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solicitors and estate agents

Stag Lodge, 10 Johnstone Road, Aviemore, PH22 1TY

Offers Over £335,000

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

Nestled in the scenic town of Aviemore within the Cairngorms National Park, this detached house combines elegance and comfort in a tranquil setting, offering privacy and a serene living atmosphere. This well presented property captivates with its spacious sitting room—the heart of the home—providing a versatile area perfect for entertaining guests or enjoying family time. The house features a well-equipped kitchen and four well-proportioned bedrooms, one of which includes an en-suite shower room, complemented by an additional modern bathroom. Additional highlights include a parking space for two vehicles, enhancing convenience for residents and visitors alike, and neat gardens with a patio area, perfect for outdoor relaxation and entertainment. This property is an ideal choice for those seeking a peaceful family home in a picturesque location. Don't miss out on the chance to own this delightful residence in Aviemore. Contact us today to schedule a viewing and experience the charm and potential of this exceptional property first hand. EPC Rating D, Council tax Band E

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.

## Offers Over £335,000



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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

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EPC Rating E

### Entrance & Hall

Step inside through a partially glazed timber door and you'll find yourself in a generously-sized, carpeted hallway. The hall thoughtfully provides access to all of the ground floor accommodation, briefly comprising of a sitting room, kitchen, family bathroom and two double bedrooms, offering a convenient layout that makes the space feel connected and fluid. This design ensures each area of the ground floor is easily reachable, enhancing the practicality and usability of the home. At the entrance of the hall, a staircase ascends to the first floor providing access to two further bedrooms.

### Sitting Room

4.32m x 4.09m (14'2" x 13'5")

Dual aspect windows to the front and side of the property, ensure an abundance of natural light fills the space whilst providing views over the front garden. The carpet flooring provides a warm and welcoming feel to the room whilst the electric heater set in an fireplace with ceramic hearth, timber surround and mantle is the perfect centrepiece. The sitting room is the ideal space to relax after a long day, with plenty of room for a comfortable sofa and armchairs. Whether you're curling up with a good book, watching your favourite show, this room is the perfect place to do it.

### Kitchen

3.81m x 3.10m (12'5" x 10'2")

This kitchen is bright, spacious, and inviting. The timber base, drawer, and wall units are contemporary and stylish, with complementary worktops that provide plenty of space for food preparation. Integral appliances, including an oven with grill and electric hob make cooking and cleaning a breeze. There is space for a fridge freezer, and under counter space and plumbing for a dishwasher or washing machine. The illuminated extractor ensures that the air in the kitchen is always fresh and clean. The tile effect vinyl flooring is durable enough to withstand the demands of a busy kitchen. A door provides access to the rear garden and patio area.

### Bedroom Three

3.19m x 3.32m (10'5" x 10'10")

Step into this delightful double room, a cosy and comfortable sanctuary designed with restful nights in mind. The room is spacious enough to accommodate a double or two single beds, perfect for siblings, guests or simply having the extra space. The window situated at the front of the room allows for plenty of natural light. An integral double wardrobe provides ample storage.

### Bedroom Four

3.05m x 3.07m (10'0" x 10'0")

This last bedroom offers another cosy and comfortable sanctuary, providing ample space for a double bed and additional furniture, making it ideal for siblings, guests, or simply enjoying extra space. The window positioned at the rear ensures plenty of natural light floods the room, enhancing its inviting atmosphere. An integral double wardrobe offers ample storage, adding to the room's practicality and functionality. Historically this space has been used as a dining room, but could easily also be used as a home working space.



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### Bathroom

2.47m x 1.86m (8'1" x 6'1")

Step into this spacious and inviting bathroom, where functionality and relaxation harmoniously blend. The room features a full sized bath, complete with mixer tap and a shower over for a soothing soak or a quick rinse. The flush mounted wash hand basin, set in a vanity unit is adorned with a chrome mixer tap and wall mirror, with shaver socket adjacent, adds a touch of practicality to the space. The WC sits adjacent to the basin for convenience. Natural light floods the space through the opaque window, providing privacy while illuminating the room with a warm, ambient glow. This spacious bathroom is more than just a place to wash and refresh - it's a haven of comfort and relaxation, where you can unwind and rejuvenate after a long day.

### Landing

Ascend to a bright, welcoming and spacious landing, where a Velux window bathes the area in natural light. Traditional timber 4 panelled doors, lead you from this central hub to the home's private spaces. With two bedrooms just steps away, the layout is as convenient as it is elegant.

### Principal Bedroom & En-suite

4.08m x 4.78m & 1.28m x 2.42m (13'4" x 15'8" & 4'2" x 7'11")

Discover the principal bedroom, a sanctuary designed for rest and relaxation. The spacious bedroom layout creates a sense of tranquillity and space, allowing for a generous sleeping area and room for additional furniture, in addition to the integral double wardrobe space, providing excellent storage. The décor enhances the natural light, coming in through the Velux window overlooking the front garden. An added convenience is the direct access to an en-suite shower room which is a seamless blend of convenience and style. It features a flush mounted wash hand basin set in a vanity unit, and an adjacent WC, providing essential facilities in a well-designed space. A shower enclosure offers excellent amenity and features full height wet wall panelling.

### Bedroom Two

4.32m x 4.74m (14'2" x 15'6")

A tranquil and inviting double bedroom, bathed in natural light streaming in through the Velux window to the front of the property. This space is a serene retreat with ample room to accommodate a

double bed and additional furniture. An integral double wardrobe provides ample storage. An additional storage cupboard houses the hot water tank.

### Outside

Experience an enchanting retreat in Aviemore. As you enter into the quiet cul-de-sac pass, you're eventually greeted by a generous monoblock driveway leading up to the front and side of the house offering ample parking. This space is tastefully bordered by fencing, ensuring privacy while adding a rustic charm. The property, lies in its front and rear gardens. Carefully curated lawns combine seamlessly with areas of patio and mature tree and shrubbery planting, inviting you to unwind and relax, and provide ample space for seating and outdoor entertaining. The peaceful rear garden is perfect for enjoying a quiet afternoon or hosting intimate gatherings. There is a garden shed for secure storage of sports and garden equipment.

### Services

It is understood that there is mains water, drainage and electricity. There is gas central heating.

### Entry

By mutual agreement.

### Price

Offers over £335,000 are invited

### 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  
Tel: (01479) 874800  
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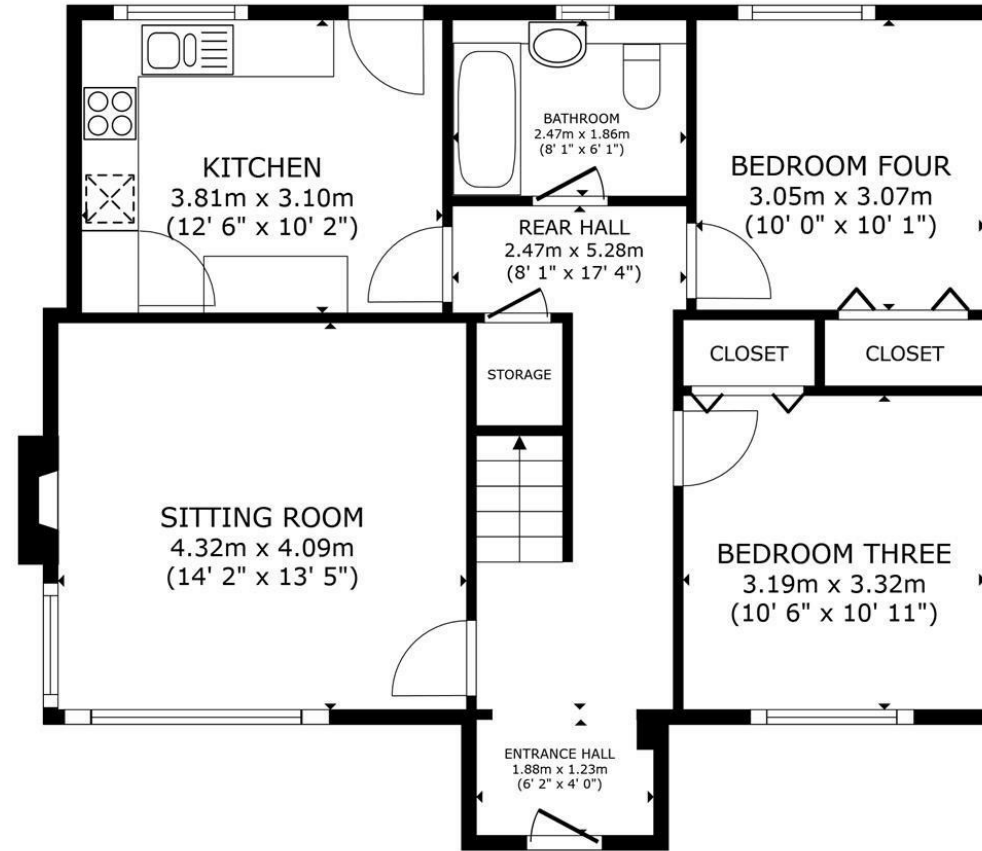












FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 73.0 m<sup>2</sup> (786 sq.ft.) FLOOR 2 52.1 m<sup>2</sup> (561 sq.ft.)  
 TOTAL : 125.1 m<sup>2</sup> (1,347 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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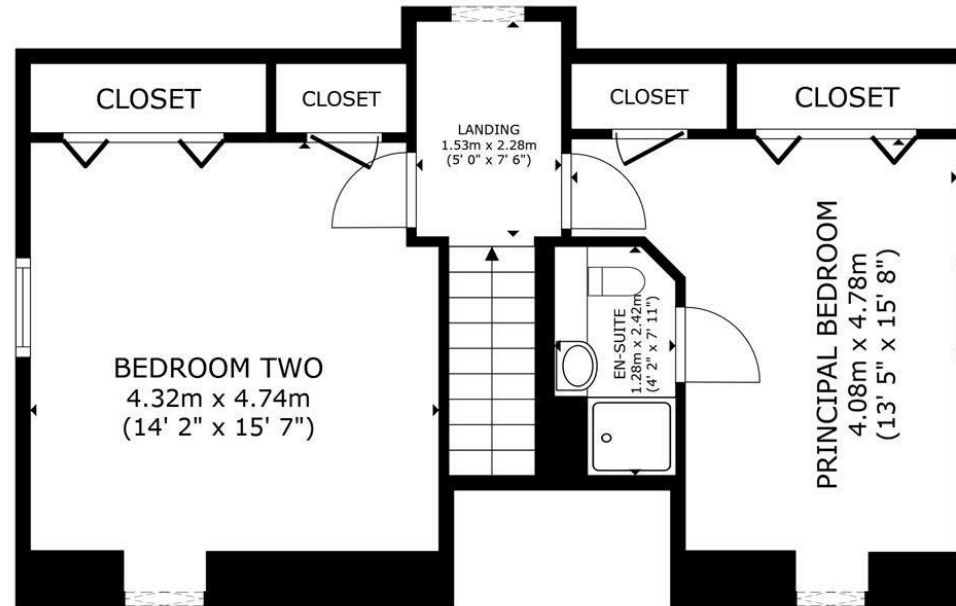
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FLOOR 2



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 FLOOR 1 73.0 m<sup>2</sup> (786 sq.ft.) FLOOR 2 52.1 m<sup>2</sup> (561 sq.ft.)  
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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>76</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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