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solicitors and estate agents

Bennachie, Carn Elrig View, High Burnside, Aviemore, PH22 1UL

Fixed Asking Price £460,000

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

BELOW HOME REPORT VALUATION - Bennachie is an immaculately presented and deceptively spacious contemporary four-bedroom detached home, situated within one of Aviemore's most sought-after and generously planned residential developments. Occupying a peaceful setting within Cairngorms National Park, the property offers a superb opportunity to acquire a beautifully finished family home combining quality, excellent proportions and modern comfort. Finished to a high specification throughout, the house features oak internal doors, decorative coving, contemporary kitchen and bathroom fittings, and excellent natural light through triple glazed windows, which enhances the bright and welcoming interior. The ground floor is thoughtfully arranged around a central hallway leading to a spacious sitting room, a generous open-plan kitchen and dining area, a useful utility room, cloakroom/WC ground floor bedroom and an integral garage. The sitting room is particularly well proportioned and enjoys direct access to the garden, while the open-plan kitchen and dining space forms the heart of the home. The adjoining utility room adds practicality with access to both the rear garden and garage. On the first floor, the layout continues to impress with a further three well-proportioned bedrooms arranged around a bright landing, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, creating flexible accommodation well suited to family life, guests or home working. Externally, the property benefits from private garden grounds, off-street parking and the convenience of an integral garage, completing this highly desirable modern home in one of Aviemore's most established residential settings. EPC C, Home report available online at [massoncairns.com](http://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](http://massoncairns.com) where an online copy is available to download.

EPC Rating C

### Entrance Vestibule

1.86 x 1.89m (6'1" x 6'2")

The entrance vestibule provides a bright and practical welcome to the home, finished with tiled flooring, ceiling lighting and coat hanging space. A door leads through to the main hallway, with separate access to the cloakroom/WC, creating a functional and well-planned entrance area.

### Hallway

3.18 x 3.43m (10'5" x 11'3")

The generous hallway creates an impressive central reception space, centred around a striking feature oak staircase leading to the first floor and enhancing the sense of light and space. A useful storage cupboard with internal shelving houses the electrical switchgear, while further doors lead to the sitting room, kitchen / dining and bedroom four. Further features include tiled flooring, ceiling lighting, and a wall-mounted thermostat.

### WC

1.36 x 1.40m (4'5" x 4'7")

The cloakroom/WC is fitted with a two-piece white suite comprising a WC and pedestal wash hand basin, complemented with tiled flooring. An opaque front-facing window provides natural light and privacy, while ceiling lighting and an extractor fan complete this bright space.

### Sitting Room

6.31 x 3.74m (20'8" x 12'3")

The spacious sitting room spans the width of the property and is a bright and inviting principal reception space, beautifully proportioned and enhanced by a large window overlooking the front garden and patio doors to the rear which open to the garden creating a seamless indoor / outdoor connection to the rear garden and woodland beyond. Finished with attractive wood flooring and ceiling lighting the room offers ample space for a variety of furniture layouts.

### Kitchen & Dining Area

4.99 x 4.67m (16'4" x 15'3")

The kitchen/dining room is an impressive open-plan space, beautifully designed to combine everyday practicality with elegant contemporary styling. Bathed in natural light from three rear-facing windows, the room enjoys attractive views across the garden towards, creating a bright and uplifting atmosphere throughout the day. The kitchen is fitted with a comprehensive range of timber-effect wall, base and drawer units with under-cabinet mood lighting, complemented by dark work surfaces and coordinated tiling for a

refined finish. Integrated appliances include an AEG ceramic hob with extractor above, double electric oven, dishwasher and fridge freezer, while a one-and-a-half bowl sink with drainer is positioned to enjoy the rear outlook. Tiled flooring and recessed ceiling downlighters enhance the clean contemporary presentation, while the generous dining area comfortably accommodates a six-seat table, making this an ideal space for family living and entertaining. A further door leads conveniently through to the utility room.

### Utility Room

2.31 x 1.75m (7'6" x 5'8")

The utility room is thoughtfully arranged as a practical ancillary space, fitted with matching work surfaces, a stainless steel sink and storage cupboard beneath, maintaining continuity with the kitchen's finish. A rear-facing window provides natural light and a pleasant outlook, while there is plumbing for a washing machine, space for a tumble dryer, tiled flooring and ceiling lighting. Wall-mounted heating controls are conveniently positioned here, and a door gives direct access to the integral garage

### Bedroom Four

3.16 x 3.04m (10'4" x 9'11")

Bedroom four is a bright and well-proportioned double room positioned on the ground floor, enjoying a front-facing window that provides excellent natural light. The room benefits from a double mirrored sliding-door wardrobe offering generous hanging and shelving space, while carpet flooring and ceiling lighting complete the comfortable and well-presented finish.

### Landing

1.04 x 2.68m (3'4" x 8'9")

The landing is bright and airy, enhanced by a Velux roof window that brings natural light into the upper hall. Finished with carpet flooring and ceiling lighting, it also provides access to the loft space via a ceiling hatch, with doors leading to the three further bedrooms and family bathroom.

### Principal Bedroom & En-suite

3.47 x 3.76m & 2.03 x 3.01m (11'4" x 12'4" & 6'7" x 9'10")

The principal bedroom is a beautifully proportioned and light-filled retreat, enjoying a front-facing aspect and excellent natural light. Well designed for modern living, it benefits from outstanding built-in storage provided by two integrated double wardrobes with ample hanging and shelving space. Finished with carpet flooring and ceiling lighting, the room also enjoys direct access to a stylish en-suite shower room. The en-suite is appointed to a high standard with contemporary white sanitaryware, including a vanity unit incorporating the wash hand basin and WC with useful storage below, together with a generous walk-in double shower enclosure finished with full-height tiling to the shower area and half-height tiling elsewhere. Recessed down lighting and an opaque rear-facing window complete this bright and well-finished space.

### Bedroom Two

3.21 x 3.73m (10'6" x 12'2")

Bedroom two is a bright and well-proportioned double bedroom with an attractive outlook to the front over the garden grounds. An integrated double wardrobe provides practical storage, while carpet flooring and ceiling lighting complete the comfortable finish.



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### Bedroom Three

2.30 x 3.73m (7'6" x 12'2")

Bedroom three is a generously proportioned double or twin bedroom positioned to the rear of the property, enjoying attractive elevated views over the treetops towards the Cairngorm Mountains. The room benefits from an integrated double wardrobe together with carpet flooring and ceiling lighting, creating a bright and comfortable space.

### Bathroom

1.99 x 3.43m (6'6" x 11'3")

The generous family bathroom is elegantly finished and thoughtfully designed, incorporating a contemporary vanity unit with display shelving, an integrated wash hand basin and WC with concealed cistern, alongside a bath and a spacious double shower enclosure with mains shower. Wall tiling, ceiling lighting, a rear-facing Velux window, heated towel radiator and a large shelved cupboard housing the hot water cylinder complete this well-appointed and practical space.

### Integral Garage

6.33 x 3.37m (20'9" x 11'0")

The fully lined integral garage provides excellent secure space for a vehicle, workshop use or additional storage, accessed via an up-and-over door to the front. Equipped with power and lighting, it also benefits from internal access to the utility room together with a door to the rear garden, and houses the Worcester Bosch boiler.

### Outside

Externally, the property enjoys generous garden grounds with a block-paved driveway to the front providing ample private parking for two vehicles, alongside a neatly maintained lawn creating an attractive approach. The rear garden is predominantly laid to lawn and offers a wonderful degree of openness, bounded by a combination of timber and post-and-wire fencing. A substantial decked seating area provides an excellent space for outdoor dining and entertaining, positioned to enjoy the surrounding woodland backdrop and open aspect. Further practical features include two security lights, an external water tap and the oil tank, all contributing to the ease and functionality of the outdoor space

### Services

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

### Entry

By mutual agreement.

### Fixed Price

Fixed Price of £460,000

### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Granttown on Spey

Moray

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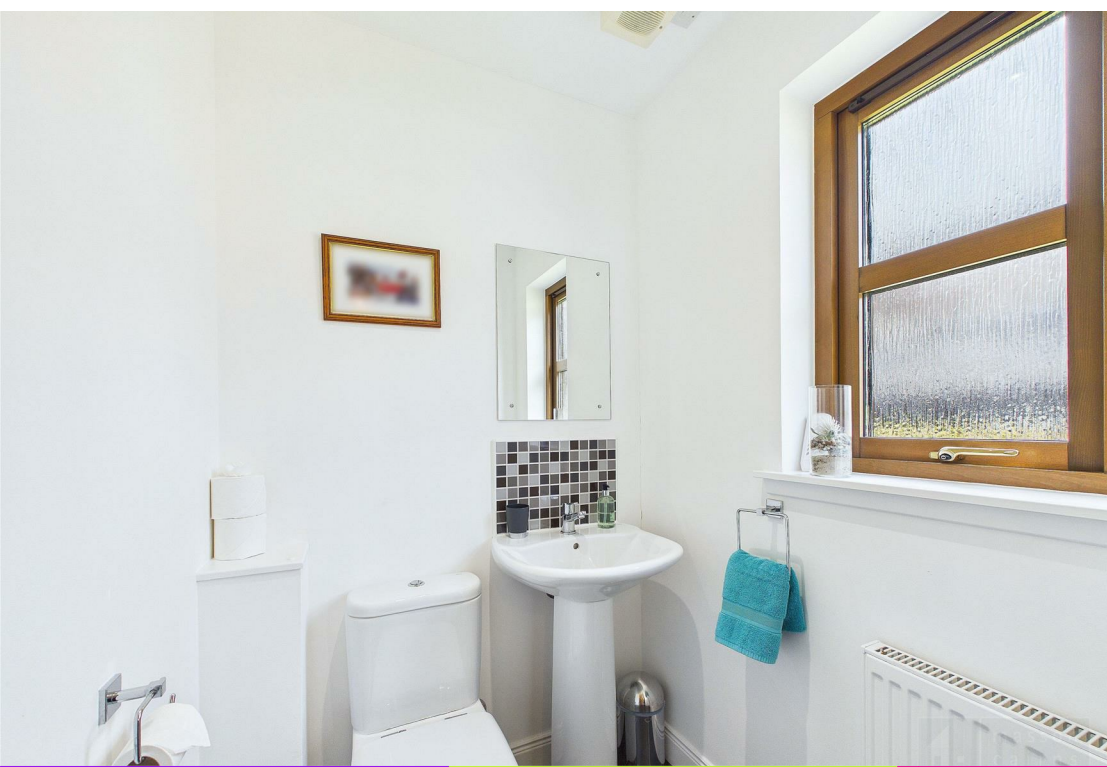
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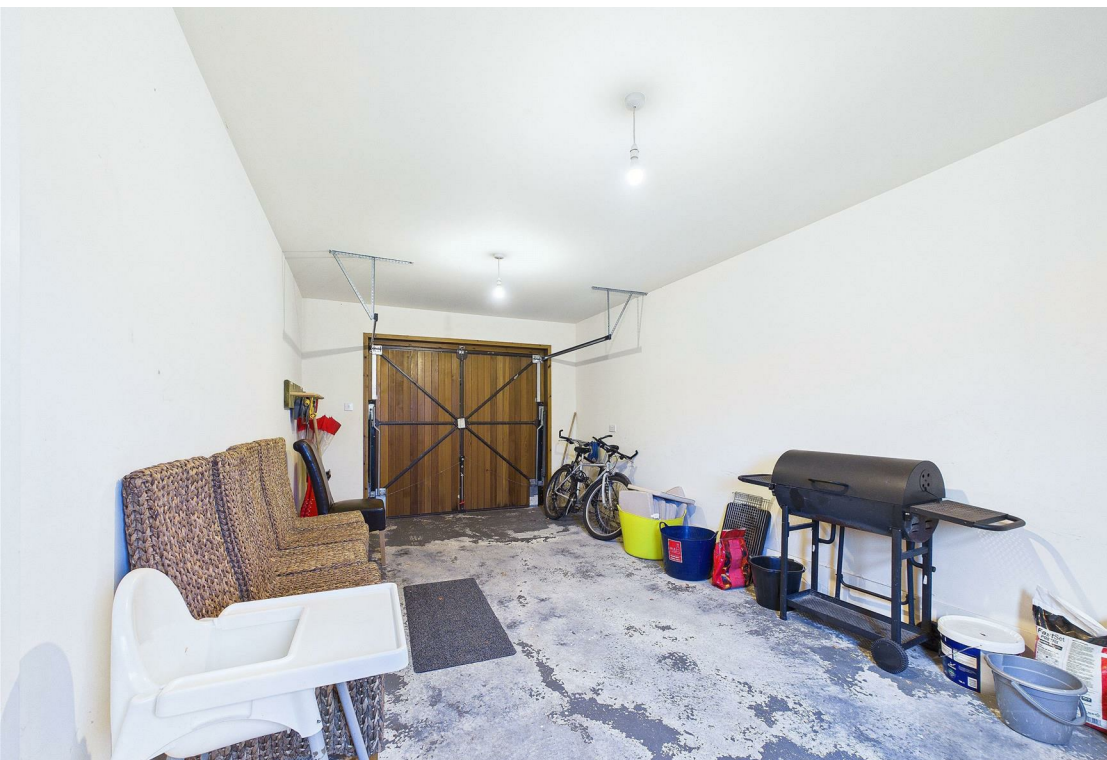






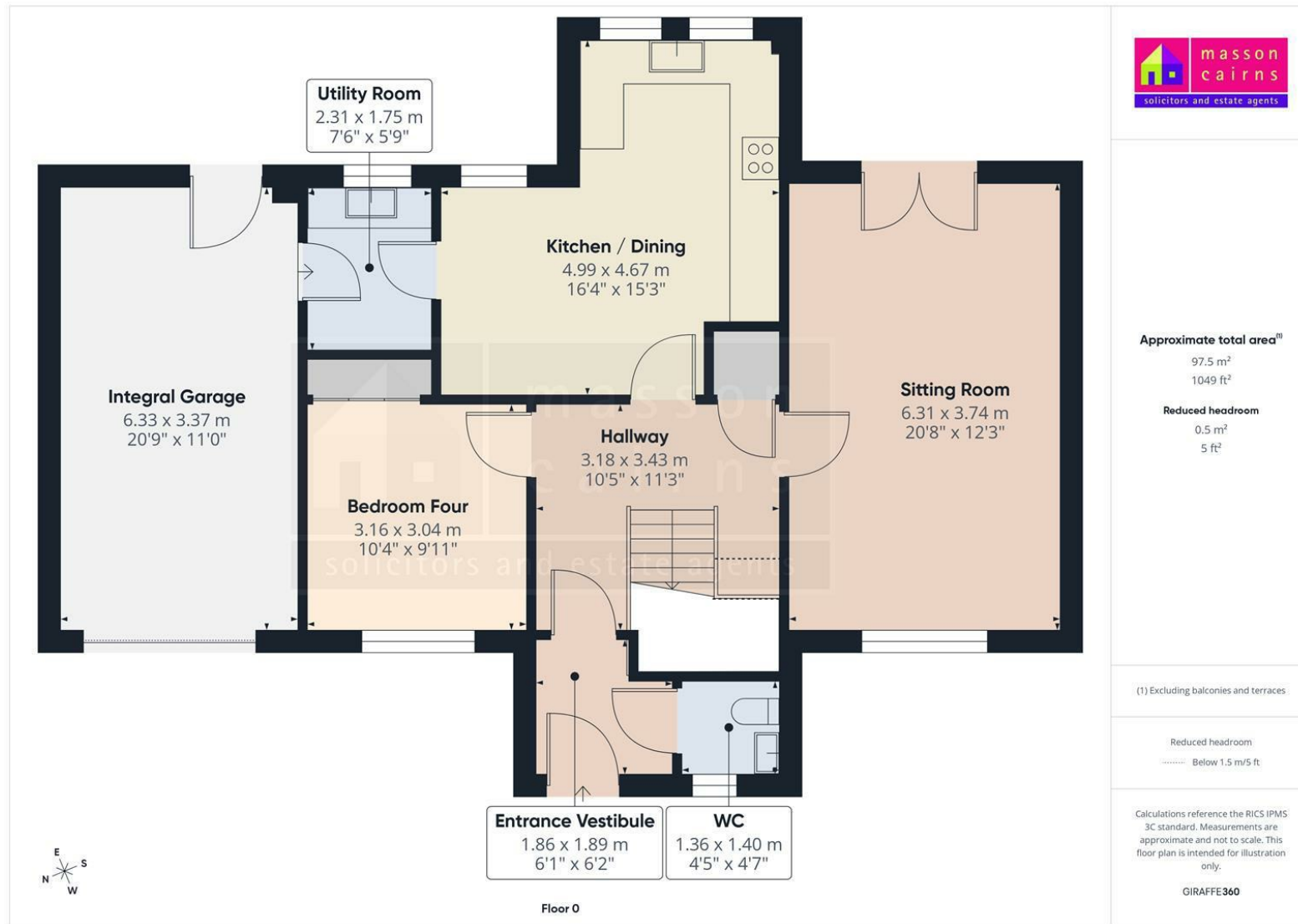












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Approximate total area<sup>(1)</sup>

57.4 m<sup>2</sup>  
618 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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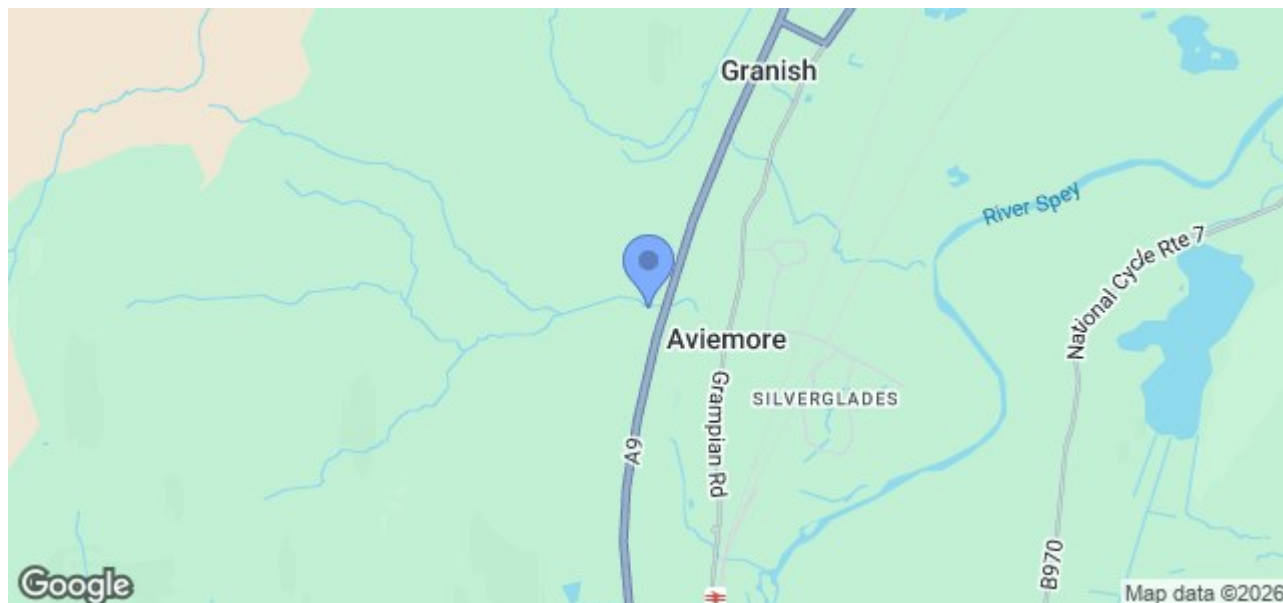
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	



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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