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1 Cairngorm Avenue, Aviemore, PH22 1RY

Offers Over £175,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

A well-presented semi-detached villa offering bright and comfortable accommodation over two levels, with a floored attic providing excellent storage and potential for conversion, subject to the necessary consents. The property enjoys a pleasant position within an established residential area and is complemented by enclosed gardens to the front and rear. The accommodation begins with an entrance vestibule leading into a welcoming hallway and staircase to the upper floor. To the front is a generous sitting room, enhanced by a bay window and the kitchen/dining room is fitted with a range of base and wall mounted units, ample worktop space and room for everyday dining, with access to a rear vestibule with a utility / store. A bathroom completes the ground floor and is fitted with a white three-piece suite incorporating a bath with shower over. On the first floor, the landing gives access to three well-proportioned bedrooms, all offering flexibility for family living, home working and guest accommodation. A hatch and ladder provide access to the substantial floored attic area, extending to approximately 5.41m x 4.79m, which offers excellent storage and may be suitable for conversion to additional living space, such as a principal bedroom with en suite, home office, studio or hobby room, subject to the appropriate permissions and consents. Externally, the front garden is laid to lawn behind fencing, while the enclosed rear garden is designed for ease of maintenance with decorative stone chips, pathways, planting areas and a timber shed. The property represents an excellent opportunity for a wide range of purchasers seeking a comfortable home with further potential. EPC E, Council Tax C, Home report available online at [massoncairns.com](http://massoncairns.com)

## Offers Over £175,000



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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](http://massoncairns.com) where an online copy is available to download.

EPC Rating E

#### Entrance Vestibule

2.15m x 1.17m (7'0" x 3'10")

A welcoming entrance vestibule that provides an attractive introduction to the property, finished with a modern uPVC entrance door incorporating a glazed panel for additional natural light and with a further side window. The space offers room for coats and footwear and creates a practical transition into the main hallway. A useful storage cupboard is located under the stairs, providing excellent everyday storage.

#### Hallway

The hallway is bright and inviting, with a staircase leading to the upper floor and further doors open to the bathroom and sitting room.

#### Sitting Room

3.88m x 3.96m (12'8" x 12'11")

The sitting room is a generously proportioned and beautifully presented reception space with a large bay window to the front that floods the room with natural light and provides pleasant views over the front garden. Offering ample space for a variety of furniture arrangements, the room is ideally suited to both everyday family living and entertaining. There is a recessed display area and a further door leads through to the kitchen / dining area.

#### Kitchen / Dining

3.09m x 3.06m (10'1" x 10'0")

The kitchen/dining room is a bright and practical space fitted with a range of base, drawer and wall-mounted units complemented by contrasting worktops and tiled splash backs. There is an integral cooker with ceramic hob and illuminated extractor, while generous work surface areas provide excellent preparation space. A window overlooking the rear garden allows plenty of natural light to fill the room and there is ample room for a dining table, creating an ideal setting for casual meals and family gatherings. A further door provides convenient access to the rear vestibule.

#### Rear Vestibule & Utility Area

1.04m x 1.45m & 0.97m x 1.35m (3'4" x 4'9" & 3'2" x 4'5")

Positioned off the kitchen/dining room, the rear vestibule provides a practical everyday entrance with direct access out to the rear garden. A modern partially glazed external door brings in natural light, while the space is well suited for coats, boots and outdoor essentials. Adjacent to the rear vestibule is a useful utility/store area, currently accommodating a fridge freezer with additional space for household storage. Its position beside the kitchen makes it ideal as a pantry, appliance space or general utility cupboard.

#### Bathroom

2.12m x 1.65m (6'11" x 5'4")

The bathroom is attractively finished with full-height marble-effect wall tiling, creating a bright and elegant appearance. Fitted with a white three-piece suite comprising a pedestal wash hand basin, WC and bath, the room also benefits from an electric shower positioned over the bath with a glazed shower screen. An opaque window provides natural light and ventilation while maintaining privacy, in addition to an extractor fan.



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### Landing

The bright and welcoming first floor landing benefits from a front-facing window, allowing an abundance of natural light to fill the space and provides access to all first floor accommodation

### Bedroom One

3.88m x 3.29m (12'8" x 10'9")

Bedroom One is a spacious double bedroom located to the front of the property. Beautifully presented, the room offers generous floor space for a double bed and a range of freestanding bedroom furniture, while enjoying a pleasant outlook.

### Bedroom Two

2.85m x 3.80m (9'4" x 12'5")

The second bedroom is another well-proportioned double benefiting from a large window making the room bright and airy, with ample space for bedroom furnishings.

### Bedroom Three

3.64m x 2.76m (11'11" x 9'0")

A comfortable double bedroom with an integral wardrobe providing useful built-in storage and would be equally suited as a family / guest room or home office.

### Floored Attic Space

5.41m x 4.79m (17'8" x 15'8")

A substantial floored attic space, accessed via a hatch and ladder, offers excellent additional storage and further potential. Extending to approximately 5.41m x 4.79m, the space benefits from boarded flooring and lighting, making it ideal for a variety of uses. Subject to obtaining the necessary consents and approvals, the attic may offer scope for conversion into additional usable accommodation, providing an attractive opportunity.

### Outside

To the front, the property enjoys an attractive enclosed garden with a neat lawn, paved path and picket fencing, creating a smart and welcoming first impression. To the rear, a generous, low-maintenance garden provides gravelled seating areas, paved paths, raised planters and excellent space for outdoor dining, container planting and relaxed entertaining, together with a useful timber shed and gated access to the communal parking area.

### Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

### Entry

By mutual agreement.

### Price

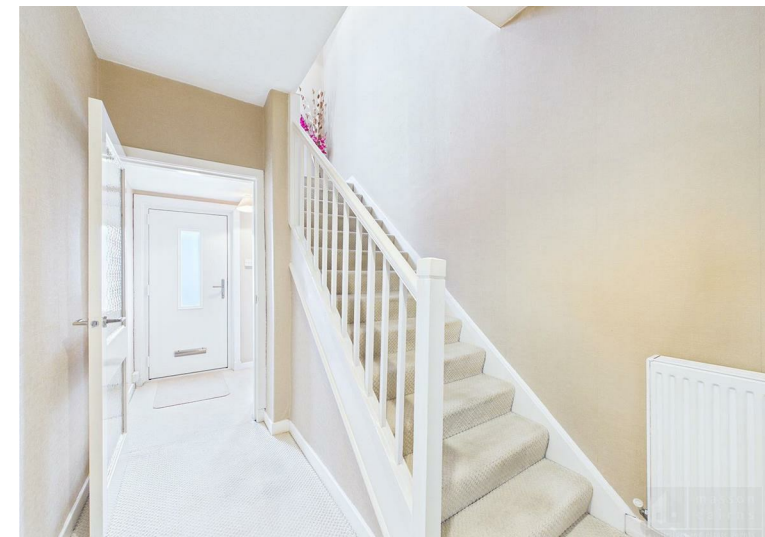
Offers over £175,000 are invited

### 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](mailto:property@lawscot.com)  
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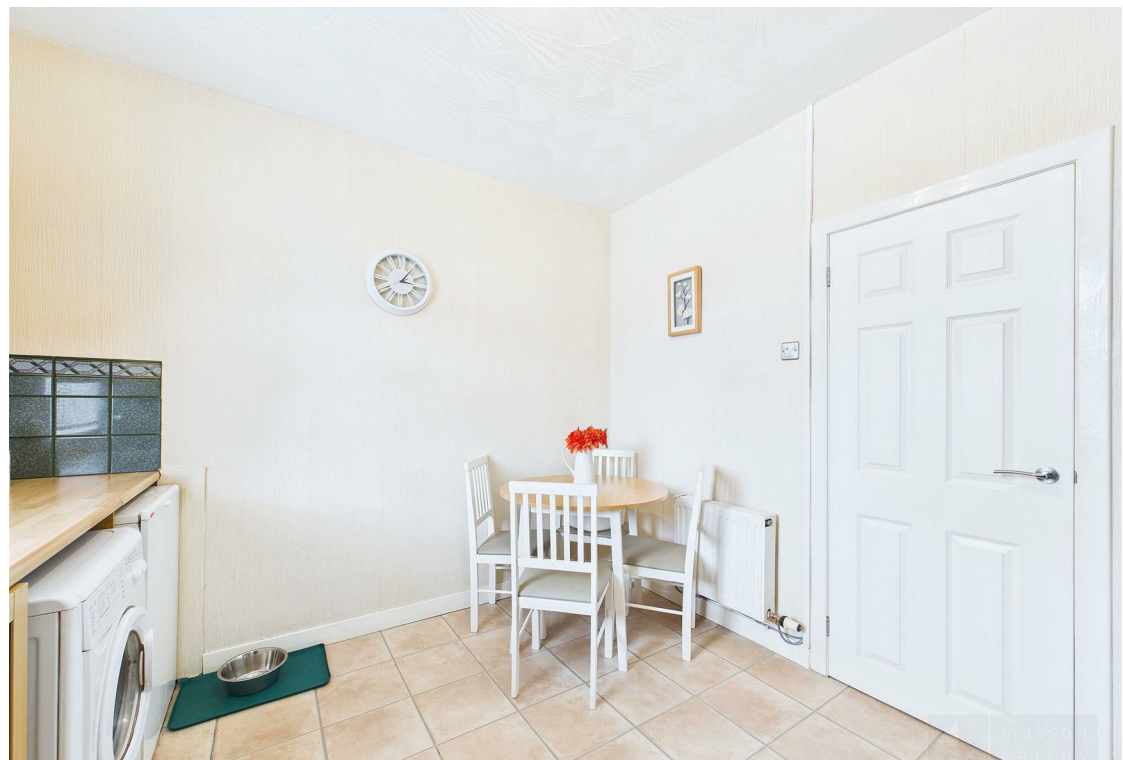
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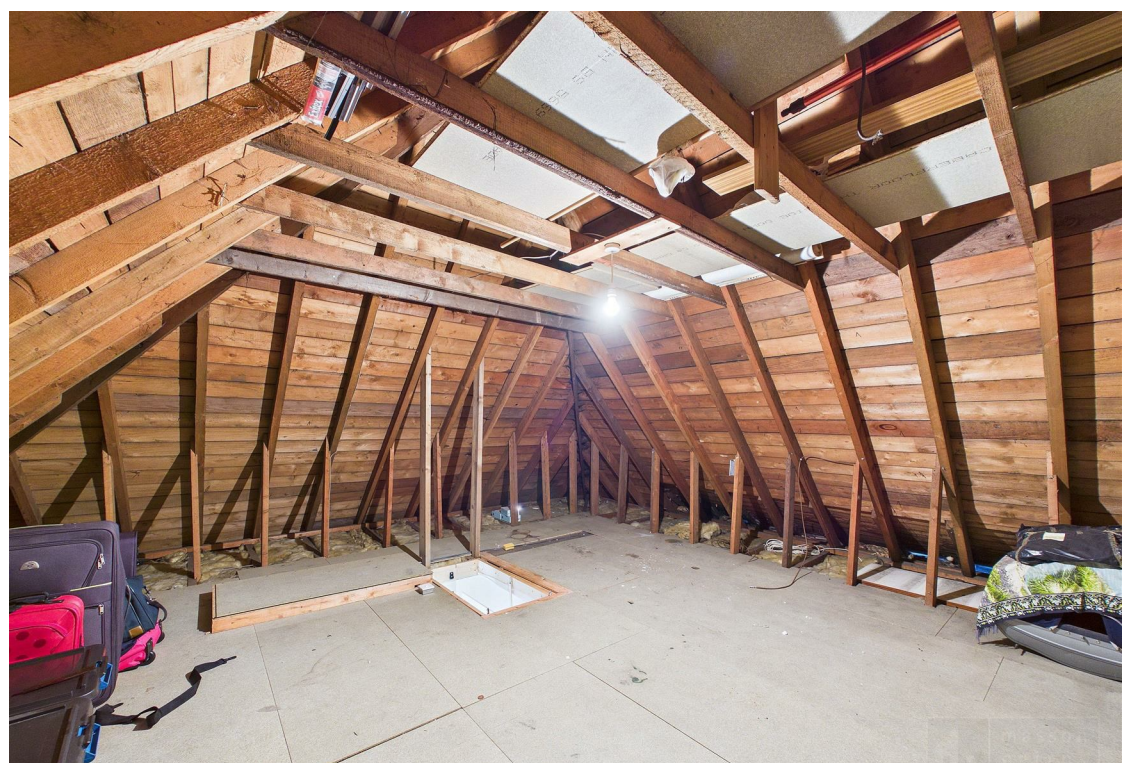
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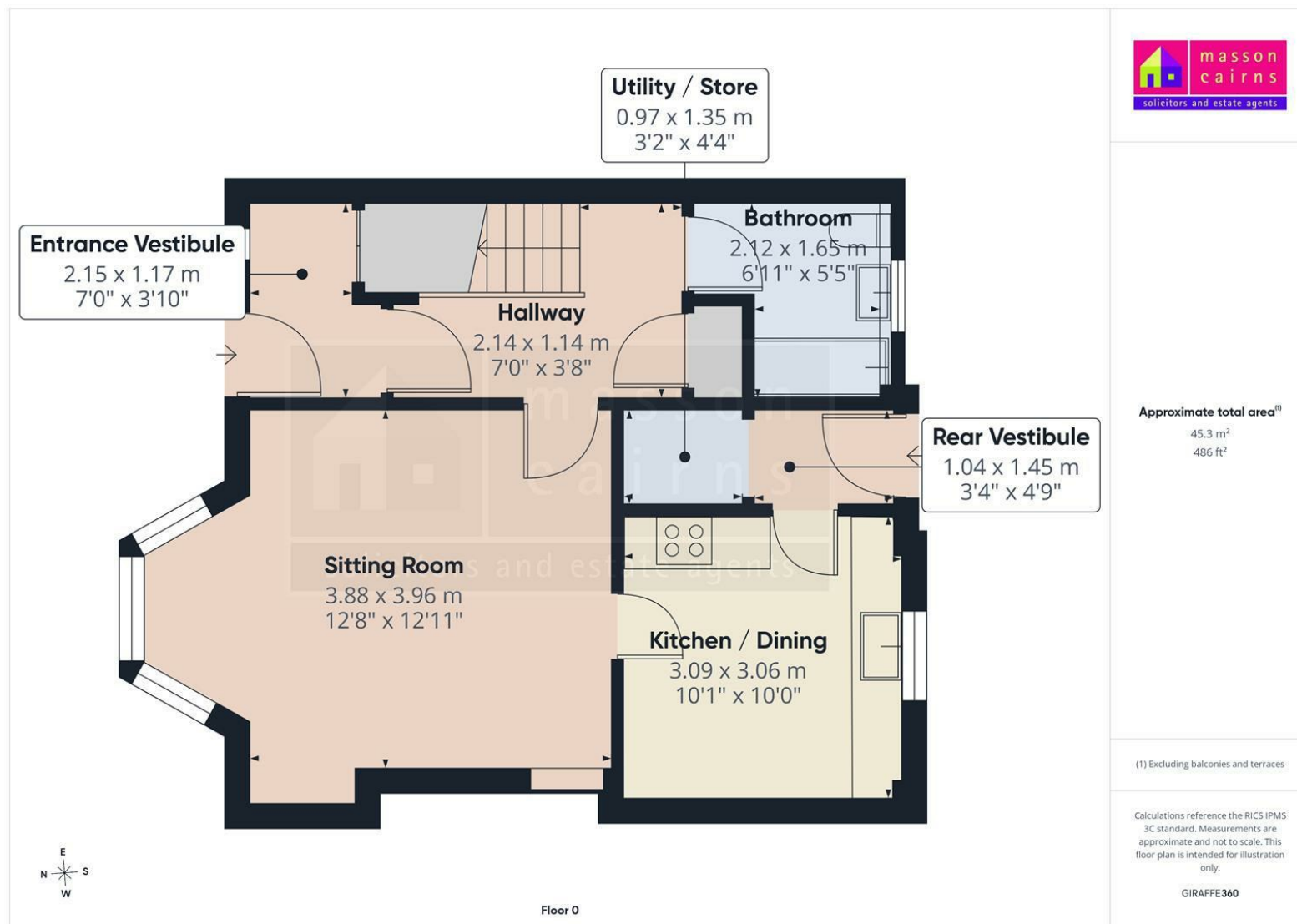












**Approximate total area<sup>(1)</sup>**  
45.3 m<sup>2</sup>  
486 ft<sup>2</sup>

(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.

GIRAFFE360

Floor 0



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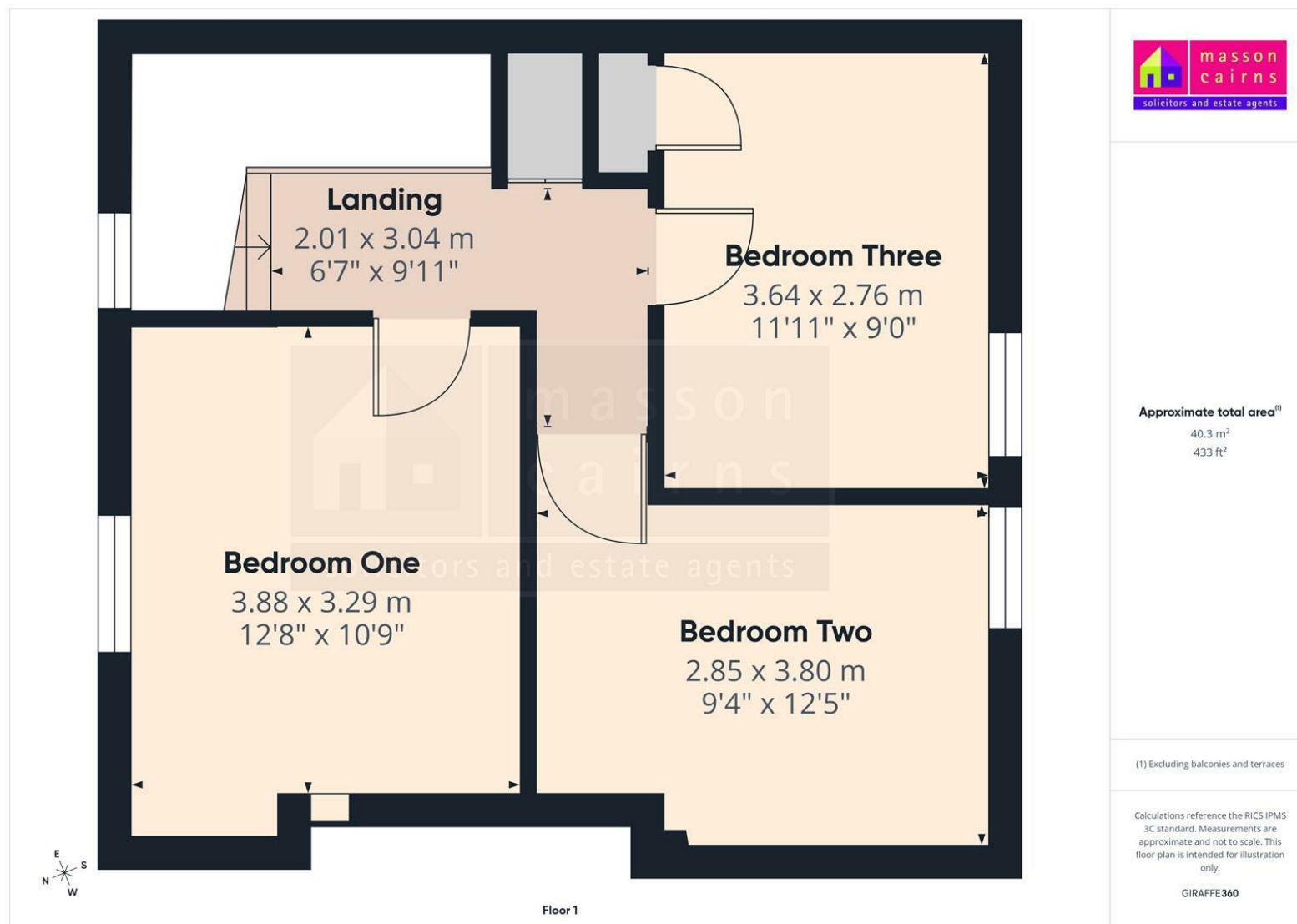
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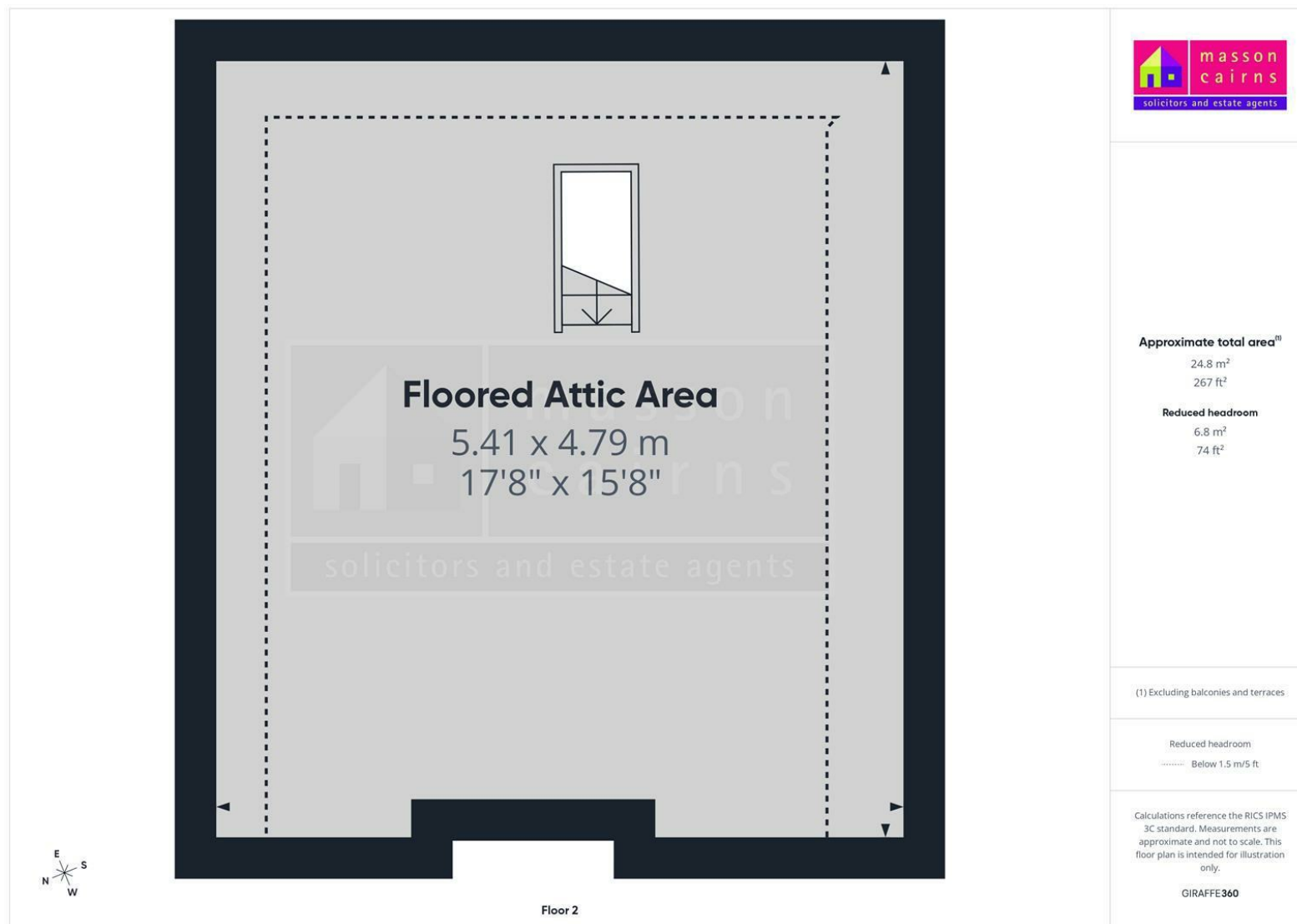
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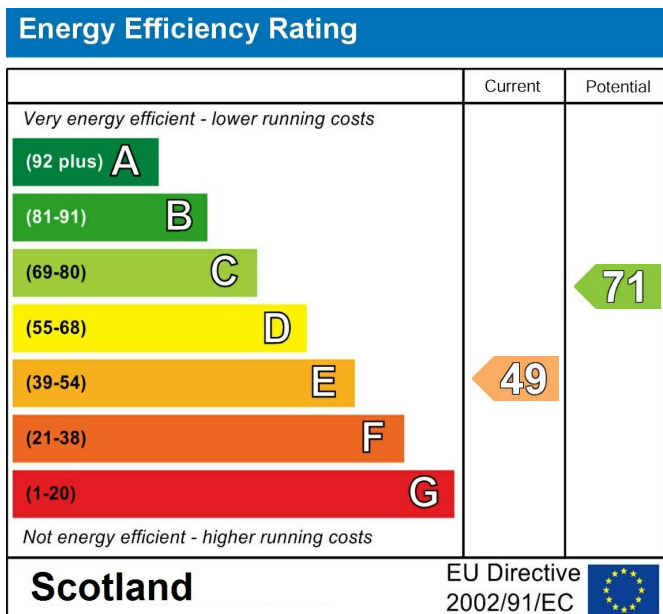
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While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters



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