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solicitors and estate agents

Beaver Creek Lodge, Aviemore, PH22 1QD  
Offers Over £475,000

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

Introducing Beaver Creek, an exceptional luxury log lodge offering a unique retreat experience. Nestled in a serene woodland setting, this lodge provides a rare chance to enjoy both indoor and outdoor indulgence. The property features a pergola gracefully positioned over a flowing mountain stream from the Craigellachie nature reserve, offering a soothing ambiance. A charming bridge leads to the lodge, heightening its magical location. Inside, the lodge exudes comfort and luxury. The spacious lounge is centered around a cosy wood burner, creating a warm, inviting space for relaxation and intimate gatherings. The dining nook, tucked under the roof eaves, provides an inviting setting for meals, exuding rustic elegance. The kitchen is designed in a classic shaker style, combining functionality with traditional charm. The spa bathroom includes a Jacuzzi bath and a sauna, offering a tranquil retreat for rejuvenation. The lodge also has a boot room for convenient storage. The sleeping quarters comprise three inviting bedrooms: a king-size bedroom with an en-suite and TV, a twin bedroom with a wash hand basin and TV, and a bunk bedroom with a wash hand basin and TV. Outdoors, the large hot tub sits under the lodge's eaves, providing a relaxing spot to unwind. The decked area features informal seating overlooking a BBQ, and outdoor heaters ensure year-round comfort. This lodge is a truly unique and rare find, blending rustic charm with modern luxury in an idyllic woodland setting. EPC Rating E. The property has been run as a very successful holiday let with accounts available upon viewing and the property is being sold with all fixtures and fittings as seen with the benefit of transferable future bookings to allow the incoming owner a ready to go opportunity subject to permissions. EPC Rating 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 £475,000



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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

### Overview

Made of hand selected pine sourced from the arctic circle in Finland, this wonderful home was painstakingly constructed by the current owners and completed in 1990. The stewardship of this unique and enchanting residence is now being offered to the new purchasers an exciting opportunity to purchase a significant and distinctive property in a special location. Arranged over one floor and with an easy going ambience, the current accommodation allows for a plethora of arrangements to suit the incoming owners.

For 30 years plus Beaver Creek Lodge has operated as an award-winning self catering property it has been extremely popular with skiers, outdoor enthusiasts, hosted family celebrations and of course many Honeymoons The Lodge has been marketed throughout that period exclusively by Great North Lodges Ltd ([www.greatnothlodges.co.uk](http://www.greatnothlodges.co.uk)) see our story on their website and we would recommend any potential buyer remain with GNL Ltd.

Over the years it has achieved well over 80% occupancy per annum (except of course the pandemic period)

Currently from the 1st of September there are 15+ rental bookings which can

transferred to any new owner

The property sale comes with all crockery, glasses, cutlery, bedlinen (approximately three sets per bed) robes, (plus spares) for eight guests. All equipment, TV's, furniture, floor coverings, soft furnishings, in fact everything that's there to continue to run the business.

SHORT TERM LET LICENCE No. :- HI-70100-F

### Entrance Vestibule

Step from the covered deck into the entrance vestibule, where a timber and glazed door welcomes you into a cosy space. Here, ample room allows for storing outerwear and footwear, making it convenient for daily comings and goings. A storage cupboard offers additional space for belongings, while a low-level cupboard houses the electrical consumer board, ensuring easy access for maintenance. A second door leads seamlessly into the main living area.

### Sitting Room / Dining Room

4.41m x 7.33m / 2.17m x 2.58m (14'5" x 24'0" / 7'1" x 8'5")

This delightful living space serves as the hub of the home, radiating warmth and easy living. The seating area is anchored by a beautiful wood-burning stove, while large picture windows at the front and side flood the room with natural light, offering stunning views. The sitting room flows seamlessly into the dining area which features windows on three sides and built-in seating benches, making it a captivating space for meals and gatherings. Patio doors from the dining area lead to the inviting and covered deck with a hot tub, creating an ideal environment for relaxation and enjoyment. Uniquely this space also features a fold down double bed allowing the space to transform in to an additional sleeping area.

### Kitchen

2.62m x 3.66m (8'7" x 12'0")

A fully equipped kitchen that seamlessly blends functionality with elegant design. This culinary space boasts an array of storage solutions, including a variety of base cabinets, wall-mounted units, drawers, and illuminated display cabinets, all complemented by sleek worktops. The inset stainless steel sink, complete with a drainer and chrome mixer tap, sits below a double window, allowing natural light to flood the area. The kitchen also features a ceramic hob, paired with an illuminated extractor hood and a brushed steel splashback, as well as an integrated double oven with a grill. Additional amenities include a fridge freezer, washing machine, dishwasher, and larder store. A convenient door leads to the rear hall, rounding out this practical and stylish kitchen.



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### Principal Bedroom

4.28m x 3.52m (14'0" x 11'6")

A stunning triple-aspect bedroom, offering abundant natural light and outdoor views from multiple angles. This spacious room features an integral mirrored wardrobe, enhancing both storage and visual space. A convenient door leads to an en suite shower room, providing added privacy and luxury, making this bedroom a comfortable and elegant retreat.

### Ensuite Shower Room

1.35m x 1.72m (4'5" x 5'7")

A luxurious en-suite shower room, thoughtfully designed for comfort and elegance. The room features full-height tiling and wet wall finishes, exuding a sleek and modern look. A wash hand basin is complemented by an integral wall mirror and wall lighting, offering a functional yet stylish touch. The walk-in shower includes a rainforest showerhead, providing a spa-like experience and additional amenities include a WC, warm air heater, chrome towel radiator, extractor fan, and a glass display shelf for added convenience.

### Rear Hall

The rear hall provides convenient access to both bedrooms two and three, as well as to the bathroom. This practical layout ensures easy navigation throughout the home, connecting the private sleeping quarters to the shared bathroom facilities, making it an ideal setup for families or guests.

### Bedroom Two

2.99m x 4.80m (9'9" x 15'8")

The second bedroom, currently arranged as a twin, offers a spacious and airy feel thanks to its vaulted ceiling and side window, which allow natural light to fill the room. An integral storage wardrobe with mirrored doors not only provides ample storage space but also enhances the room's visual size, making it feel even more open and comfortable.

### Bedroom Three

2.39m x 3.50m (7'10" x 11'5")

Bedroom three offers a cosy and warm retreat, featuring a charming bunk bed and mirrored wardrobes for ample storage and functionality. A side window brings natural light into the room, enhancing its inviting ambiance.

### Bathroom & Sauna

3.15m x 2.31m & 1.84m x 2.31m (10'4" x 7'6" & 6'0" x 7'6")

The bathroom offers a luxurious retreat, featuring a Jacuzzi corner bath for relaxing soaks. A wall-hung wash hand basin, complemented by a chrome mixer tap, light, and shaver socket, providing functional elegance and also includes a shower with a wet wall surround, along with a WC and some full-height tiling. A

door leads to a sauna, equipped with a Finnex sauna heater and benches, offering a spa-like experience at home. High-level privacy windows ensure natural light fills the space while maintaining seclusion, making this bathroom a perfect combination of luxury and practicality.

### Outside

Nestled in a peaceful woodland setting, this outdoor oasis boasts a pergola perched above a picturesque mountain stream, offering a tranquil ambiance. An eight-person hot tub is positioned under the eaves of the lodge, providing a luxurious spot to relax and the decked area, furnished with informal seating, overlooks a BBQ area, making it perfect for outdoor dining and entertaining. To ensure comfort in any weather, outdoor heaters are available and the pergola, directly above the stream winding down from the Craigellachie Nature Reserve, enhances the peaceful setting, creating a harmonious blend of nature and luxury.

### Services

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

### Entry

By mutual agreement from 1st September

### Price

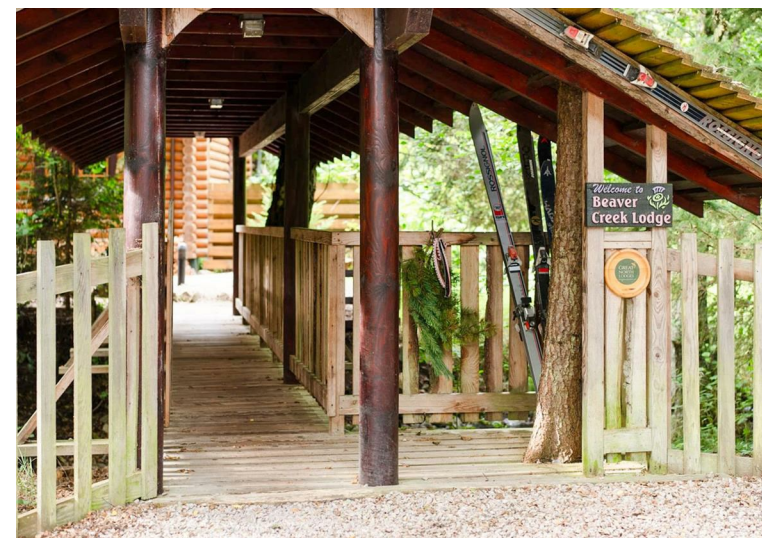
Offers over £475,000 are invited to include goodwill and all furniture and fittings.

Home Report valuation at £450,000

The property has been run as a very successful holiday let with accounts available upon viewing and the property is being sold with all fixtures and fittings as seen with the benefit of transferable future bookings to allow the incoming owner a ready to go opportunity. Purchasers should satisfy themselves in relation to the short term letting licence necessary.

### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-  
Masson Cairns  
Strathspey House  
Granttown on Spey  
Moray  
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Tel: (01479) 874800  
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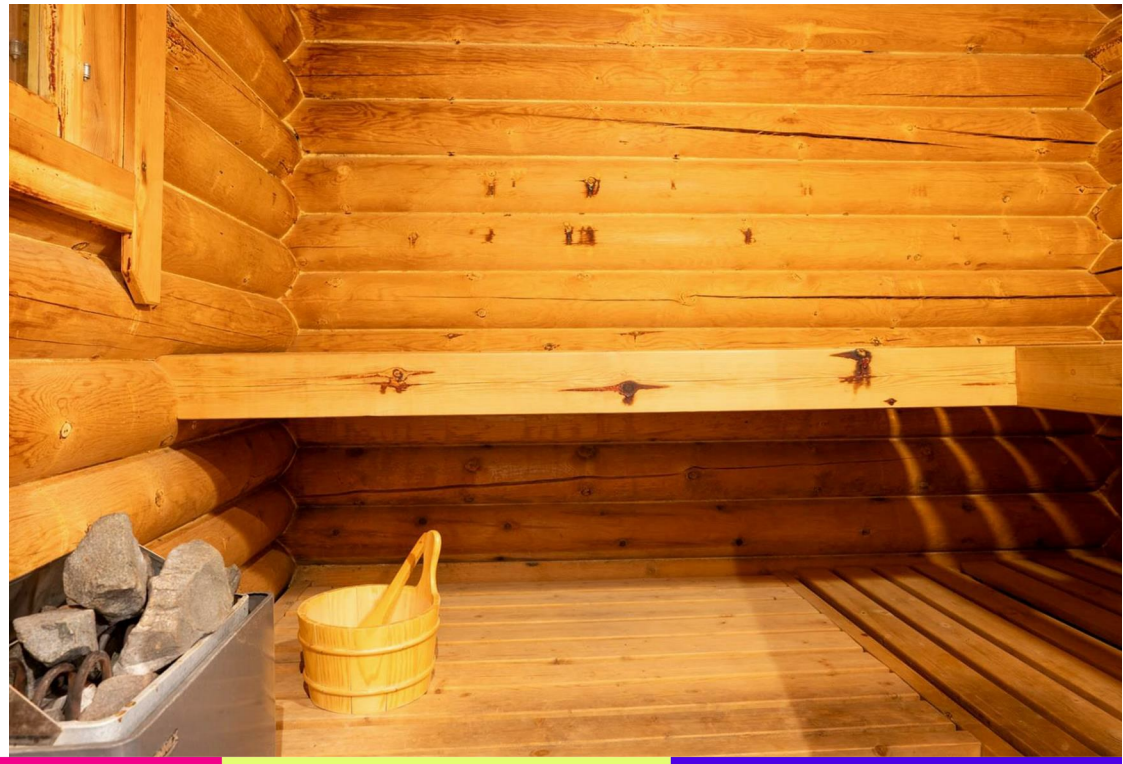
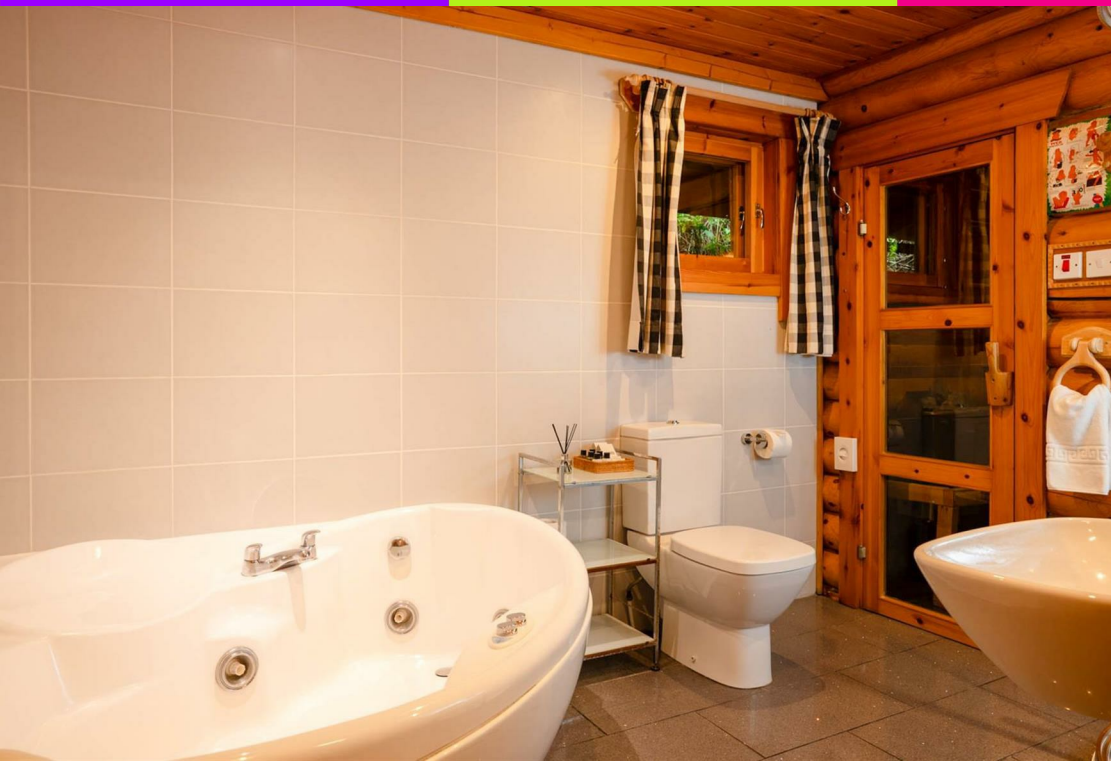
Fax: 01479 874806

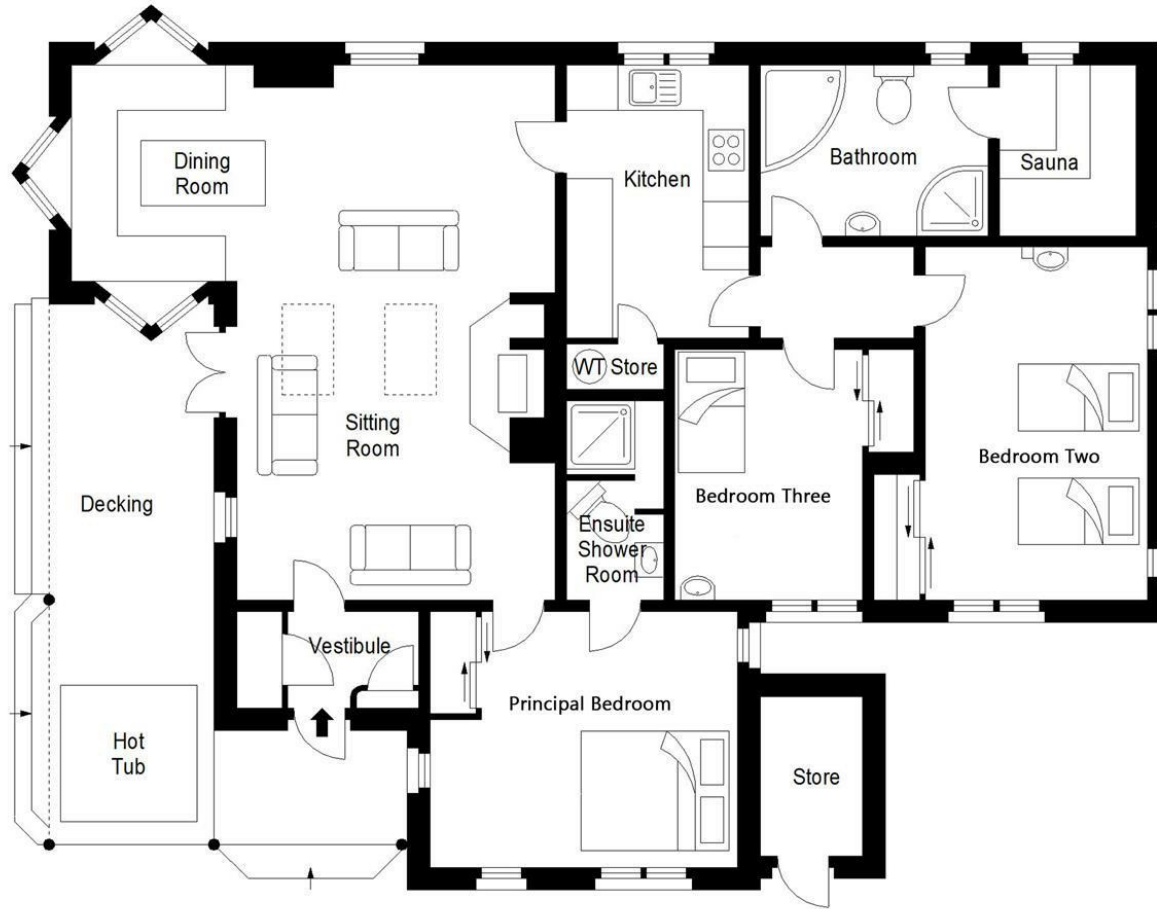
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GROSS INTERNAL AREA  
 FLOOR PLAN 1 113.3 m<sup>2</sup> (1,220 sq.ft.)  
 TOTAL : 113.3 m<sup>2</sup> (1,220 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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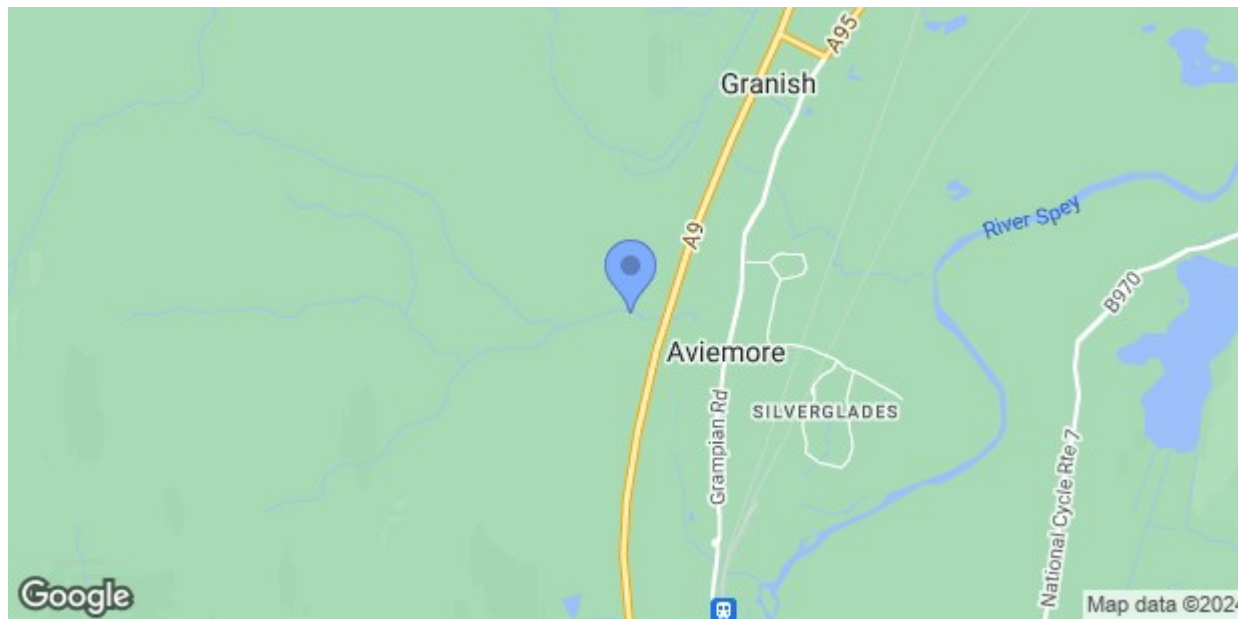
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy 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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