

masson cairns LTD

solicitors and estate agents

21 Munro Place, Aviemore, PH22 1TE

Offers Over £220,000

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

Occupying a peaceful corner position within a quiet cul-de-sac, 21 Munro Place is a well-presented three-bedroom semi-detached bungalow surrounded by green space, within easy walking distance of Aviemore's shops and amenities in the Cairngorms National Park. The entrance vestibule leads into a central hallway, with twin built-in storage cupboards for coats and footwear and a further door through to the hallway. The generously proportioned sitting and dining room has laminate wood flooring, ceiling coving, pendant lighting and twin rear-facing windows overlooking the garden with ample space for comfortable seating and a dining table, while a glazed timber door leads back to the hallway. To the rear, the kitchen/breakfast room is fitted with dark green shaker-style base, drawer and wall units, contrasting work surfaces, tiled splashbacks, under-unit lighting, a built-in oven and hob with extractor, plus space for freestanding appliances. Returning to the hall, two bright double bedrooms overlook the front, while the third bedroom offers twin accommodation to the rear, all benefiting from built-in wardrobes. The bathroom features a white suite comprising a bath, WC and pedestal wash hand basin, together with a large separate shower enclosure, complementary tiling and an opaque side window for natural light and privacy. Outside, a lawn and paved approach lie to the front, with gated side access to the enclosed rear garden bordered by timber fencing. Here, lawn, gravel and patio areas provide space for seating and outdoor dining, accompanied by a timber shed for tools and garden equipment and a backdrop of mature trees. EPC C, Council Tax D 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
1.06m x 1.72m (3'5" x 5'7")
The front door opens into a bright and welcoming entrance vestibule with carpet flooring and ceiling lighting. There is a large built-in cupboard with hanging space and shelving, providing practical storage for coats, footwear and everyday belongings, while also housing the electrical consumer unit. A glazed inner door leads through to the hallway, separating the entrance from the main accommodation.

Hallway
Leading from the entrance vestibule, the central hallway is finished with laminate wood flooring and provides access to the sitting and dining room, kitchen, all three bedrooms and bathroom. There is a built-in cupboard housing the water cylinder and offering useful additional storage, while a loft hatch provides access to the insulated attic space.

Sitting Room & Dining Area
3.42m x 6.07m (11'2" x 19'10")
This bright and generously proportioned room enjoys good natural light from twin rear-facing windows, with an outlook across the enclosed garden towards the mature trees beyond. There is ample space for a full seating arrangement and occasional furniture, together with a dining table and chairs, allowing distinct sitting and dining areas to be arranged for everyday living and entertaining. Laminate wood flooring runs throughout and there is ceiling lighting.

Kitchen / Breakfast
2.77m x 4.00m (9'1" x 13'1")
The kitchen/breakfast room is fitted with a good range of dark green shaker-style base, wall and drawer units, complemented by wood-effect work surfaces, white tiled splashbacks and under-unit lighting. A white sink and drainer with a chrome mixer tap sits beneath the rear-facing window overlooking the garden and there is a built-in oven and electric hob with an extractor hood above, space and plumbing for a washing machine and space for a freestanding fridge freezer. The room comfortably accommodates a breakfast table and chairs, with laminate wood flooring and ceiling spotlights. An internal door opens into the hallway, while a partially glazed external door provides direct access to the garden.

Bedroom One
3.74m x 2.83m (12'3" x 9'3")
This generously sized principal bedroom is a bright and comfortable room, filled with natural light from the front-facing windows. It also benefits from excellent storage by way of a large double mirrored wardrobe, complete with hanging rails and shelving.

Bedroom Two
3.32m x 2.80m (10'10" x 9'2")
This airy double bedroom enjoys a large picture window to the front of the property, allowing for excellent natural light. A built-in wardrobe with hanging space and shelving provides useful storage, while the room itself offers space for additional bedroom furniture.

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Bedroom Three
2.60m x 2.79m (8'6" x 9'1")
Bedroom three is positioned to the rear of the property and provides a bright and comfortable space with a large picture window, ideal as a guest bedroom or home office. It also benefits from a built-in wardrobe with hanging space and shelving.

Bathroom
3.10m x 2.03m (10'2" x 6'7")
Accessed from the central hallway, the bathroom is fitted with a white suite comprising a panelled bath, pedestal wash hand basin with chrome taps and WC. There is a large separate shower enclosure with a glazed door. An opaque window to the side brings in natural light while maintaining privacy and there is white splash back wall tiling to the bath and wash hand basin, complemented by tiled flooring. Ceiling spotlights provide additional lighting while a timber shelf at the end of the bath offers a useful surface for towels and toiletries.

Outside
Occupying a peaceful corner position within this attractive cul-de-sac, the property overlooks mature green space and lies within easy reach of local shops and Aviemore town centre. The spacious gardens combine easily maintained areas with room for outdoor seating and dining. To the front, a low stone wall borders gravelled gardens, with a paved pathway leading to the entrance and continuing around the side of the house. A gate opens into the enclosed rear garden, where a lawn is complemented by a patio and further seating areas. There is also a timber garden shed providing useful storage for tools and outdoor equipment, together with a retractable washing line.

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

Entry
By mutual agreement.

Price
Offers over £220,000 are invited

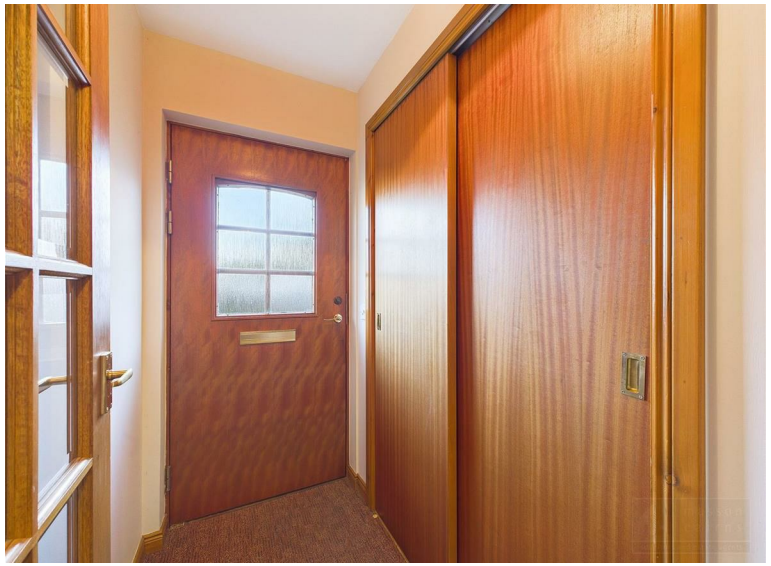
Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
Strathspey House
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PH26 3EQ
Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
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What Three Words Location
What Three Words Location: ///storybook.free.composed

Council Tax
The property is currently assessed as Council Tax Band D, with an annual charge of £2286.31 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

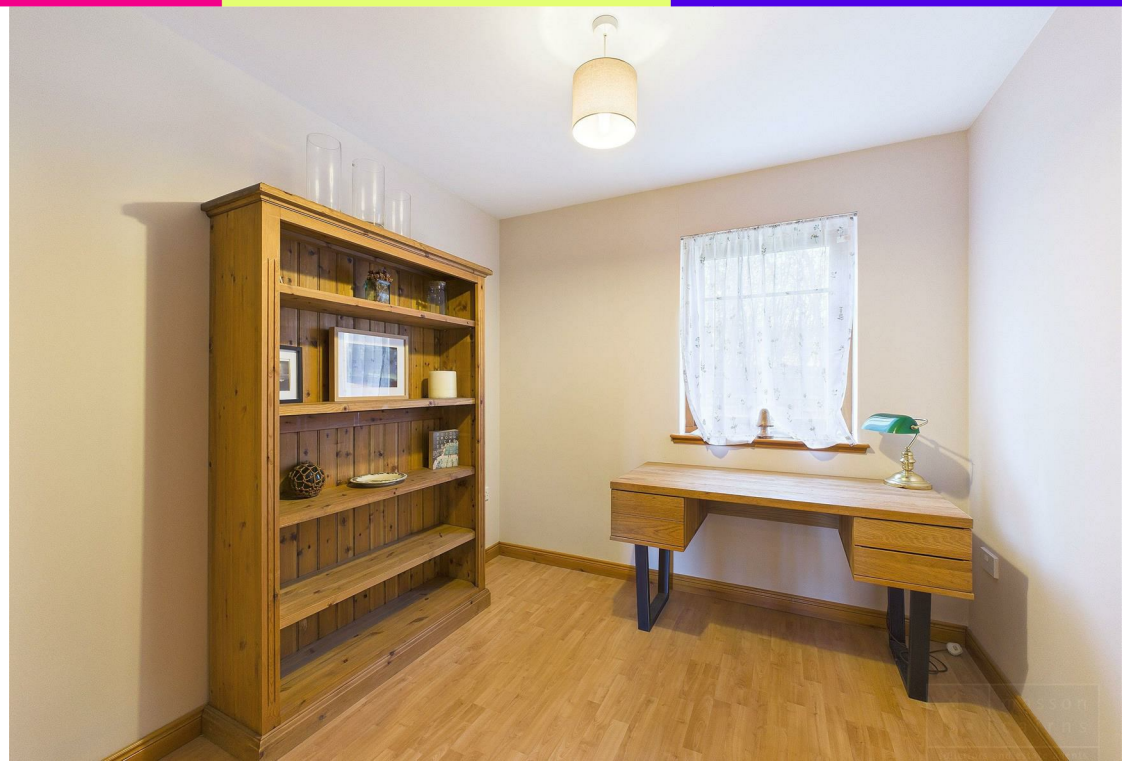
Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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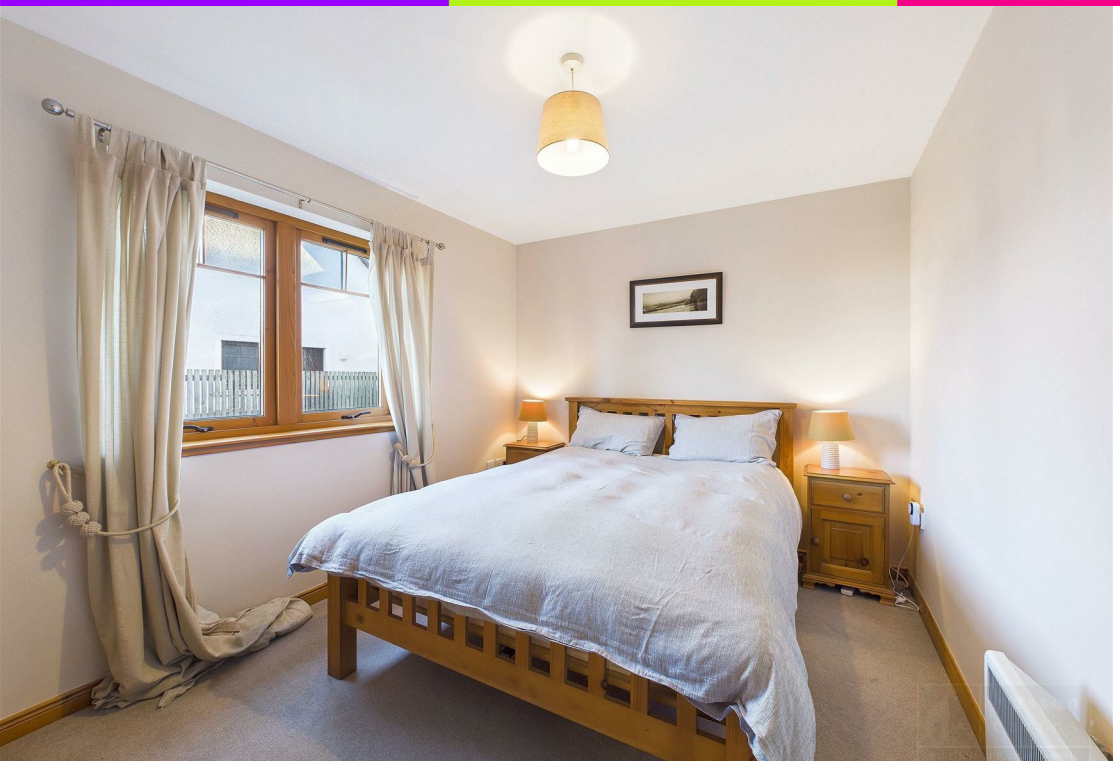

TOPPS
BASEBALL






TOPPS
BASEBALL

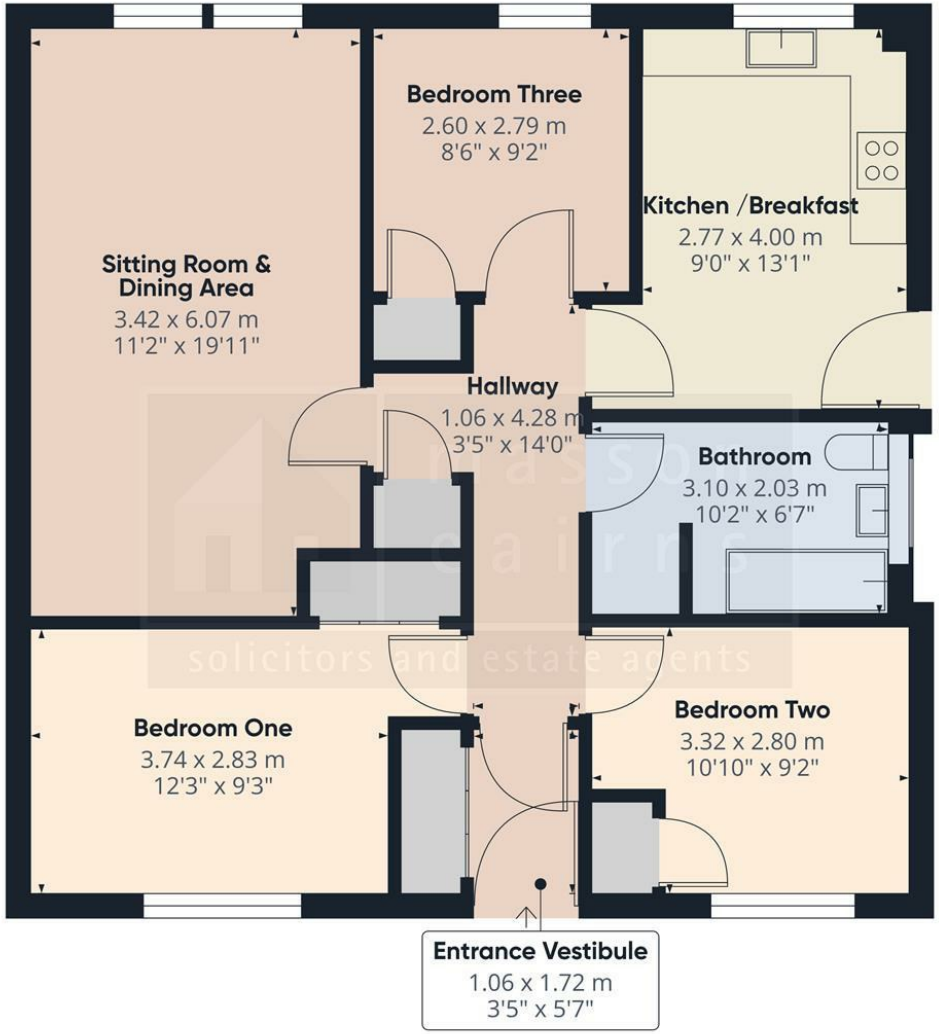

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Approximate total area(1)

77.9 m²

839 ft²

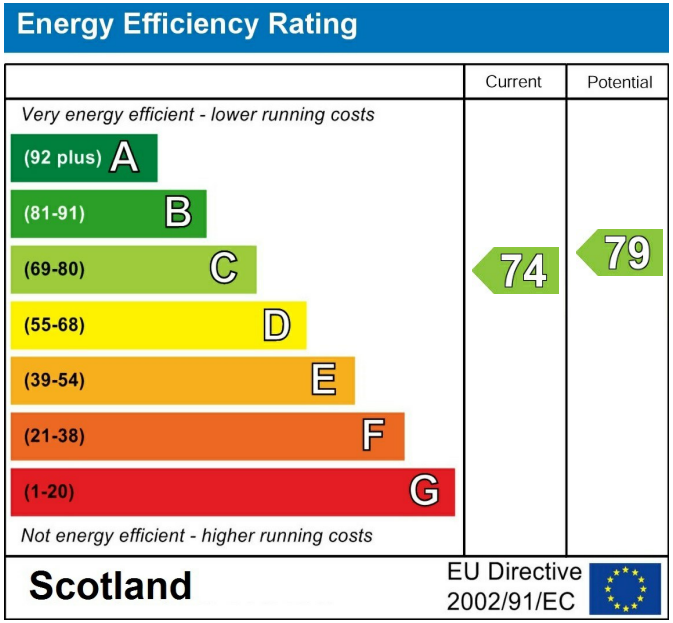
(1) Excluding balconies and terraces

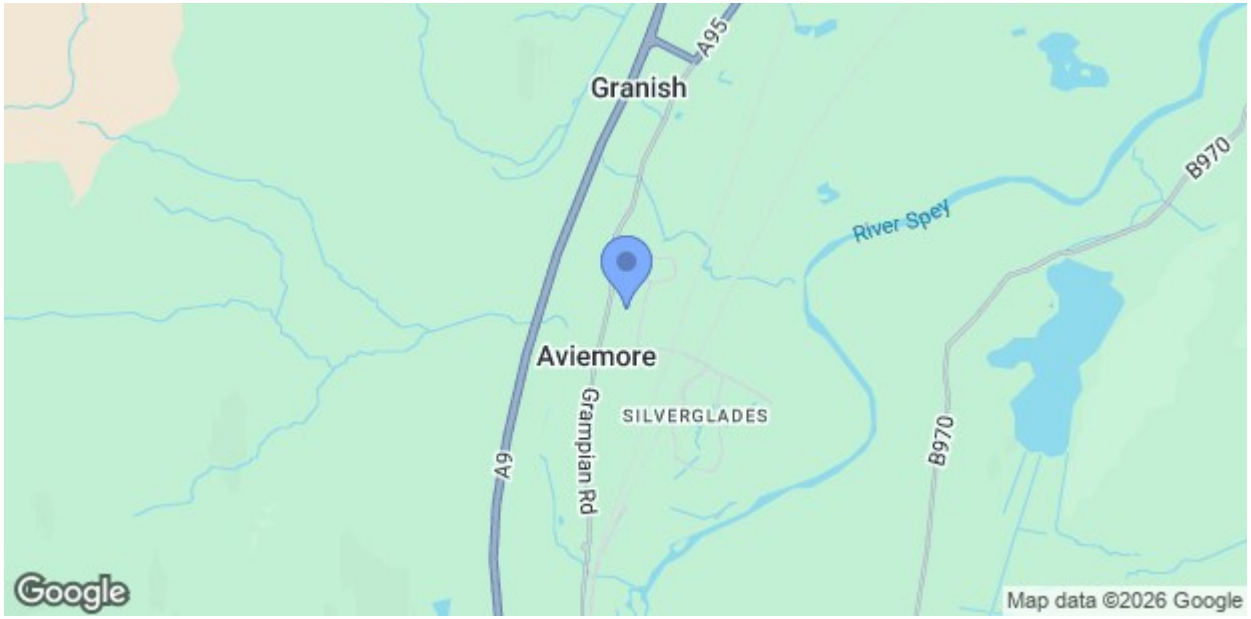
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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