **Bedroom Three**

3.22m x 2.50m (10'6" x 8'2")

Bedroom three is currently arranged as a nursery, but offers the proportions of a comfortable double room with flexibility to suit changing needs. Bright and welcoming, it enjoys a pleasant outlook over the rear garden and woodland with oak flooring underfoot, creating a light and practical space that could equally work well as a guest bedroom, child's room or dedicated home office.

#### **Outside**

Outside, the setting is a real part of the appeal, with the house opening easily into outdoor spaces that feel both private and connected to the surrounding woodland. To the rear, the garden enjoys a peaceful backdrop of mature trees, creating a lovely sense of calm and privacy, with lawn and timber decking arranged for easy outdoor living — whether that is morning coffee in the sun, relaxed evenings, or space for children and pets to enjoy. The covered patio at the front adds another sheltered seating area directly off the living space, ideal for dining

outdoors or simply sitting out whatever the weather. There is a private lock block driveway provides practical off-street parking, a large timber shed also offers excellent storage, while the overall setting gives the property a relaxed, and well spaced feel.

#### **Services**

It is understood that there is mains water, drainage and electricity. There is wet electric central heating and solar pv panels connected to an inverter.

#### **Entry**

By mutual agreement.

#### **Price**

Offers over £315,000 are invited

#### **Viewings and Offers**

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

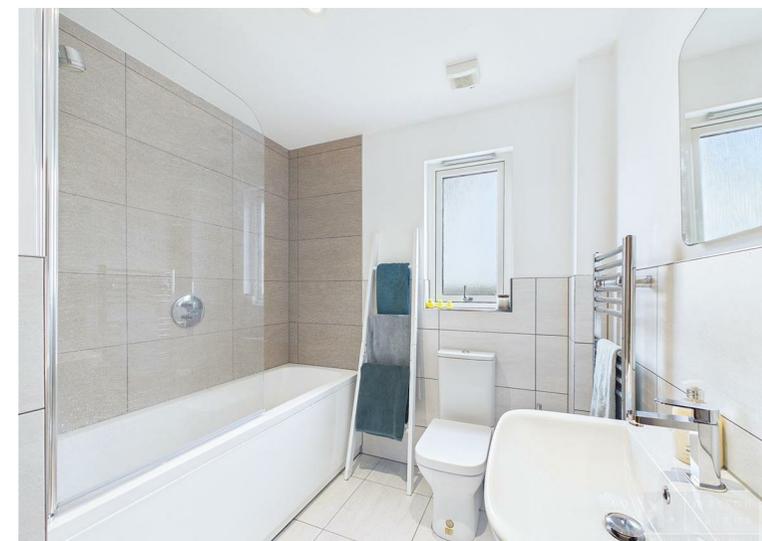
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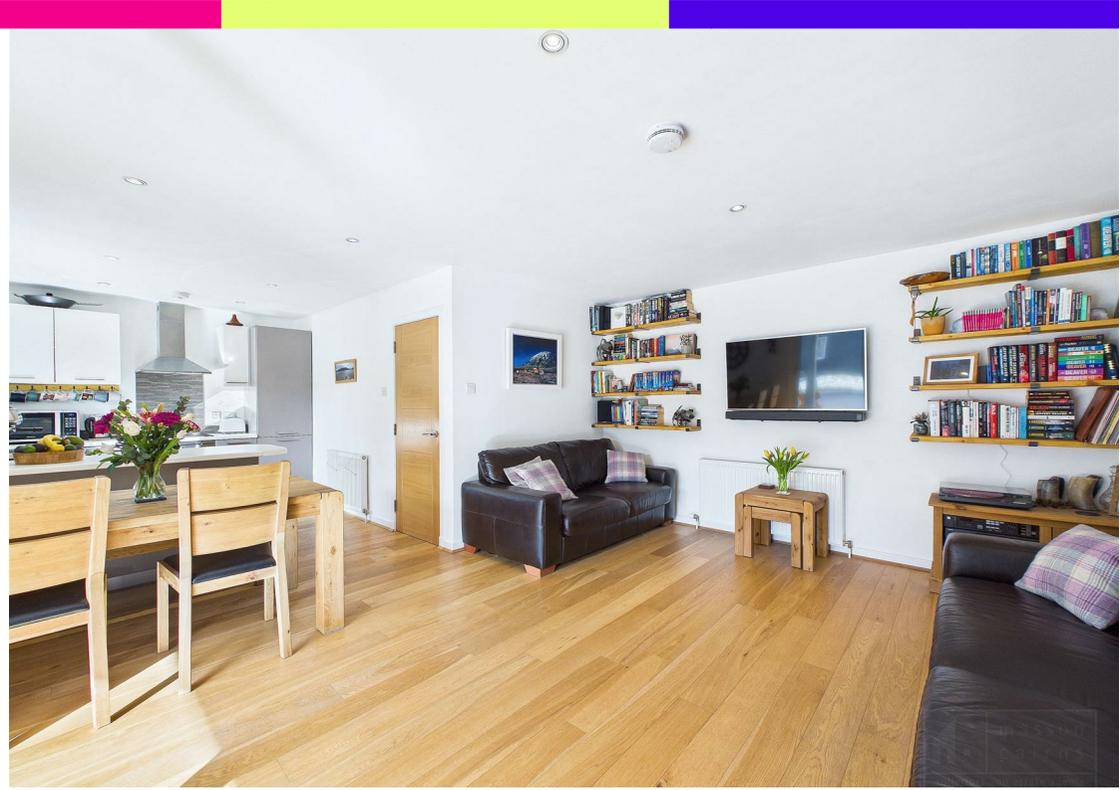
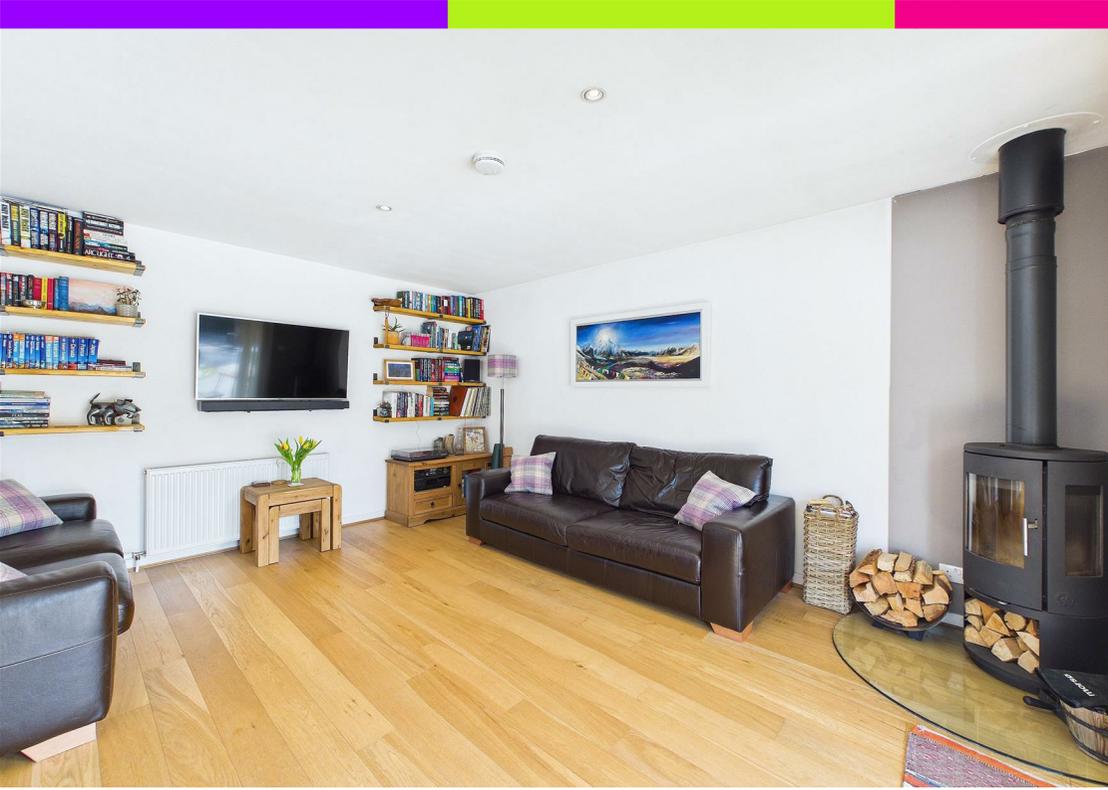
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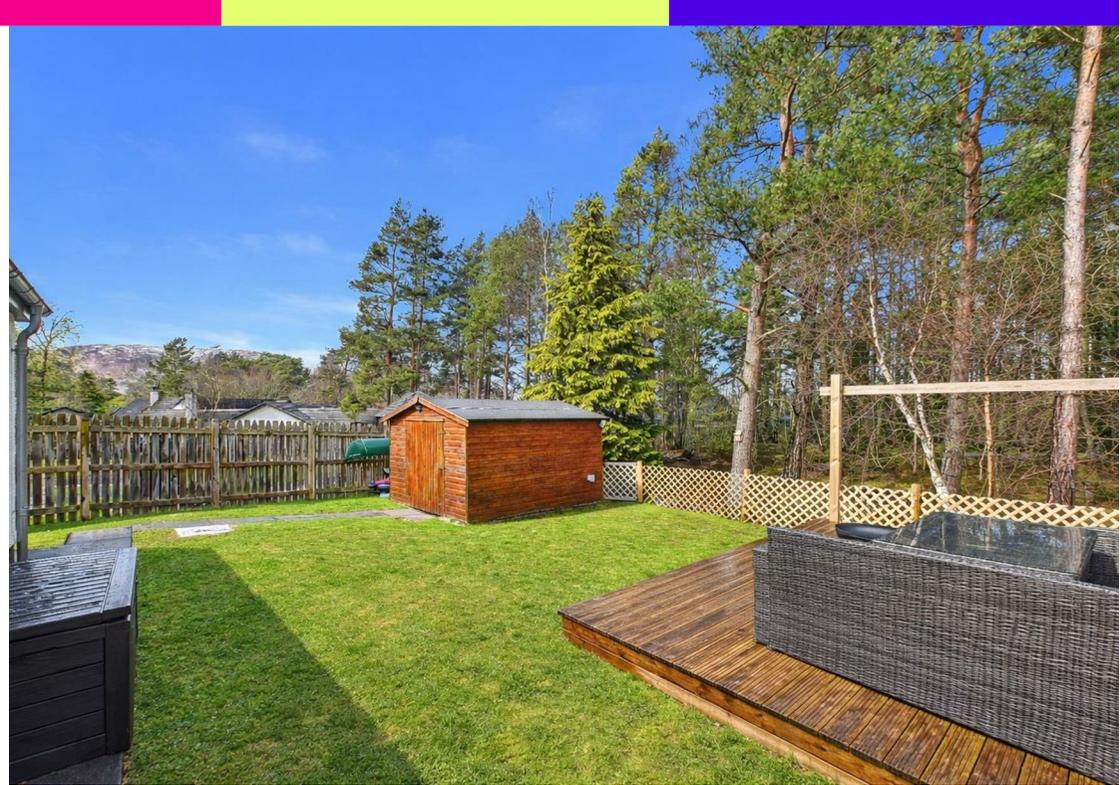








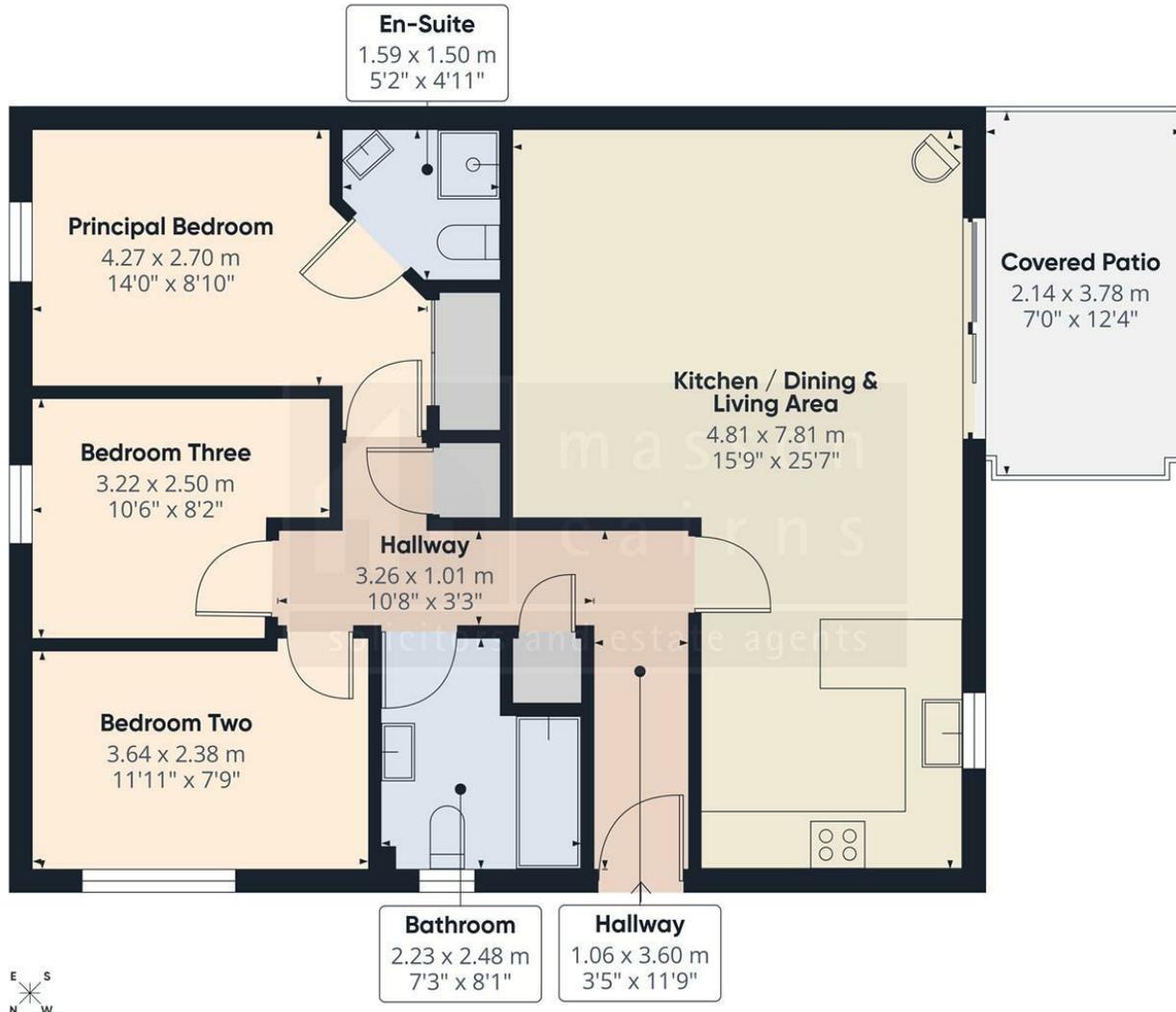












Approximate total area<sup>(1)</sup>  
73.6 m<sup>2</sup>  
793 ft<sup>2</sup>

Balconies and terraces  
8.1 m<sup>2</sup>  
87 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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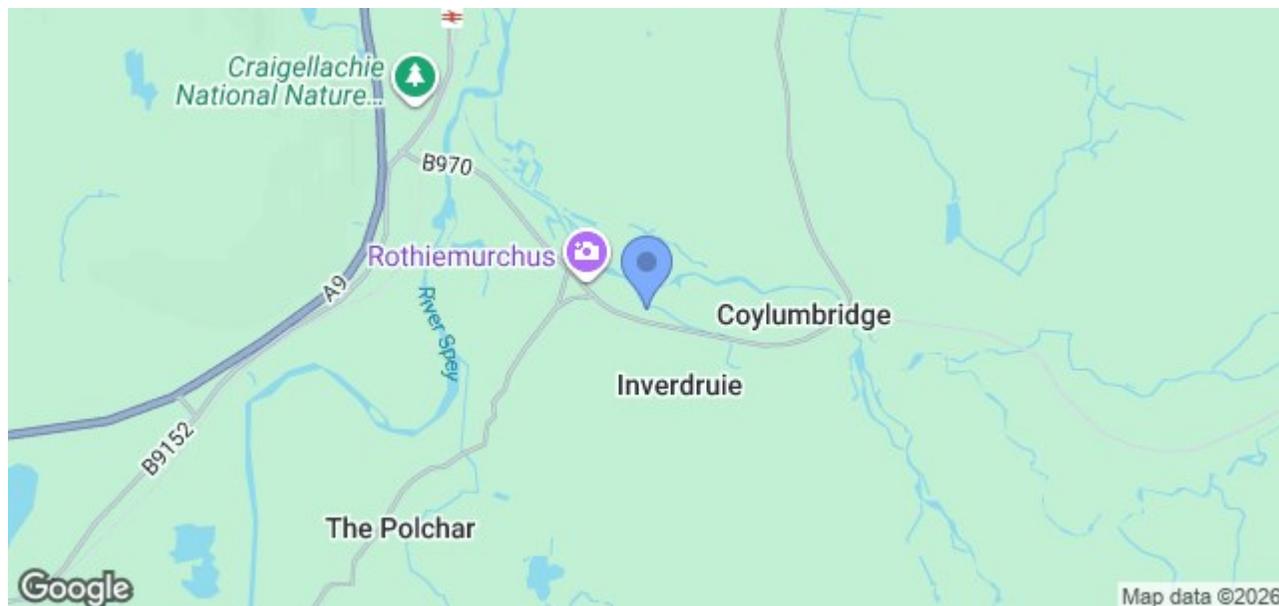
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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