masson cairns LTD

solicitors and estate agents

House Site, Edinkillie, High Burnside, Aviemore, PH22 1QD

Fixed Asking Price £175,000

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

An exciting opportunity to build an attractive contemporary Highland home within the established residential setting of High Burnside, Aviemore, occupying a generous plot extending to approximately 0.16 acres (648m²). Full planning permission has been granted (ref: 24/03011/FUL) for a thoughtfully designed four-bedroom detached family home with an attached garage, combining traditional Highland architecture with modern energy-efficient design. The proposed dwelling features white rendered walls complemented by dark vertical timber cladding, pitched slate-effect roofs, dormer windows and roof-mounted photovoltaic panels, creating a home that is both characterful and environmentally conscious. Internally, the accommodation has been carefully planned to provide flexible family living over two floors. The ground floor centres around a spacious open-plan living, dining and family area with large glazed openings leading to a covered terrace, complemented by a well-appointed kitchen, utility room, ground-floor bedroom, WC and integral garage. Upstairs, the principal bedroom benefits from a dressing area and en-suite, while two further double bedrooms, a family bathroom and generous landing provide comfortable accommodation for modern family life. The proposed layout makes excellent use of natural light while creating a seamless connection between the internal living spaces and the surrounding garden. Situated within one of Aviemore's most desirable residential areas, the plot enjoys immediate access to woodland walks, cycle routes and the extensive outdoor pursuits of the Cairngorms National Park, whilst remaining within easy reach of Aviemore's excellent range of shops, cafés, restaurants, leisure facilities and transport links. This represents a rare opportunity to create a high-quality bespoke home in one of the Highlands' most sought-after locations.

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
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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
There is no requirement for a home report.

Services
There is access adjacent to the site for mains water, drainage and electricity, purchasers will be responsible for connection to the electrical and water supply and for the provision of a septic tank. Purchasers should satisfy themselves on service provision and connection cost. There is a shared access track.

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Planning
Full Planning Permission (ref: 24/03011/FUL) has been obtained from the Highland Council for the rection of a house. The decision notice of approval was issued on the Mon 25 Nov 2024. Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference ref 24/03011/FUL
http://wam.highland.gov.uk/wam/

Entry
By mutual agreement.

Fixed Price
Fixed Price of £175,000

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
Email: property@lawscot.com
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What Three Words Location
What Three Words Location:
///presuming.possibly.impressed

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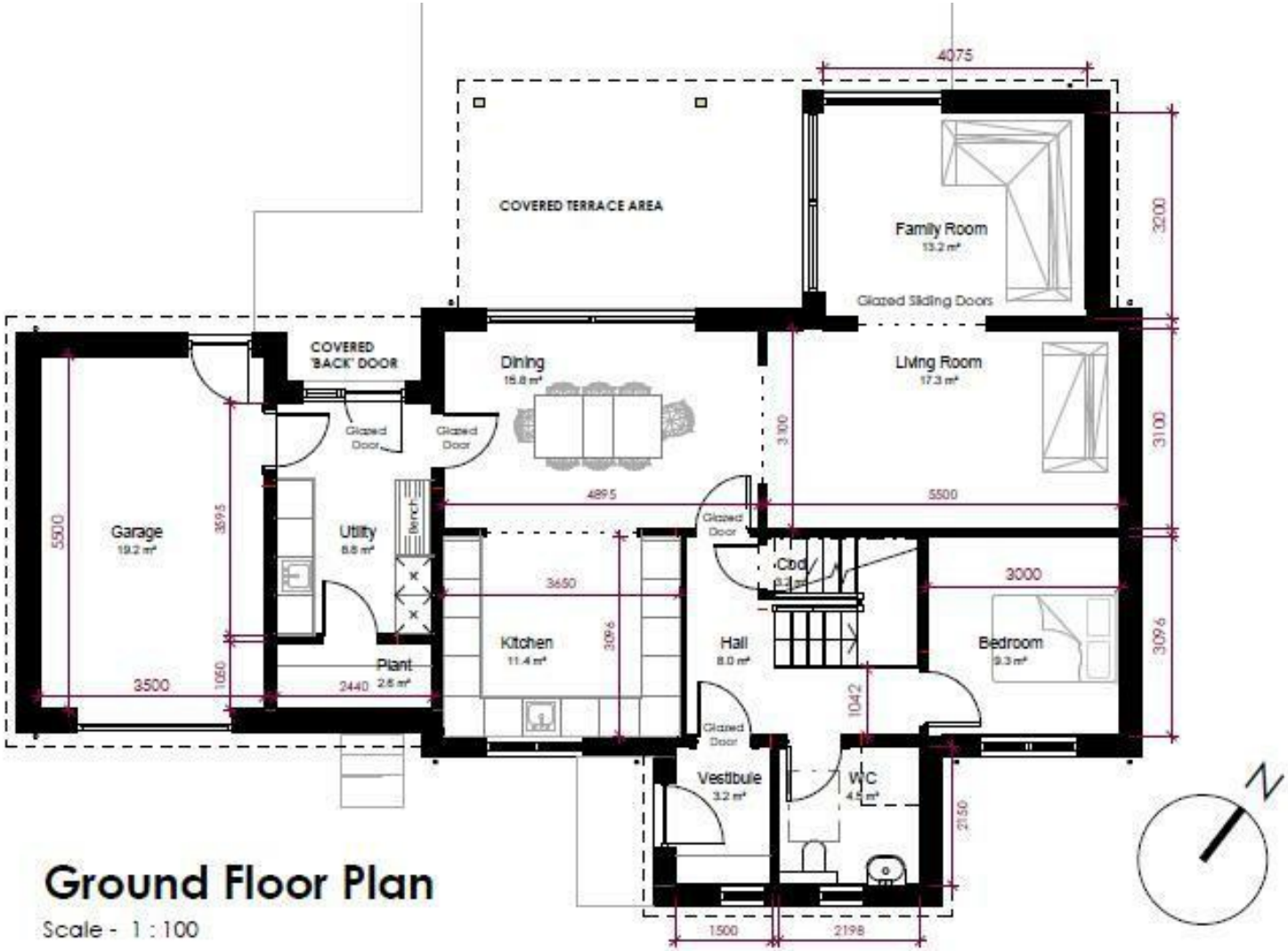
To existing



Ground Floor Plan

Scale - 1 : 100

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First Floor Plan

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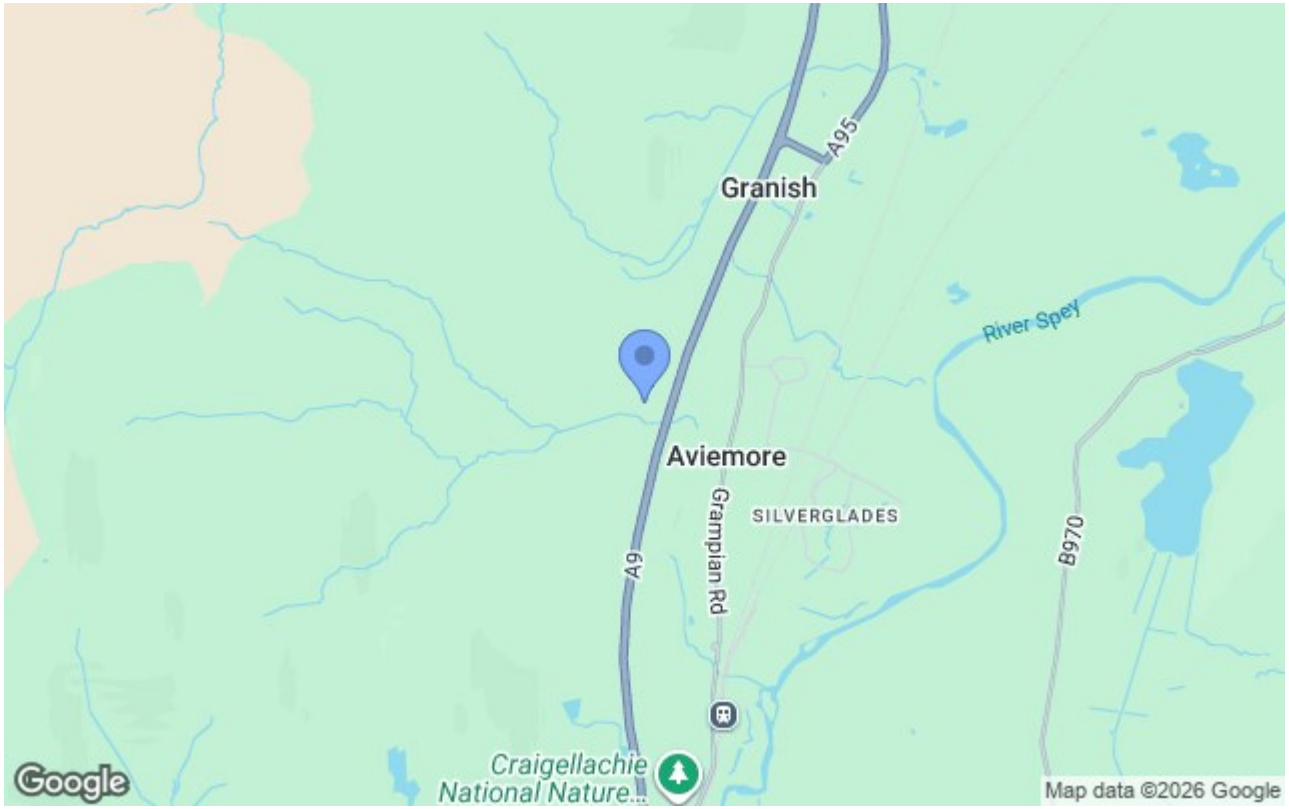

While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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