

26 Lodge Lane High Burnside Aviemore PH22 1UJ

Offers Over £490,000 are invited.

Impressive 4 Bedroom Split Level Villa
With Incredible Panoramic Views Of The
Cairngorms



Features:

- Stunning Detached Home In Immaculate Condition
- Bright Lounge, New Modern Kitchen & Dining Area
- Newly Fitted Triple Glazed Windows & Doors
- Oil Central Heating & Wood Burning Stove
- Secure Garden Grounds & Off Street Parking
- Double Garage

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High Burnside is a prestigious development of contemporary properties, built to a high standard by Tulloch Homes, on the edge of Aviemore and at the foot of Craigellachie Nature Reserve. No 26 Lodge Lane is an impressive, four bedroom split level villa, built to the "Cruachan" design which enjoys breathtaking views over the Cairngorm Mountains, while offering luxury living in the heart of the Cairngorm National Park.

Internally, the property has been finished to an exceptionally high standard with glazed oak doors offering natural daylight, high quality finishings and floor coverings. It also benefits from triple glazing, oil fired central heating and freestanding wood burning stove. The property offers generous living accommodation which includes a new contemporary "Wren" kitchen and a spacious utility area as well as the split level lounge and dining area which works exceptionally well when hosting friends and family.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



The current owners have renovated the house exceptionally well and have not only improved the inside but made the garden grounds and exterior a lot more usable. Both the front and rear gardens are now secure with new fencing and the driveway has been extended to offer space for at least three vehicles. The double garage offers great space for car parking or alternatively as storage space for bikes and outdoor equipment.

The property would make an ideal family or holiday home in a highly sought after location within a select development in Aviemore. Alternately it could be used as a holiday let investment property which would generate a significant amount of income.

This property will be extremely popular, and viewings are recommended to fully appreciate the property and views on offer.

ACCOMMODATION:

Entrance Hall

High performance security entrance door with glazed security panel and glazed side panels. Smoke detector. Pendant light. Radiator. Fitted carpet. Staircase to half landing. Door to bedroom four & WC.

Cloakroom/WC 1.90 x 0.90m

Fitted two piece white suite comprising wash hand basin and WC. Splashback tiles above wash basin. Heated towel rail. Pendant light. Vinyl flooring. Opaque window to front.

Bedroom 4 3.50 x 3.00m

Double bedroom with double windows to front offering exceptional views of the Cairngorm Mountains. Space for free standing bedroom furniture. Pendant light. Radiator. Fitted carpet.

Stairs to first half landing.

Kitchen 6.20m x 3.65m

Contemporary kitchen benefiting from base and wall units which incorporate an induction hob, oven and grill with a Quartz worktop and ceramic sink with mixer tap. The central contrasting island offers great space for family dining while also offering additional storage space. The integrated appliances include the dishwasher, fridge, and freezer as well as an extractor above the hob. Feature pendant lights, recessed spotlights and under unit lighting. Storage cupboard with shelving. Radiator. Oak flooring. Window and patio doors to the rear decking and garden grounds. Door to dining room and utility.



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Utility Room 3.04m x 2.45m

Base unit with worktop and fitted composite sink with mixer tap and draining board. Space for fridge freezer, washing machine and dryer. Double sliding door cupboard offering hanging and storage space. Extractor fan. Pendant light. Radiator. Oak flooring. Glazed door with side panel and window to the rear.

Dining Room 3.60 x 3.00m

Formal dining area with windows to the rear offering great views towards Craigellachie Nature Reserve. Adequate space for hosting friends and family. Space for furniture. Pendant light. Ceiling coving. Radiator. Fitted carpet. Stairs to lounge.

Lounge 5.60 x 4.50m

Bright and comfortable sitting room with picture windows to the front offering outstanding panoramic views of the Cairngorm mountains. Contura wood burning stove set on slate hearth. Space for furniture. TV and telephone point. Ceiling coving. Pendant lighting. Radiator. Fitted carpet. Open stairway to dining room. Door to landing.

Up half a level to landing with window, radiator and access to bedroom 3:

Bedroom 3 3.40 x 3.00m

Spacious double bedroom with windows to the front offering superb views of the surrounding hills. Built-in wardrobes with mirrored doors. Pendant light. Radiator. Fitted carpet.

Stairs to top landing with access to remainder of accommodation.

Bedroom 2 3.65 x 3.00m

Double bedroom with window to the rear and views towards Craigellachie Nature Reserve. Wardrobe with hanging and shelving space. Pendant light. Radiator. Fitted carpet.

Family Bathroom 3.15 x 2.68m at widest

Four piece white bathroom suite comprising of a WC, vanity wash hand basin, bath with central mixer tap and separate double shower cubicle. Heated towel rail. Wall mirror. Extractor. Shaver point. Ceramic wall tiles. Pendant light. Vinyl flooring. Opaque window to rear.

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Bedroom 1 3.65 x 2.95m

Double en-suite bedroom with window to the rear offering views towards Craigellachie Nature Reserve. Triple built-in wardrobes with mirrored doors. TV & telephone points. Pendant light. Radiator. Fitted carpet. Door to en-suite.

En-suite Shower Room 2.65 x 1.60m at widest.

Three piece white suite comprising of a shower unit with high pressure mixer shower, WC, and vanity wash hand basin. Wall tiles around suite. Shaver point. Extractor fan. Heated towel rail. Wall mirror. Vinyl flooring. Opaque window to the rear.

Garden

The front garden is laid to lawn with a mixture of plants, small trees and shrubs. It has been made fully secure with new timber fencing and gated to the front and side. The monoblock driveway in front of the double garage has been extended and now allows parking for at least three vehicles.

The rear garden is also enclosed with timber fencing and gated on both sides of the property. It is laid to lawn with a substantial sized decked area which offering great space for garden furniture and BBQing. The west facing garden gets a lot of afternoon and evening sun while also offering great views. The oil tank can also be found in the rear garden grounds.



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Double Garage 5.50 x 5.50m

Two up and over doors open the double car garage. Space for two cars and general storage. Various storage shelving. Pendant & fluorescent lighting. Electrical sockets. Oil boiler. Outside tap.

INCLUDED

Fitted carpets, light fittings & blinds. Some curtains can be left but a select few will be getting removed.

SERVICES

Mains electricity, water and drainage. Telephone. Satellite Dish.

COUNCIL TAX

Currently Band F (£3044 P.A - 2023/24) includes water rates. Discounts do apply for single occupancy or second home use.

PRICE

Offers Over £490,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.



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HOME REPORT

A Home Report is available for this property. Please contact the office for a copy or download using the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=Wxj5MB3XXJJXlfEbDZOw1w%3d%3d>
- Postcode: PH221UJ
- EPC Rating Band C

OFFERS

Formal offers should be submitted to our Caledonia Estate Agency office in Aviemore.

VIEWING

Viewing is by appointment only through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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