

masson cairns LTD

solicitors and estate agents

27 Craigellachie Crescent, Aviemore, PH22 1PA

Offers Over £195,000

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

Immaculately presented and comprehensively refurbished, 27 Craigellachie Crescent is a stylish two-bedroom home offering bright, modern accommodation in a popular Aviemore setting. An entrance vestibule provides a practical welcome, with a glazed inner door opening directly into the impressive open-plan living, dining and kitchen space, where quality flooring runs throughout and twin front-facing windows bring excellent natural light into the sitting area. The contemporary kitchen is arranged around a substantial breakfast bar with seating, complemented by shaker-style units, contrasting work surfaces, a black sink and mixer tap, integrated oven, fridge, ceramic hob with extractor and dishwasher, while two rear windows provide further light and outlook. A rear vestibule with useful storage also gives direct access to the garden while from the living area, stairs rise to the first-floor landing, where doors lead to both bedrooms and the bathroom. Bedroom one is a generous double with a front-facing window, while bedroom two is a well-proportioned double room with a rear-facing window and an integral storage wardrobe. The bathroom has also been smartly modernised, with a white suite comprising bath with shower over and glazed screen, WC and wash hand basin, finished with striking marble-effect wall panels, complementary tiling and recessed down lighting. Outside, the property enjoys fully enclosed private gardens to the front and rear, with the front incorporating a patio for seating and outdoor dining while the rear garden is mainly laid to lawn with a path to the rear gate and bin storage, beyond which lies the property's dedicated parking space. EPC C, Council Tax C, Home report available at massoncairns.com

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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 where an online copy is available to download.

EPC Rating C

Entrance Vestibule
1.88m x 1.37m (6'2" x 4'5")
A bright and welcoming entrance vestibule is accessed through a glazed external door with an adjoining full-height glazed panel, allowing excellent natural light into the space. Finished with attractive wood laminate flooring, the vestibule includes striking acoustic wall panels with coat hooks, providing a practical area for outdoor clothing and footwear. There is ample space for a bench or additional storage furniture, while a further glazed internal timber door opens directly into the impressive open-plan living, dining and kitchen area.

Open Plan Living / Kitchen / Dining
3.93m x 6.56m (12'10" x 21'6")
This impressive open-plan sitting, dining and kitchen area forms the heart of the home and has been finished to a particularly high standard, creating a bright, spacious and highly sociable living environment. The sitting area provides excellent space for a generous arrangement of lounge furniture, with twin windows bringing in plenty of natural light and attractive laminate wood flooring continuing seamlessly through to the kitchen and dining area. A wide opening connects the two spaces, enhancing the sense of scale and allowing the accommodation to flow naturally from one area to another, while a useful shelved under-stair cupboard provides everyday storage with plumbing for a washing machine, providing excellent additional household storage while keeping laundry appliances neatly concealed from the main living space.

The beautifully appointed kitchen features a comprehensive range of contemporary shaker-style base, wall and drawer units in a soft green finish, complemented by contrasting work surfaces and stylish black fittings. A large peninsula provides further preparation space together with an informal dining and breakfast area comfortably accommodating several stools. Integrated appliances include an induction hob with extractor above, oven, fridge, microwave and dishwasher, while a black composite sink with mixer tap sits beneath a broad rear-facing window. Recessed down lighting, additional natural light from windows to both sides and the continuation of the quality flooring complete this exceptionally well-presented and versatile living space.

Rear Vestibule
1.05m x 1.49m (3'5" x 4'10")
Positioned off the kitchen, the rear vestibule provides a secondary entrance with a glazed door opening directly to the enclosed rear garden. Finished with a practical vinyl flooring and recessed downlighting. The rear vestibule also benefits from a generous shelved storage cupboard. Perfect for keeping everyday items and outerwear neatly organised and out of sight. A highly useful feature for everyday family living

Landing
The first-floor landing is finished with carpet flooring and ceiling lighting, with doors providing access to both bedrooms and the bathroom. A ceiling hatch gives access to the insulated attic space, offering useful additional storage.

Bedroom One
4.05m x 2.88m (13'3" x 9'5")
A light and airy double bedroom positioned to the front of the property, with a window providing good natural light and a pleasant open outlook over attractive peaceful communal green space with established trees. Beyond, the famous Cairngorm Mountain can be seen in the distance, both creating a stunning scenic backdrop of the natural landscape offering a beautiful changing view throughout the seasons. The room is well proportioned with ample space for a double bed and additional freestanding furniture, complemented by carpet flooring and ceiling lighting.

Bedroom Two
2.20m x 2.53m (7'2" x 8'3")
Bedroom two is positioned to the rear of the property and is a bright and neatly

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presented double room with a window providing good natural light. There is carpet flooring, ceiling lighting and useful fitted mirrored wardrobes, one of which also houses the hot water cylinder and associated services. The room offers flexible space for use as a bedroom or as a home working space.

Bathroom
2.08m x 1.65m (6'9" x 5'4")
The bathroom is finished in a smart contemporary style with tiled flooring and a modern white suite comprising a bath with shower over and glazed screen, WC and wash hand basin with chrome mixer tap. The bath area is enhanced by striking marble-effect wall panelling, with further wall tiling adding a practical finish around the room. There is also an opaque window to the rear providing natural light and privacy, a black heated towel radiator, recessed down lighting and an extractor fan.

Outside
The property enjoys private garden grounds to both the front and rear, each fully enclosed with vertical timber fencing. To the front, there is a pleasant lawned garden together with a generous paved patio providing ample space for outdoor seating and dining, all overlooking an attractive and well-maintained communal green. To the rear, the enclosed garden is mainly laid to lawn with additional gravelled and paved areas providing practical low-maintenance space. A pathway leads to the rear access gate and bin storage area, while a further gate gives direct access to the property's dedicated 2 parking spaces. The combination of secure gardens, useful outside space which complements the accommodation particularly well.

Services
It is understood that there is mains water, drainage and electricity. There is air source heating.

Entry
By mutual agreement.

Price
Offers over £195,000 are invited

Some furniture available by separate negotiation

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-
Masson Cairns
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Moray
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What Three Words Location
What Three Words Location: ///brisk.pays.acoustics

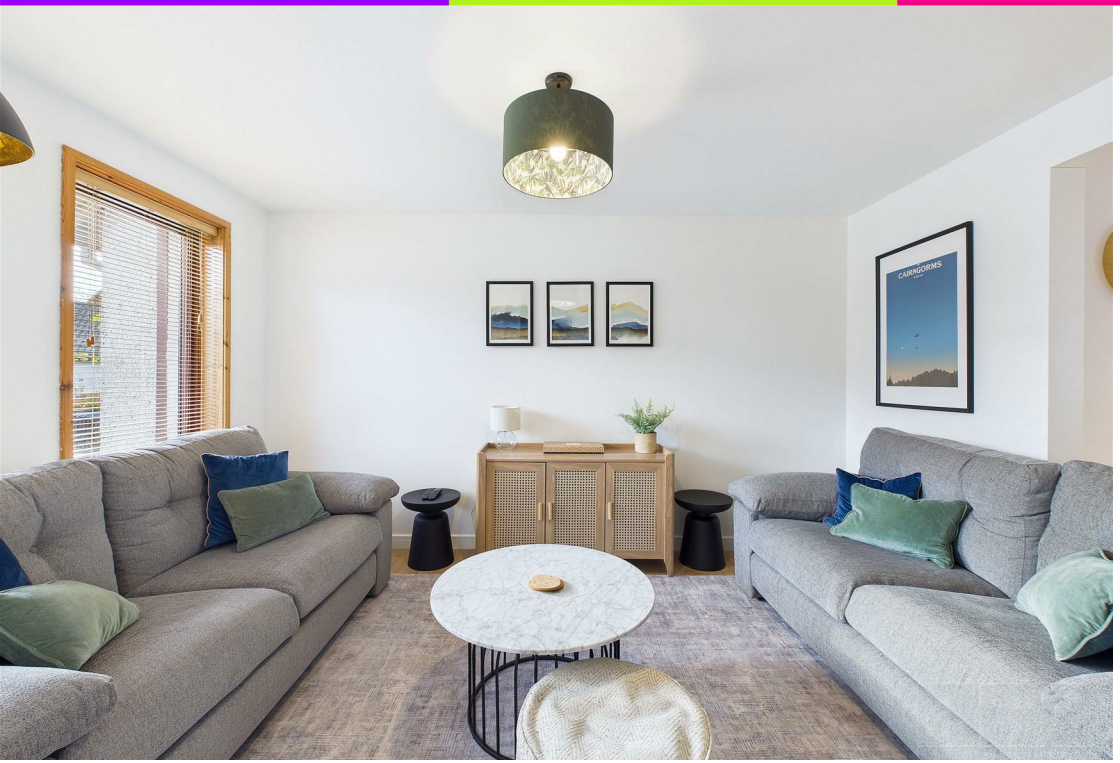
Council Tax
The property is currently assessed as Council Tax Band C, with an annual charge of £2032.28 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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CAIRNGORMS

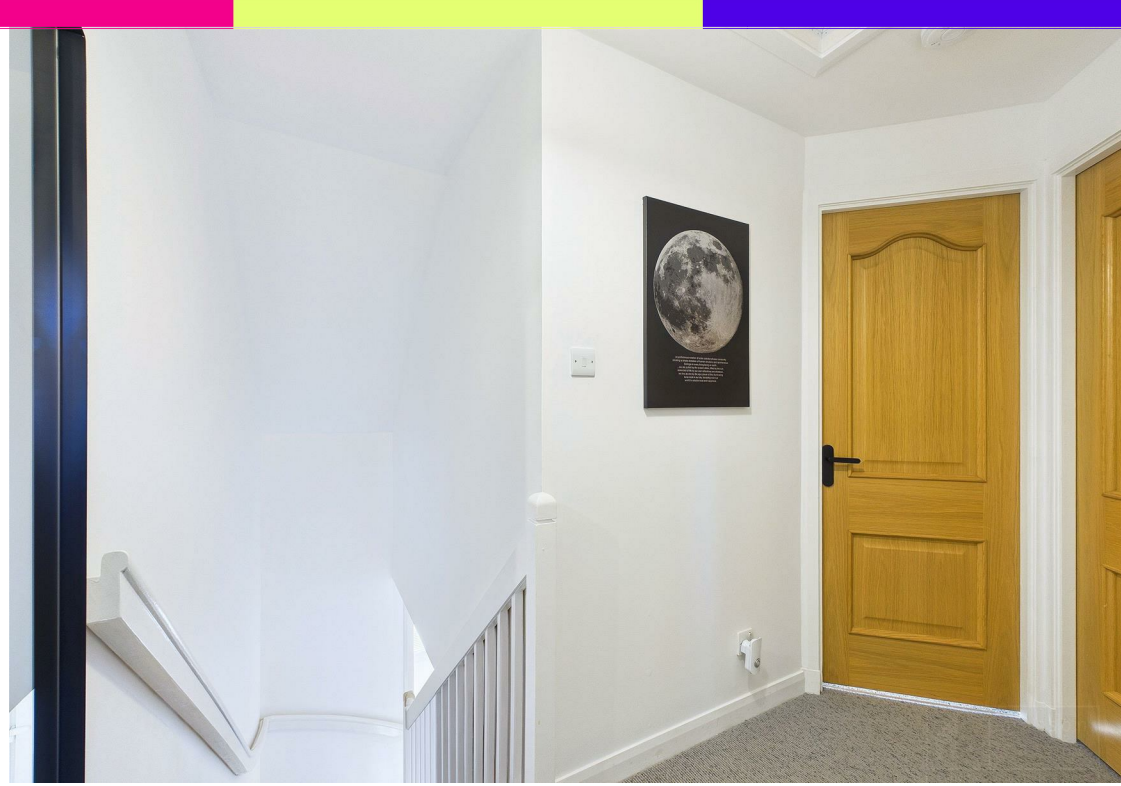



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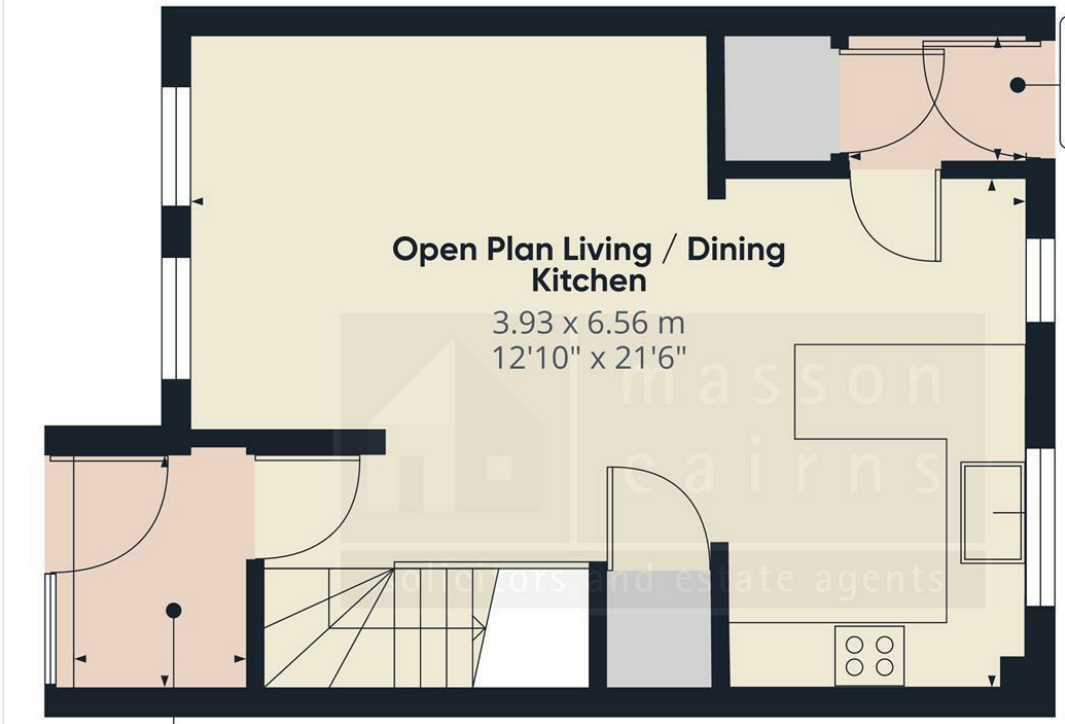












Floor 0

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Approximate total area(1)

34.5 m²
372 ft²

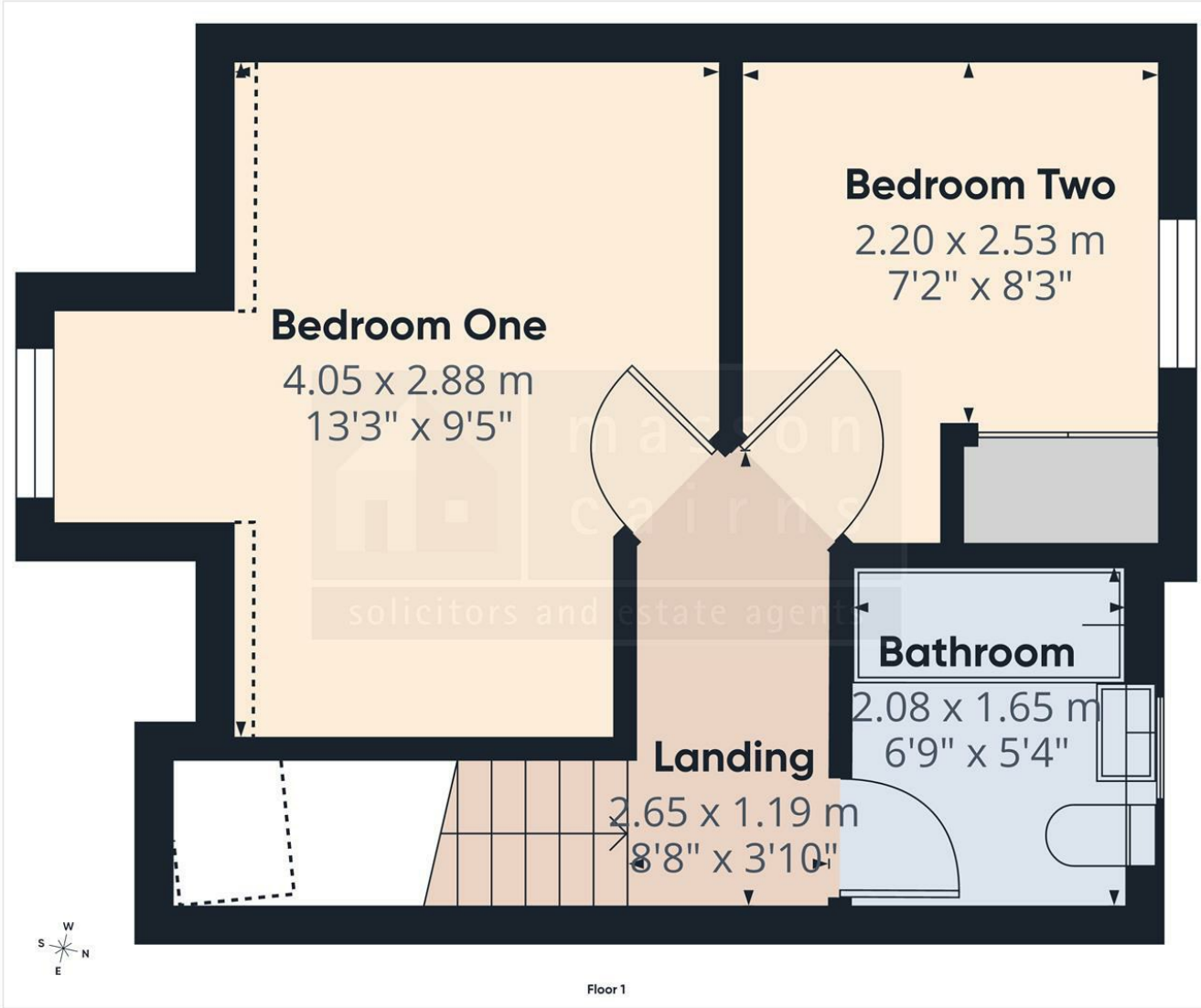
(1) Excluding balconies and terraces

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(1)

25.8 m²
278 ft²

Reduced headroom

0.4 m²
5 ft²

(1) Excluding balconies and terraces

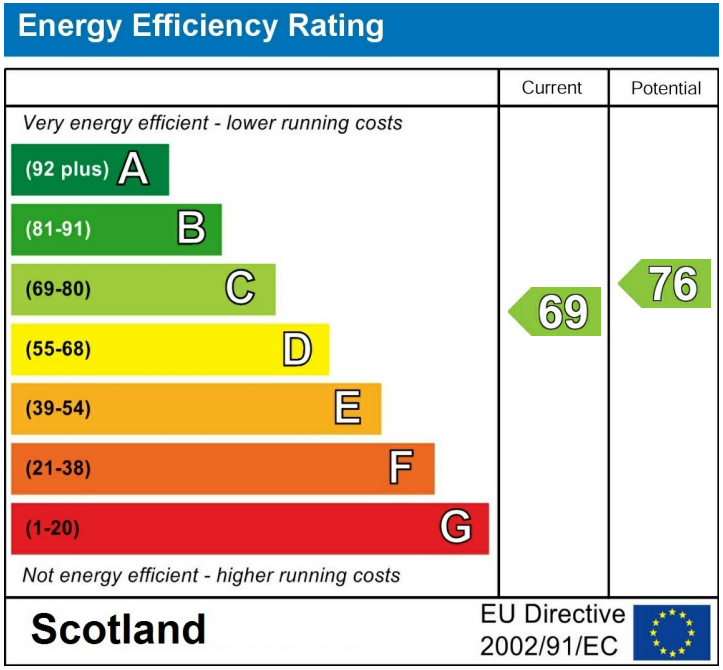
Reduced headroom
..... Below 1.5 m/5 ft

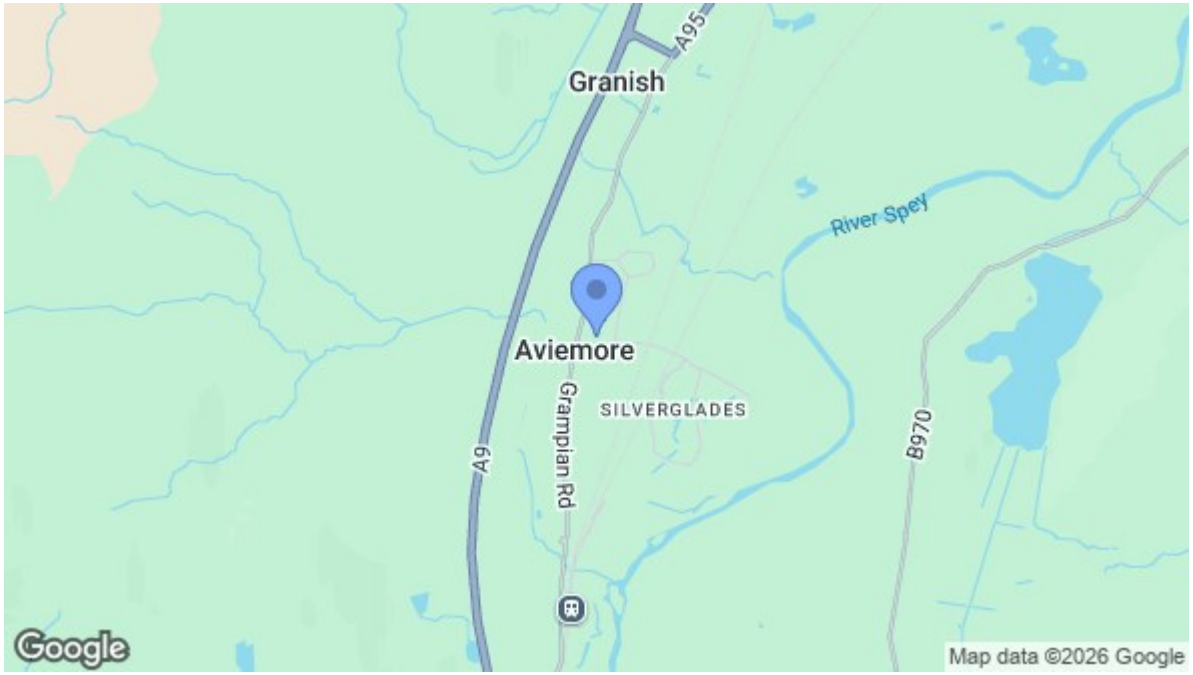
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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