

# 18 Lodge Lane High Burnside Aviemore PH22 1UJ

Offers Over £550,000 are invited

5 Bedroom Split Level Villa Offering  
Outstanding Views Of The Cairngorm Mountain



## Features:

- Double Aspect Lounge with Patio Doors Opening to Sun Terrace
- Contemporary Kitchen/Dining Area & Separate Dining Room
- Master En-Suite Bedroom Offering Panoramic Views from The Balcony
- Family Four Piece Bathroom Suite & Two Shower Rooms
- Driveway with Space for Multiple Vehicles & Spacious Garage
- Close to Local Walks and Bike Trails

CONTACT US :

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01479 810 531



High Burnside is a prestigious development of contemporary properties, built to an exceptional standard by Tulloch Homes, situated on the edge of Aviemore and at the foot of Craigellachie Nature Reserve. No. 18 Lodge Lane is an impressive split-level detached villa, built to the highly regarded "Nevis" design, enjoying a spectacular elevated position with breathtaking panoramic views towards the Cairngorm Mountains.

Offering luxurious and highly flexible accommodation across four levels, this exceptional home provides an ideal combination of contemporary living, generous space and an enviable location within the heart of the Cairngorm National Park. The magnificent views can be enjoyed from the kitchen/dining area, lounge and principal bedroom, creating a wonderful connection with the surrounding landscape.

Internally, the property has been finished to an exceptionally high standard and is presented in immaculate condition throughout. Features include quality oak doors and windows, high-quality fixtures and fittings, excellent floor coverings, triple glazing and oil-fired central heating. The spacious lounge is further enhanced by a stunning wood-burning stove, creating an attractive and welcoming focal point.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

The accommodation offers significant flexibility and would suit a wide range of buyers. With bedrooms available at lower level, dedicated space suitable for a home office and a separate dining room, the property is equally well suited to modern family life, working from home or entertaining friends and family.

The contemporary design continues outdoors, where a superb decking area provides an outstanding space for relaxing, dining and entertaining while taking full advantage of the panoramic views across the valley. The property is also ideally positioned for access to the surrounding woodland walks, cycle routes and outdoor pursuits for which Aviemore and the Cairngorm National Park are renowned.

The property would make an exceptional family home, second home or holiday retreat within one of Aviemore's most sought-after residential developments. Its combination of outstanding views, flexible accommodation, high-quality specification and immaculate presentation makes this a particularly special property.

## OUTSIDE

The front garden is open plan and predominantly laid to lawn, with a selection of plants and shrubs. Lock-block parking is provided to the front of the detached garage. A paved pathway leads around the side of the property to a timber gate, opening into the enclosed rear garden. The rear garden is laid to lawn and benefits from high-level timber fencing, a feature rockery garden and excellent space for outdoor furniture and a BBQ.

The substantial wrap-around timber decking provides an additional and particularly impressive outdoor entertaining area, perfectly positioned to enjoy the surrounding views. Further external features include a timber wood store, outside tap and oil storage tank.

## GARAGE

Large, attached garage with up and over door. Power points and lighting.

## INCLUDED

Carpets & floor coverings and integrated kitchen appliances. Other furniture may be available on separate negotiation with the seller.

## SERVICES

Main's electricity, water and drainage.

## COUNCIL TAX

Currently Band G £4287.10 p.a. in (2026/27) including water rates. Discounts are available for single occupancy.



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## HOME REPORT

A Home Report is available to download from our website: [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk). Alternatively, please use the following link:

- Reference: [Home Report | 18 Lodge Lane](#)
- Postcode: PH22 1UJ
- Energy Performance Certificate Rating: Band C
- Home Report Value - £550,000

## PRICE

Offers Over £550,000 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.

## VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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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.

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