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12 Railway Terrace, Aviemore, PH22 1SA

Offers Over £240,000

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

BELOW HOME REPORT VALUATION - Discover an enchanting blend of traditional charm and contemporary living in this delightful one-and-a-half storey, three-bedroom cottage located in the heart of Aviemore, in the majestic Scottish Highlands. Constructed circa 1900, this mid terrace home is crafted from classic stone and slate, exuding timeless appeal while offering a serene yet central setting within this vibrant town. As you step inside, you're welcomed by a beautifully extended living space that caters perfectly to both family life and entertaining. The lower level boasts a generously sized sitting room that seamlessly integrates with the dining area and kitchen, creating an expansive open-plan environment. This space is anchored by a charming wood burner, adding a touch of rustic warmth that complements the modern amenities. The kitchen and dining area are particularly inviting, equipped with contemporary fixtures and bathed in natural light streaming through sliding patio doors. These doors lead out to a picturesque enclosed rear garden, ideal for quiet relaxation or lively gatherings. There are also two bedrooms and a shower room to the ground floor. Upstairs, the cottage offers a large principal bedroom and spacious bathroom. This immaculately presented property is not just a home but a lifestyle choice, appealing to a diverse range of buyers. EPC Rating E, Council Tax Band D 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 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

This charming entrance hall offers a warm welcome into the home, presenting a traditional aesthetic with practical design elements. The hall enjoys a slate tile floor, providing a durable and easy-to-clean surface ideal for high-traffic areas. On one side, a radiator ensures the space is comfortably heated, while the other side features a row of hooks mounted on the wall, perfect for hanging coats and hats. The inviting space is illuminated by natural light streaming through the decorative glass panels of the front door. There are doors to the shower room, bedroom two and sitting room.

Open Plan Sitting Room, Kitchen & Dining Area

4.47m x 4.73m, 2.76m x 2.85m & 3.71m x 2.85m (14'7" x 15'6", 9'0" x 9'4" & 12'2" x 9'4")

This beautifully designed open plan area combines the sitting room, dining space, and kitchen, creating a seamless flow ideal for modern living. The sitting room is elegantly appointed with solid wood flooring, adding warmth and character to the space. It features recessed display shelves and an inset fireplace with a wood-burning stove, timber surround, and a slate tiled hearth, making it a cosy focal point for relaxing evenings. Transitioning smoothly into the dining area, the flooring changes to tiles that continue throughout the kitchen, enhancing the open feel and providing ease of maintenance. The dining area is bright and welcoming, equipped with patio doors that open directly to the garden and an additional window to the rear, filling the space with natural light and offering delightful views with ample space for a large dining table and chairs. The kitchen is skillfully crafted with a superb range of wood base, drawer, wall, and display units topped with solid timber worktops that beautifully complement the white brick tiled splashback. It includes a cooker with a gas hob and an illuminated extractor hood above. A stainless steel sink with a chrome mixer tap is strategically placed under a window overlooking the rear, providing a pleasant outlook and there is plumbing for a washing machine and space for a fridge freezer, ensuring functionality and convenience.

Bedroom Two

3.83m x 2.47m (12'6" x 8'1")

This bedroom is enhanced by twin windows that face the front of the property, flooding the room with natural light. There is a wardrobe that provides ample hanging and shelved storage in addition to tiled flooring and ceiling lighting. a further door leads to the home working space / third bedroom.

Home Working Space / Bedroom Three

2.19m x 3.38m (7'2" x 11'1")

Catering to the demands of modern living and flexible work patterns, this room could ideally be utilised as a home working space. Alternatively the room could be arranged as a nursery or third bedroom. There is carpet flooring and ceiling lighting.



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Shower Room

1.54m x 2.25m (5'0" x 7'4")

An efficiently designed shower room which features a classic white ceramic pedestal wash hand basin and a matching toilet, set against a backdrop of neutral tiled walls that enhance the clean and bright feel of the space. The practical layout includes a shower enclosure with a glass door, which helps to keep the area feeling open and spacious. The shower is tiled to match the walls, ensuring a cohesive look throughout, while Terracotta floor tiles add a touch of warmth to the room.

Inner Hall

The inner hallway has a door to bedroom three and stairs lead to the first floor accommodation. There is solid wood flooring and a shelved storage cupboard.

Landing

This space is illuminated by a large Velux window that bathes the area in natural light in addition to ceiling lighting. From the landing, doors lead to a well-appointed bathroom and the spacious principal bedroom. Additionally, a further door opens to a sizeable storage cupboard, providing ample space for your organisational needs.

Principal Bedroom

3.72m x 5.15m (12'2" x 16'10")

This light and airy bedroom is a peaceful retreat, perfectly designed to take advantage of its picturesque surroundings. Featuring Velux windows on either side, the room is filled with natural light and offers distant views of the Cairngorms. The space enjoys carpet flooring and ceiling lighting in addition to a large shelved storage wardrobe and a further under window storage area.

Bathroom

2.78m x 2.18m (9'1" x 7'1")

Step into this charming bathroom, where natural light pours through a Velux window, enhancing the bright and airy atmosphere. The space features a bathtub with an overhead shower, complemented by modern white tiles. A stylish pedestal wash hand basin and wc with dual push flush. There is a wall cabinet for toiletry storage in addition to a loft hatch.

Outside

Welcome to this beautifully maintained property, where the front is thoughtfully designed with gravel chipping for effortless upkeep, guiding you to the elegant main entrance. The rear garden features a well-manicured lawn perfect for relaxation, complemented by a charming patio area ideal for alfresco dining and entertaining. Surrounded by mature plantings and ranch-style fencing, this serene outdoor space offers privacy and tranquility. A timber shed adds both charm and practical storage, making this garden a delightful retreat for any homeowner.

Services

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

Entry

By mutual agreement.

Price

Offers over £240,000 are invited

Viewings and Offers

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

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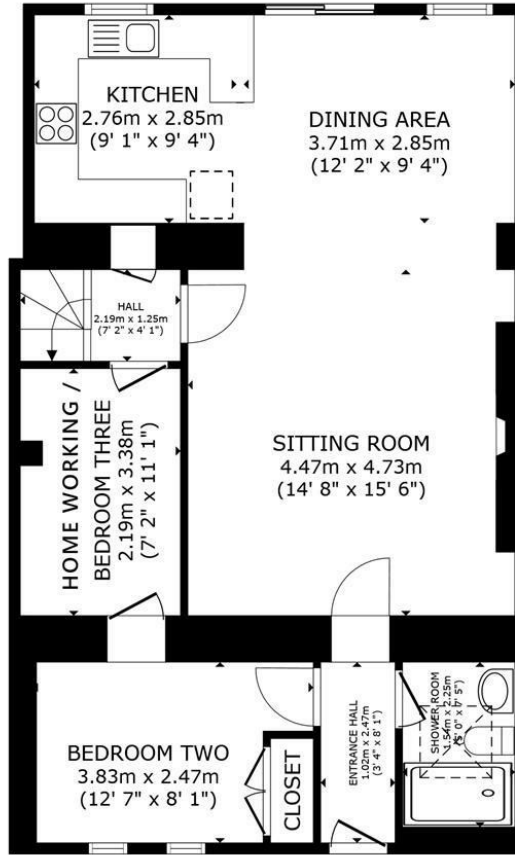












FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 75.5 sq.m. (813 sq.ft.) FLOOR 2 26.2 sq.m. (282 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 5.9 sq.m. (64 sq.ft.)
 TOTAL : 101.7 sq.m. (1,095 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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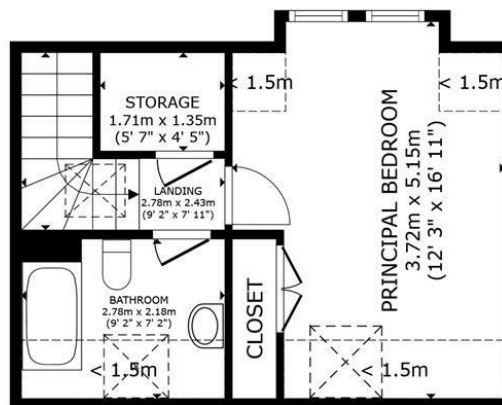
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FLOOR 2



GROSS INTERNAL AREA
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 EXCLUDED AREAS : REDUCED HEADROOM 5.9 sq.m. (64 sq.ft.)
 TOTAL : 101.7 sq.m. (1,095 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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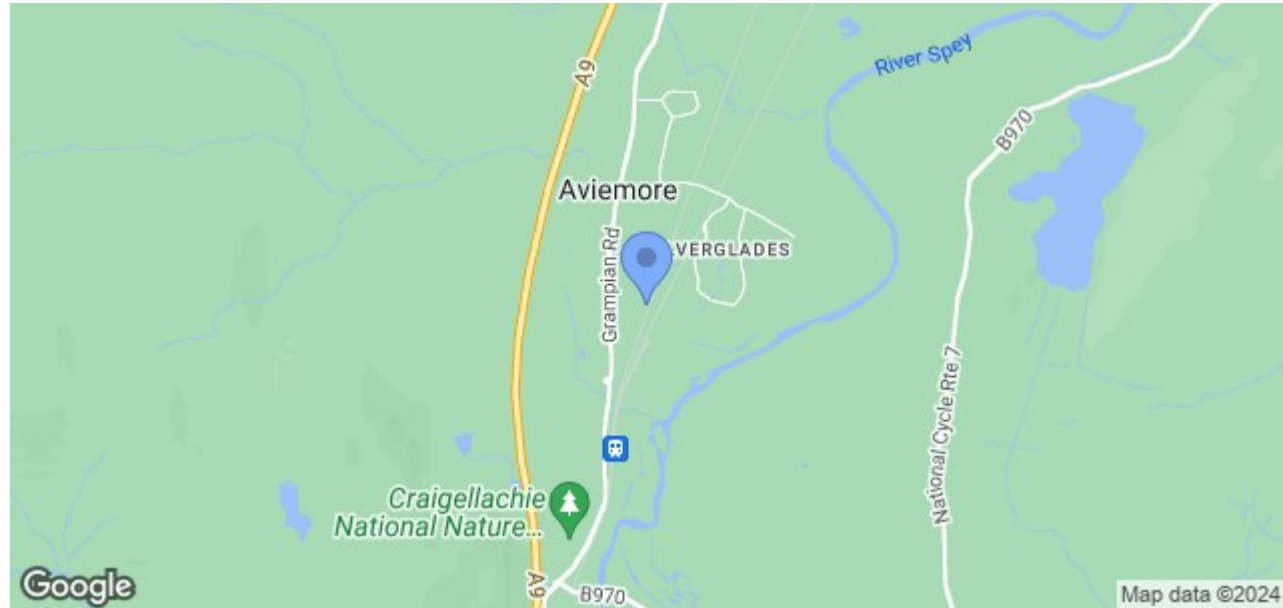
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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