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solicitors and estate agents

20 Lodge Lane, High Burnside, Aviemore, PH22 1UJ

Offers Over £475,000

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



Set within an elevated and particularly scenic position on the edge of Aviemore, 20 Lodge Lane is an impressive and immaculately presented family home, built to a high specification and designed to take full advantage of its outstanding outlook towards the Cairngorm Mountains and surrounding woodland. The accommodation is well balanced and thoughtfully arranged, offering generous and flexible living space suited to both everyday family life and entertaining. A welcoming entrance enjoys a guest wc and leads through to bright hallway and the principal sitting room which forms a standout feature, enjoying excellent proportions, a calm contemporary finish and large glazed doors that draw in natural light while framing the dramatic mountain views beyond. The open-plan kitchen and dining area is fitted to a high standard with modern units, integrated appliances and ample worktop space, creating a stylish yet highly practical hub of the home and leads to the useful utility. The bedrooms are well proportioned and comfortably appointed, with the principal bedroom providing a peaceful retreat and benefitting from quality finishes and a well-appointed en-suite, while the remaining bedrooms offer excellent flexibility for family, guests or home working, all served by a contemporary family bathroom. Externally, the property sits within attractive garden grounds that enjoy a good degree of privacy and make the most of the exceptional elevated outlook across the surrounding landscape to the Cairngorms. The setting is both tranquil and convenient, with Aviemore's amenities, schools and transport links close at hand, alongside immediate access to woodland walks, outdoor pursuits and the wider Cairngorms National Park, making this a high-quality modern home in a truly enviable location. EPC C, Council Tax F, Home Report online at [massoncairns.com](http://massoncairns.com)

## 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

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 C

#### Entrance Vestibule

1.45m x 2.49m (4'9" x 8'2")

From the front of the property, this welcoming entrance vestibule is finished in light, neutral tones, providing a practical and well-defined arrival space. From here, doors lead directly to a convenient ground-floor WC, making it ideal for everyday family living and for welcoming guests with a further door leading into the hallway.

#### Hallway

A welcoming and generously proportioned central hallway forming the heart of the home, finished with laminate flooring and complemented by a carpeted staircase rising to the first floor. From here, doors provide access to the integral garage, the sitting room and the kitchen/dining area, creating a practical and well-connected ground floor layout. There is a sizeable storage cupboard with space for footwear and coat storage. Natural light is drawn in from a Velux window, enhancing the sense of space, while neutral décor and a decorative timber balustrade give a warm, well-finished feel.

#### WC

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

A bright and neatly presented ground-floor WC fitted with a modern white suite comprising a pedestal wash-hand basin and WC. Natural light is provided by an opaque window to the front, while display shelving offers useful storage. Finished with contemporary flooring, a tiled splashback and a heated towel rail, this practical cloakroom is ideally positioned for guests and everyday use.

#### Sitting Room

3.73m x 6.30m (12'2" x 20'8")

A generously proportioned and beautifully bright sitting room enjoying an enviable position within the house, finished with attractive timber flooring and neutral décor. Glazed doors open directly onto the rear garden, creating a seamless connection with the outdoors and framing outstanding views towards the Cairngorm Mountains, including the Lairig Ghru, Ptarmigan and the ski runs. The space comfortably accommodates a range of lounge furniture and is centred around a contemporary wood-burning stove, providing both a striking focal point and a cosy atmosphere. This is a superb principal reception room, equally suited to everyday living and entertaining.

#### Kitchen & Dining Area

4.68m x 4.99m (15'4" x 16'4")

A very bright and well-proportioned space fitted with a contemporary kitchen incorporating quality Neff integrated appliances, a ceramic hob with illuminated extractor, integral fridge freezer, dishwasher and extensive storage with complementary worktop space. Subtle under-unit mood lighting adds warmth, while generous glazing frames superb open views to the mountains and floods the room with natural light. There is ample space for a family dining table, making this an ideal everyday living and entertaining area, with a further door providing convenient access through to the adjoining utility room.

#### Utility Room

2.01m x 1.94m (6'7" x 6'4")

A practical and well-appointed space fitted with a stainless-steel sink and worktop, with plumbing in place for a washing machine and space for a tumble dryer. A further door leads into a large storage cupboard (2.0m x 0.96m) with shelving and space for cleaning equipment. Open shelving provides useful storage, while a glazed external door gives direct access to the rear garden, making this an ideal everyday utility and boot room.

#### Landing

A bright and well-presented landing area with natural light from a Velux window over the stairwell, providing access to all three bedrooms and the family bathroom. Finished with fitted carpet, a loft hatch to the attic and timber balustrade.



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**Principal Bedroom & En-suite**

4.00m x 3.48m & 3.27m x 1.99m (13'1" x 11'5" & 10'8" x 6'6")

A generous and well-proportioned principal bedroom, finished in light, neutral tones and enjoying excellent natural light from a picture window to the front of the home. There are two mirrored sliding door wardrobes, providing excellent storage and a further door leads to the modern en-suite shower room, fitted with a contemporary vanity unit with concealed cistern WC, wash hand basin, heated towel rail and a fully enclosed shower cubicle, all complemented by stylish tiling and an opaque window to the rear providing natural ventilation in addition to the extractor fan.

**Bedroom Two**

3.71m x 3.21m (12'2" x 10'6")

A well-proportioned double bedroom positioned to the front of the property, finished in fresh, neutral décor and enjoying good natural light from a large window to the front. The room benefits from an integral double mirrored wardrobe providing excellent hanging and shelved storage, with ample remaining space for freestanding bedroom furniture, making it ideal as a guest room, child's bedroom or home office.

**Bedroom Three**

4.92m x 2.98m (16'1" x 9'9")

Located to the rear of the property, this bright and well-proportioned bedroom enjoys outstanding open views towards the Cairngorm Mountains. Finished in neutral tones, the room offers a calm and airy feel with excellent natural light, along with space for bedroom furniture and a double integral mirrored wardrobe, making it ideal as a guest bedroom, child's room or a peaceful home office with a superb outlook.

**Bathroom**

2.27m x 2.96m (7'5" x 9'8")

The family bathroom is well appointed and finished in a contemporary style, comprising a fitted bath with tiled surround, glazed screen and over bath shower, a wash hand basin set into a vanity unit with storage and display shelving, WC with concealed cistern and heated towel rail. A Velux window provides excellent natural light and ventilation, while a built-in cupboard discreetly houses the water cylinder.

**Integral Garage**

3.19m x 5.49m (10'5" x 18'0")

A generously sized, insulated integral garage with power and lighting, up-and-over door to the front and internal access to the hallway, offering excellent storage and clear potential for alternative uses such as a workshop, home gym or conversion subject to consents.

**Outside**

Externally, the property benefits from a private lock block driveway providing off-street parking for several cars and access to the integral garage, with an area of lawn to the front. A gated side path leads to the enclosed rear garden, which is laid mainly to grass with paved sections for ease of maintenance. The rear garden enjoys an elevated position with outstanding open views towards the Cairngorm Mountains, creating a superb outdoor space for relaxing, entertaining and taking full advantage of the setting.

**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 £475,000 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

Fax: (01479) 874806

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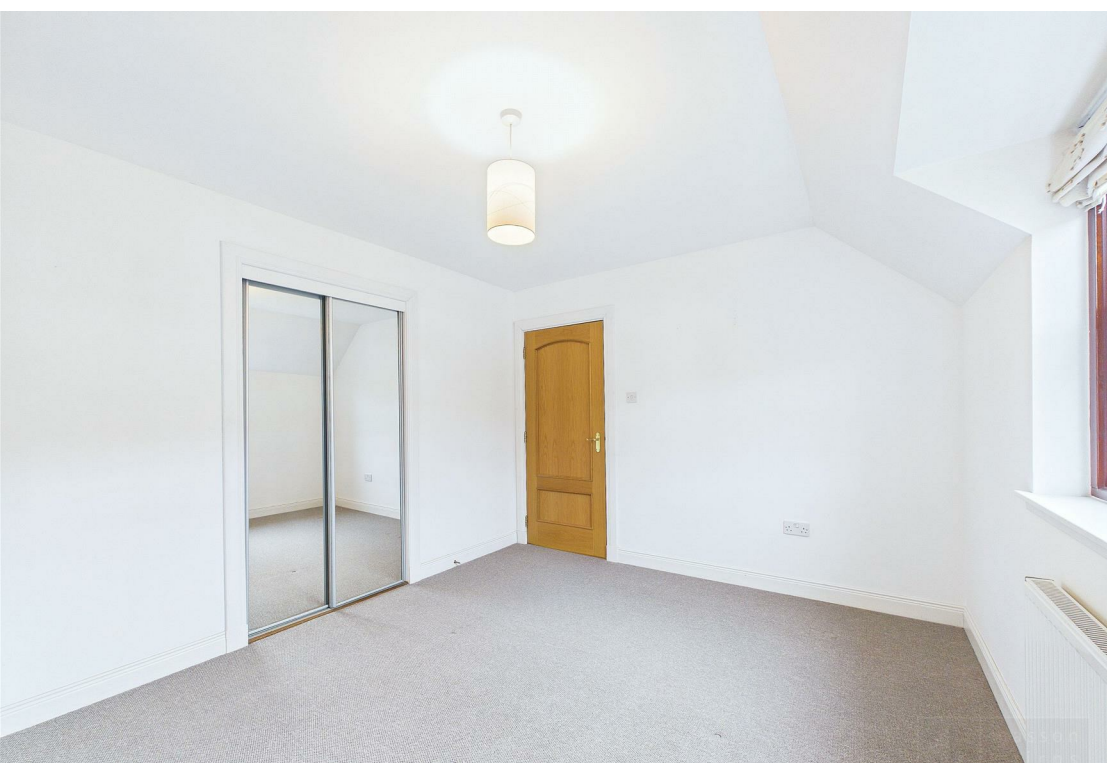




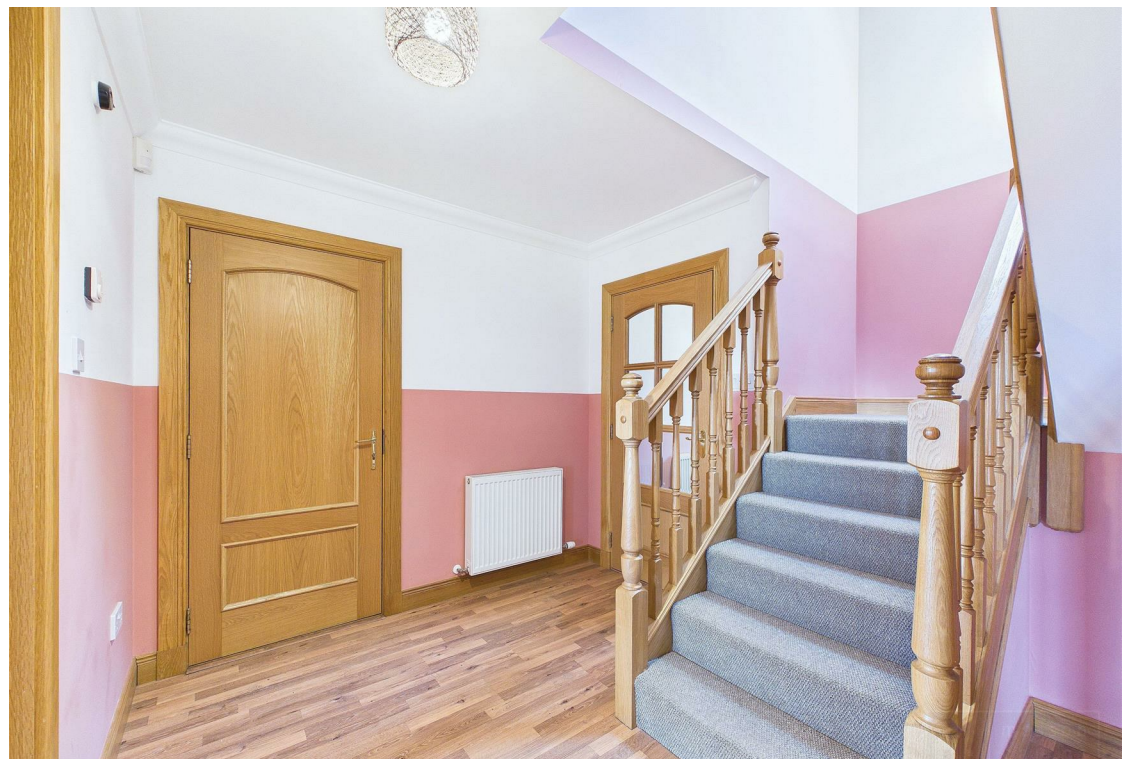




















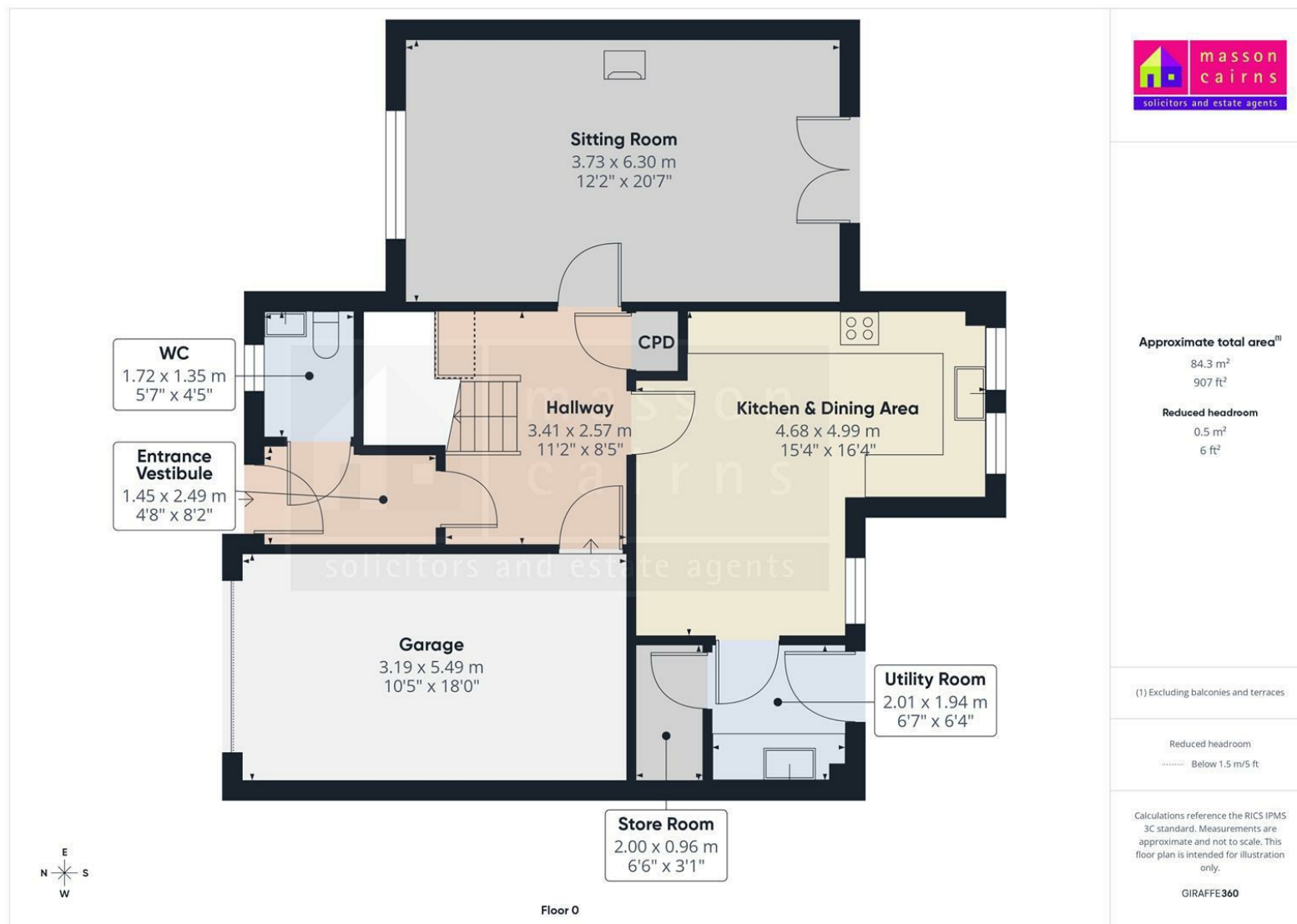












**Approximate total area<sup>(1)</sup>**  
84.3 m<sup>2</sup>  
907 ft<sup>2</sup>

**Reduced headroom**  
0.5 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

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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#### Approximate total area<sup>(1)</sup>

60.6 m<sup>2</sup>  
653 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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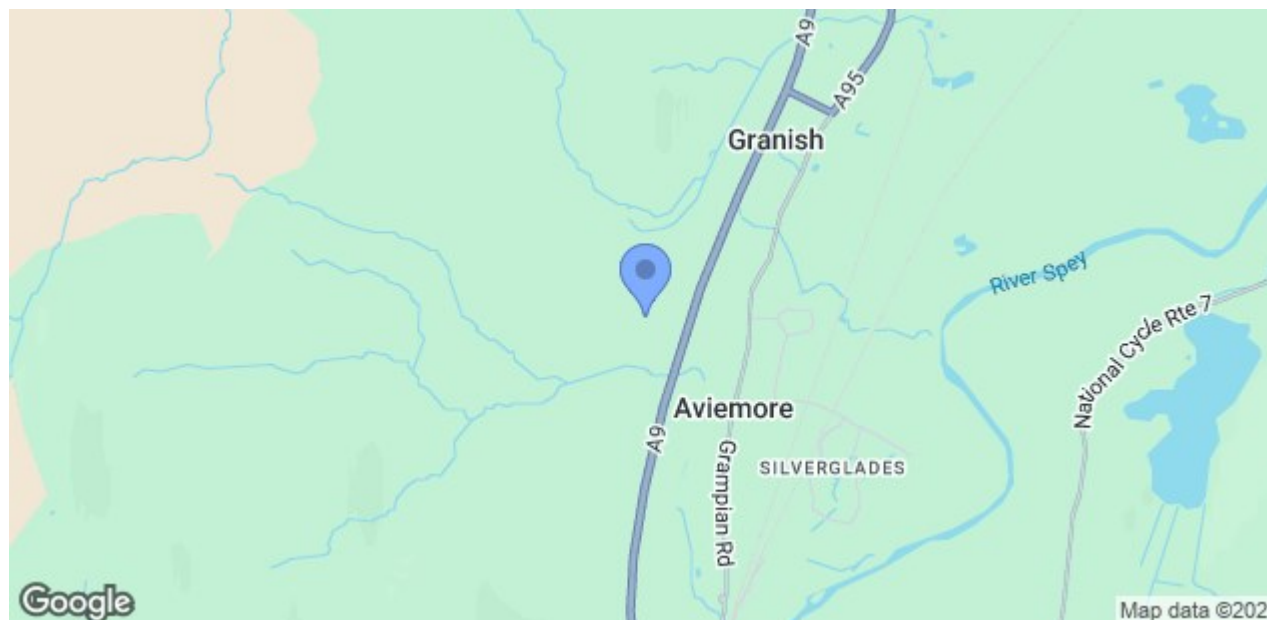
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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