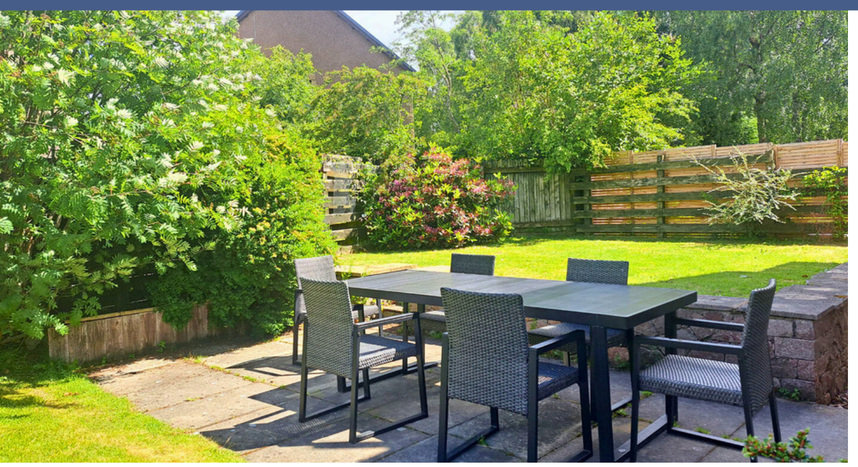
12 Carn Sleamhainn
Aviemore
PH22 1LG



OFFERS OVER £299,950 ARE INVITED

Attractive Four Bedroom Detached Villa In Quiet Cul-De-Sac Location With Generous Garden Grounds, Garage and Driveway







Features:

- Open-Plan Lounge & Dining Area
- Contemporary Fitted Kitchen And Bathrooms
- Certificate of Lawfulness In Place For A STL (License valid until 2028)
- UPVC Double Glazing & Updated Electric ‘Fischer’ Heating
- Close To Local Woodland Walks & Bike Trails

CONTACT US :
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Nestled in a quiet cul-de-sac, 12 Carn Sleamhainn is a delightful four-bedroom detached home which offers the perfect blend of comfort and modern living.

The ground floor boasts a spacious lounge which seamlessly flows into the dining room. The dining room connects to the outdoors with patio doors leading to the garden patio area, an ideal spot for al-fresco dining. The home benefits from a modern kitchen with a convenient utility area and a downstairs toilet.

Upstairs you will find three generous double bedrooms, including one with an en-suite, a cozy single bedroom and a spacious family bathroom. Outside, the property features a driveway leading to an integral garage.

The expansive garden is a true highlight, mainly laid to lawn with a diverse mix of trees and shrubs, the space is perfect for family activities and socializing. Having operated as a successful holiday let, this home is ideal as a family residence or a serene second home.

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For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759 119411

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Osprey Grange is a popular residential area at the north end of Aviemore, close to the Dalfaber Sports and Country Club which offers a bar & restaurant, sports hall, swimming pool & fitness room, tennis courts, 9-hole golf course as well as the 18-hole Spey Valley Golf Course.

Aviemore is a bustling village situated within the Cairngorms National Park. It is on the main rail line from Inverness/London and is just off the A9 giving easy access to all parts of the UK. Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

Aviemore village itself offers many amenities, including a primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm Mountain, Strathspey steam railway and the championship Spey Valley Golf Course at Dalfaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence. This is complemented by an abundance of wildlife and a diversity of recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, mountain biking and skiing, to name but a few.

ACCOMMODATION

Entrance Hall
A glazed front security door leads into a welcoming entrance. Staircase to first floor landing and door to lounge. Pendant light. Electric radiator. Fitted carpet.

Lounge
Bright and spacious, double-aspect room with large window to the front, overlooking the front garden. Spacious understairs cupboard with coat hooks and shelving provide ample room for storing coats and boots. Archway seamlessly connects the lounge to the dining area, creating the perfect space for entertaining and socializing. Door to Kitchen. TV and telephone points. Pendant light. Electric radiator. Fitted carpet.

Dining Room
Conveniently located off the lounge, the room provides a perfect space for formal dining. Glazed french doors lead out into a patio area in the garden, creating an ideal space for alfresco dining and entertaining. Serving hatch with spotlights above connect through to the kitchen. Ceiling light. Electric radiator. Fitted carpet.







Kitchen
A generously sized kitchen with double window offering beautiful views over the garden space and flooding the room with natural light. Fitted with contemporary base and wall units with composite worktops, the kitchen has been intelligently designed to optimize storage space and create easy access to all your kitchenware. Integrated within the kitchen is a 'Neff' induction hob with extractor above, undercounter oven and stainless-steel sink insert with mixer tap and drainer. Space for freestanding tall fridge freezer and plumbed for dishwasher. Wall tiling and lighting above work surfaces. Spotlights. Tiled floor. Glazed door to utility room/rear hallway.

Utility Room/Rear Hallway
Plumbed for washing machine and space for tumble dryer. A worktop, shelving and hanging rail along one wall creates a functional space to organize your washing. Door to WC and glazed security door to rear garden. Ceiling light. Panel heater. Tiled floor.

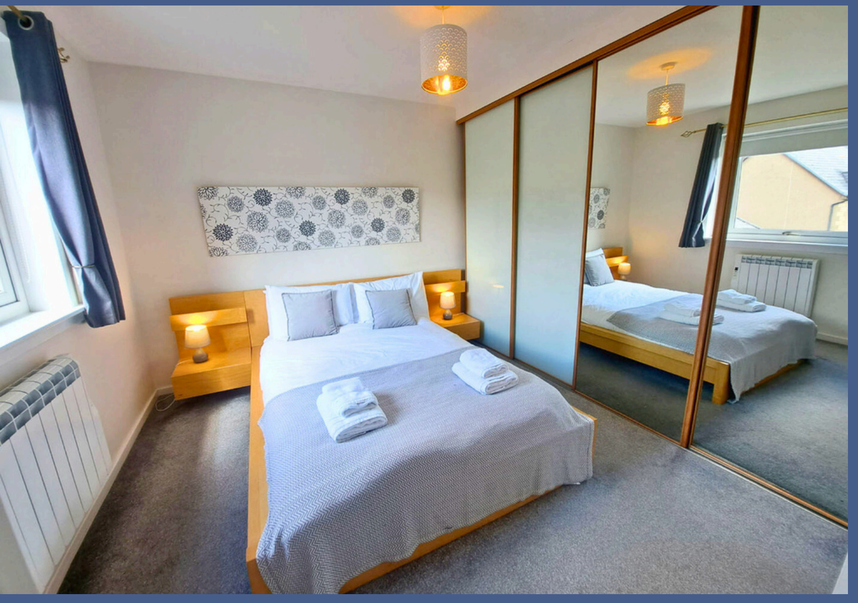
WC
Contemporary two-piece white suite, comprising of wash hand basin in vanity unit and WC. Tiled surround to dado height. Wall mirror. Opaque window to the rear. Ceiling light. Panel heater. Vinyl flooring.

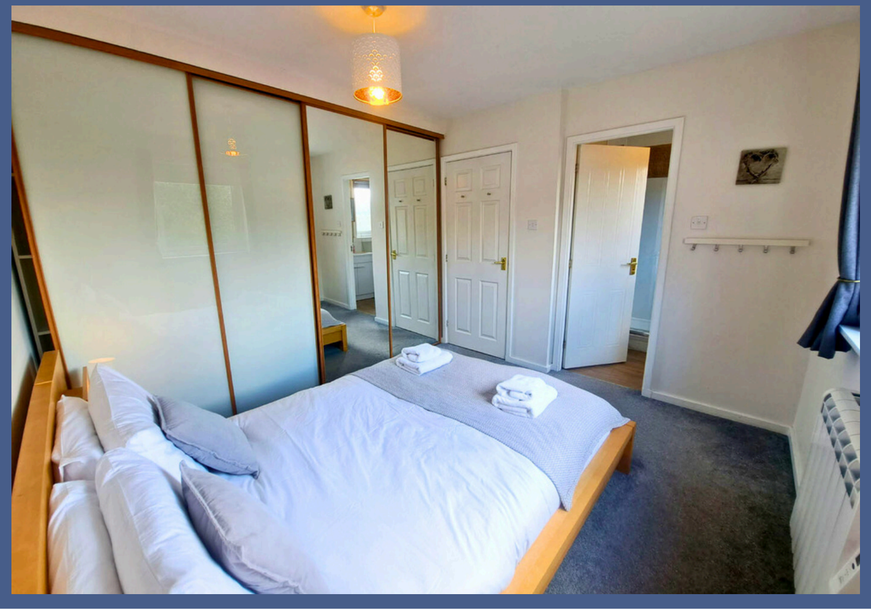
Returning to the entrance hall, a staircase with wooden handrail leads to the first floor.

Bedroom 1
A comfortable master bedroom with a window to the front allowing plenty of natural daylight to flood the room. Built-in wardrobes along one wall boast deep storage spaces, complete with shelving and hanging, create ample room for organizing your wardrobe essentials. Door to en-suite shower room.

En-Suite Shower Room
A modern and stylish en-suite shower room. Three-piece suite comprising of a wash hand basin in vanity unit, WC and walk in shower cubicle with mains shower. Tiling around shower and wash-hand basin. The opaque window to the front creates a well-lit room. Ceiling light. Extractor fan. Panel heater. Laminate flooring.

Bedroom 2
Bright double bedroom with views over the garden and woodland. Space for free-standing bedroom furniture. Pendant lighting. Panel heater. Fitted carpet.







Bedroom 3
Single bedroom with window to the rear overlooking woodland. Ceiling light. Panel heater. Fitted carpet.

Bedroom 4
Double aspect, front facing double bedroom with some views of the surrounding woodland. Pendant light. Panel heater. Fitted carpet.

Bathroom
A fresh and spacious family bathroom with three-piece suite comprising of bath with mixer shower over, wash hand basin in vanity unit with shelving and WC. Tiling above bath and basin. Wall mirror and shaving point. Ceiling light. Panel heater. Laminate flooring.

OUTSIDE
Integral Garage
Fitted with double wooden doors to the front, power and lighting, the garage provides abundant room for your gardening and outdoor equipment as well as space to park a car. Fitted tap. The Electrical Consumer Unit (ECU) is located here.

Garden
The front of the property features a monoblock driveway, which leads up to the garage and the front entrance, complemented by a neat lawn-edged area.
The rear garden, enclosed by timber fencing, offers a serene retreat. Adorned with a few shrubs and trees, the main section is predominantly laid to lawn. A patio area, accessible from the dining room, provides an ideal spot for outdoor dining and relaxation. Steps lead up to a raised terraced garden, also laid to lawn, adding a unique and appealing dimension to the space

INCLUDED
The property is being sold as seen so all offers must take this into consideration. The property is currently let out as a holiday let and has been given a ‘certificate of lawfulness’ to do so.

SERVICES
Mains electricity, water & telephone.

COUNCIL TAX
Currently Band D: £2127 p.a. (2026/27)
Includes water rates. Discounts apply for single occupancy.

HOME REPORT
A Home Report is available for this property. Please use the following link:

- Ref: Home Report Link
- Postcode: PH22 1LG
- Energy rating: Band F
- Home Report Value: £310,000

PRICE
Offers Over £299,950 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS
Formal offers should be submitted to our office in Aviemore.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.