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solicitors and estate agents

67 Burnside Avenue, Aviemore, PH22 1SE

UNDER OFFER £175,000

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

UNDER OFFER - 67 Burnside Avenue is an attractive three-bedroom terraced home in Aviemore, comprehensively refurbished to a high standard to create bright, stylish and practical accommodation with a cohesive finish throughout. The entrance hall provides space for coats and footwear, with oak internal doors, matching timber detailing and modern flooring immediately setting the tone for the interior. A glazed oak door opens into the impressive sitting room, a generous and welcoming space with excellent natural light and ample room for comfortable seating. From here, the beautifully appointed kitchen and dining room forms the heart of the home, fitted with an extensive range of shaker-style units, timber-effect worktops, integrated appliances and contemporary fittings, with space for family dining. A rear vestibule includes a useful laundry utility area and opens directly onto the decking and garden, while a smart ground-floor WC completes this level. Stairs rise to the first-floor landing, where the same oak doors maintain the high-quality finish and lead to three well-proportioned bedrooms and the family bathroom. Bedroom one is a spacious double, bedroom two is another comfortable space and bedroom three offers excellent versatility as a further bedroom, nursery or dedicated home-working space. The contemporary bathroom is finished with a bath and shower over, WC, fitted wash-hand basin and modern wet wall panelling. Outside, the property enjoys an enclosed front garden with lawn and established planting, while the rear garden provides a sheltered deck area, gravelled seating area, timber shed and raised beds, creating an attractive and easily maintained space for outdoor dining, children and pets. EPC b, Council Tax B Home report available online 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 B

Entrance Hall

The entrance hall provides a bright and practical introduction to the home, with space for coats and footwear, attractive wood-effect laminate flooring and recessed downlighting. An integral cupboard discreetly houses the electrical consumer unit, while further doors open into the sitting room and WC while the carpeted staircase rises to the first-floor accommodation.

Sitting Room

4.06m x 3.85m (13'3" x 12'7")

The generously proportioned sitting room is positioned to the front of the house and provides an inviting space for everyday relaxation and entertaining. A picture window draws in excellent natural light, while the warm wood-effect laminate flooring and recessed downlighting create a clean, contemporary finish. There is ample room for a choice of lounge furniture, with a further door leading into the kitchen /dining.

Kitchen / Dining

3.04m x 5.69m (9'11" x 18'8")

Positioned to the rear of the property, the impressive kitchen and dining area provides a bright and highly sociable heart of the home, with ample space for a family dining table and direct access to the garden. The kitchen is fitted with an extensive range of contemporary shaker-style base, wall and drawer units, complemented by oak-effect worktops, metro-tiled splashbacks, under-cabinet lighting and attractive brass-effect handles. Integrated appliances include a full-height fridge freezer, double oven, induction hob with angled extractor and dishwasher, while practical features such as glazed display cabinets, wine storage, deep drawers and concealed pull-out waste and recycling bins provide excellent everyday storage. A stainless-steel sink with drainer is positioned beneath the rear window, and further windows allow excellent natural light to fill the room. Wood-effect flooring and recessed downlighting continue the stylish, high-quality finish.

Rear Vestibule

0.75m x 0.89m (2'5" x 2'11")

The rear vestibule provides a practical link between the kitchen and garden, with a glazed door bringing in natural light and opening onto a small timber deck. A recessed utility area accommodates a stacked washing machine and tumble dryer, while laminate wood flooring and recessed downlighting complete the space.

WC

1.16m x 1.76m (3'9" x 5'9")

The ground-floor cloakroom is neatly presented with a WC and wash hand basin set within a useful vanity unit, complemented by a tiled splashback and wall mirror. Recessed downlighting and an extractor provide practical ventilation, while the area beneath the stairs has been cleverly utilised to create additional storage.

Landing

The first-floor landing is finished with carpet flooring and ceiling lighting, with doors opening to all three bedrooms and the family bathroom in addition to two well proportioned storage cupboards. A loft hatch provides access to the insulated attic space.

Bedroom One

4.51m x 2.56m (14'9" x 8'4")

A spacious principal double bedroom with ample room for freestanding



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bedroom furniture and a wide window to the front providing excellent natural light and attractive open views to the Mountains beyond. The room is finished with carpet flooring and ceiling lighting.

Bedroom Two

3.18m x 2.02m (10'5" x 6'7")

A bright and well-presented second bedroom with a window to the front providing good natural light and attractive open views. The room offers space for additional freestanding furniture, with a fitted mirrored double wardrobe providing useful storage, together with carpet flooring and ceiling lighting.

Bedroom Three / Home Working Space

2.58m x 2.59m (8'5" x 8'5")

A versatile third bedroom currently arranged as a comfortable home working space, with a window to the rear providing good natural light. The room offers space for bedroom or office furniture and benefits from an integral wardrobe with useful hanging and shelved storage, together with carpet flooring and ceiling lighting.

Bathroom

1.67m x 2.12m (5'5" x 6'11")

A stylish and contemporary bathroom fitted with a bath and glazed screen, overhead rainfall shower and separate handheld attachment, WC and wash hand basin set within a useful vanity unit offering excellent concealed storage. The room is finished with modern wet wall panelling, recessed downlighting, an extractor fan and an opaque window providing natural light and privacy.

Outside

The property enjoys enclosed and easily maintained garden grounds to both the front and rear. The front garden is laid mainly to lawn with established hedging, colourful lavender borders and timber fencing providing a good degree of privacy, together with a pathway leading to the entrance. To the rear, a small decked area provides a useful spot for outdoor seating, while the main garden includes a gravelled entertaining area, raised planting beds and a substantial timber garden shed offering excellent storage. This enclosed and private space is well suited to children, pets and outdoor dining.

Services

It is understood that there is mains water, drainage and electricity. There is air source heat pump central heating and solar pv panels.

Entry

By mutual agreement.

Fixed Price

UNDER OFFER

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

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Email: property@lawscot.com

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What Three Words Location

What Three Words Location ///sweep.carefully.gains

Council Tax

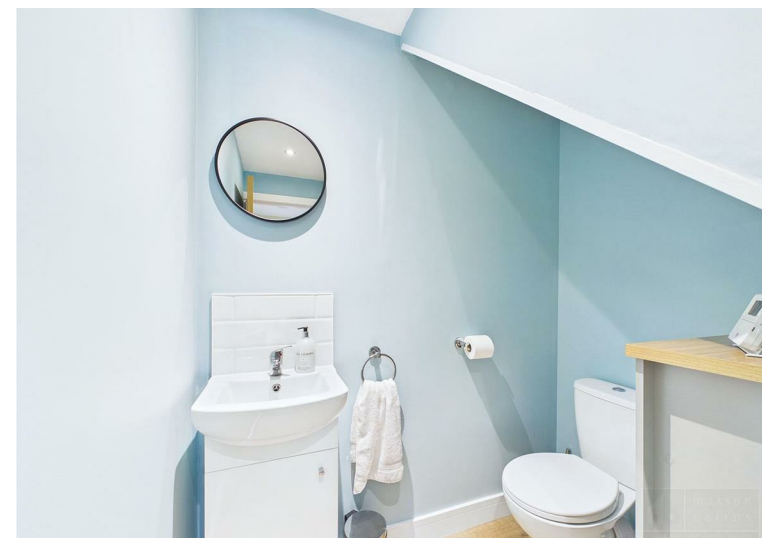
Currently Band B £1,778.24 p.a. (2026/27) including water rates.

Single occupiers currently receive a 25% discount.

2026/27: 300% total charge (the standard rate plus a 200% premium). 2027/28: Planned increase to a 350% total charge. 2028/29: Planned increase to a 400% total charge (four times the base)

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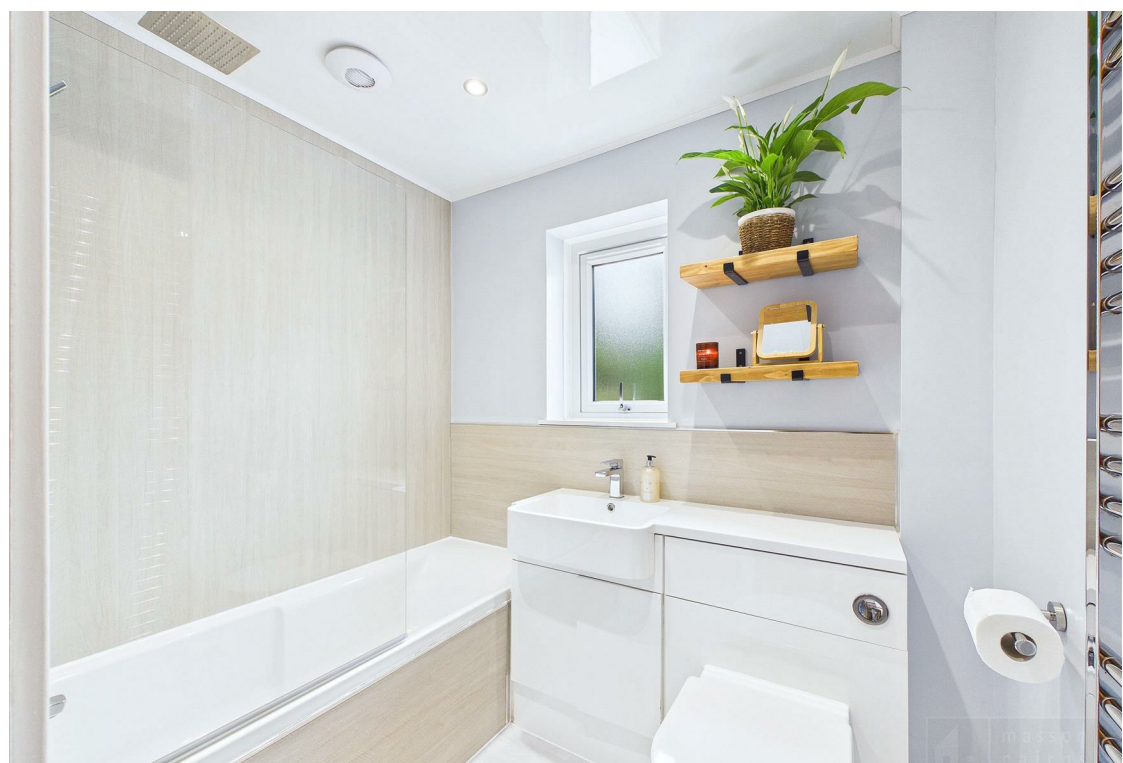
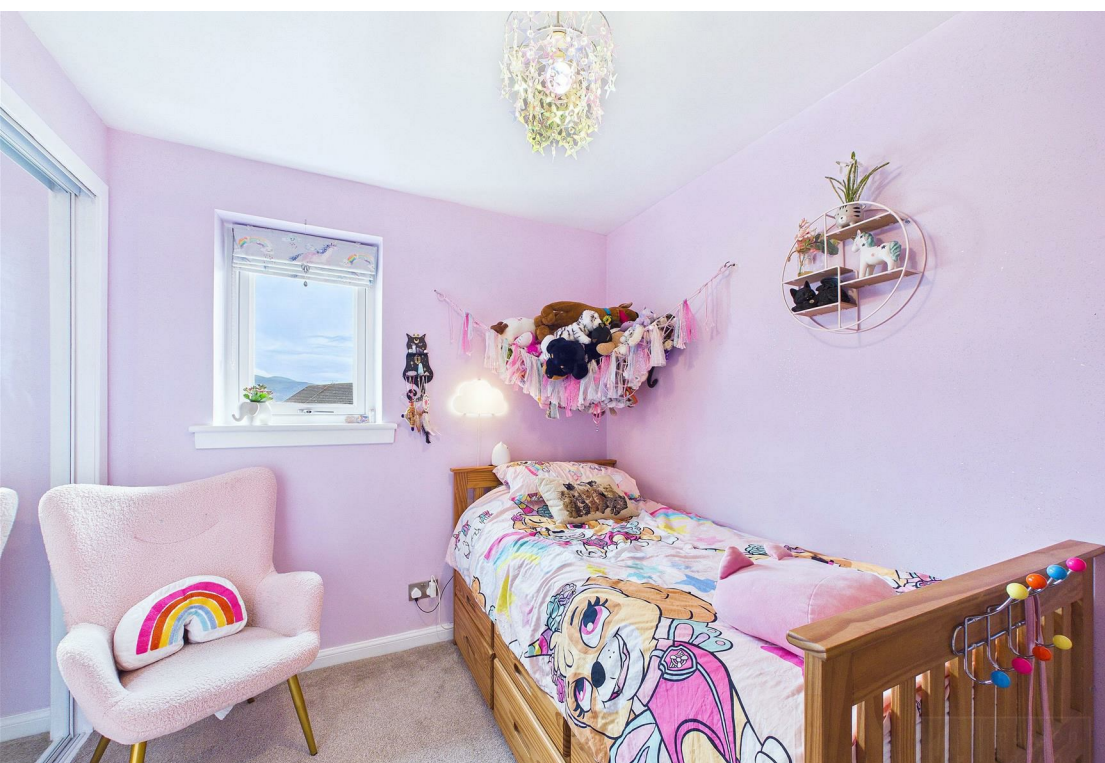
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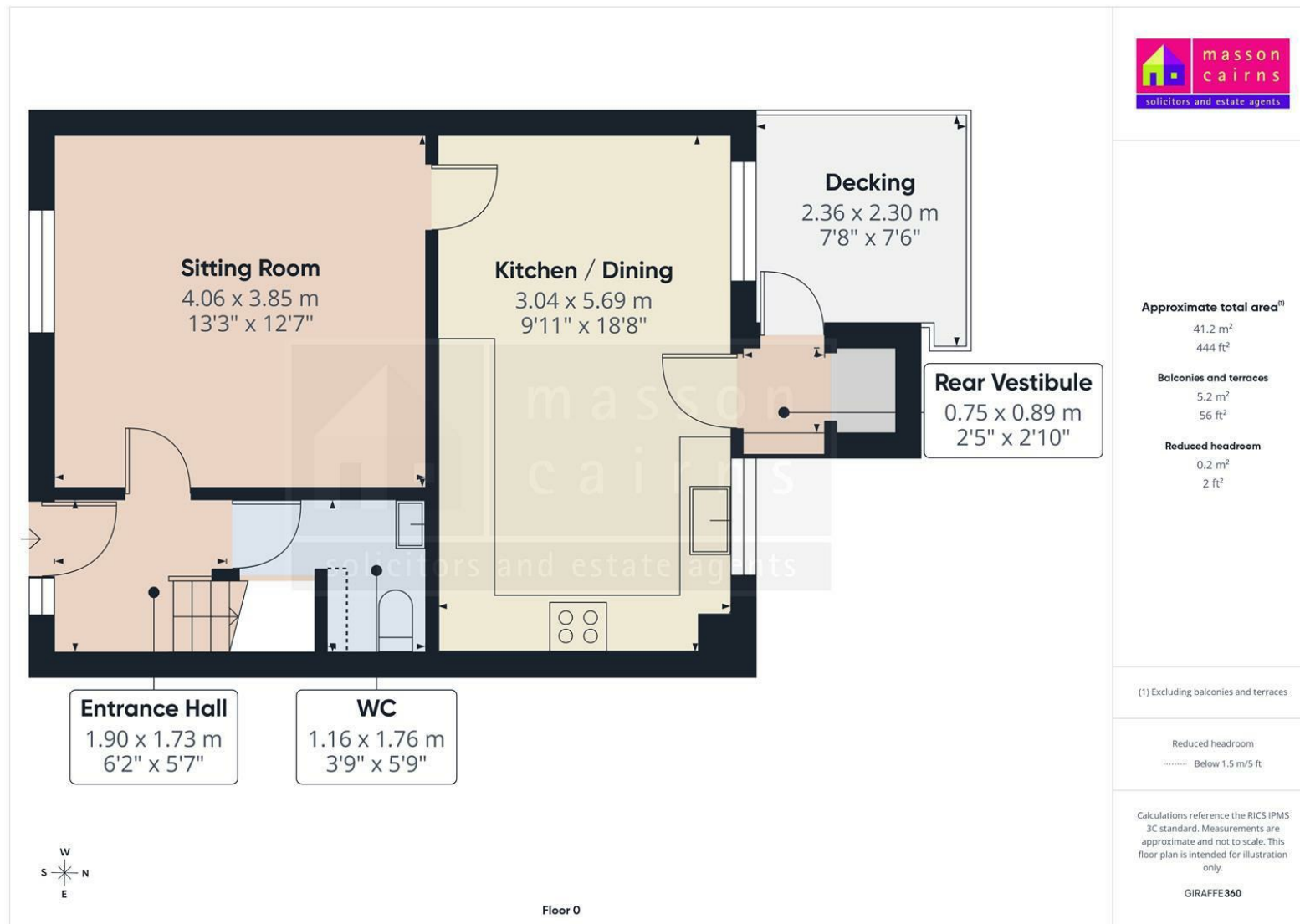
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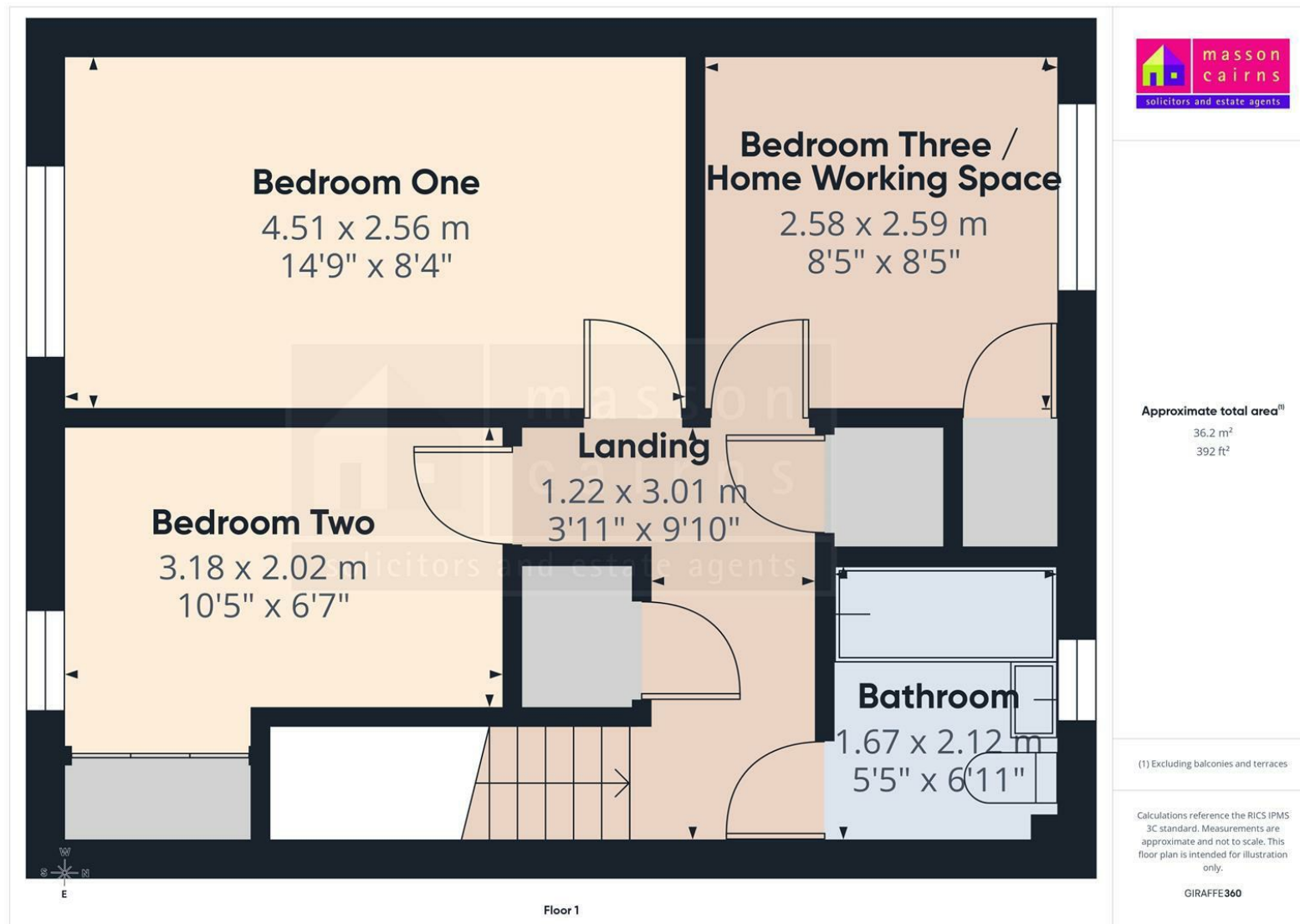
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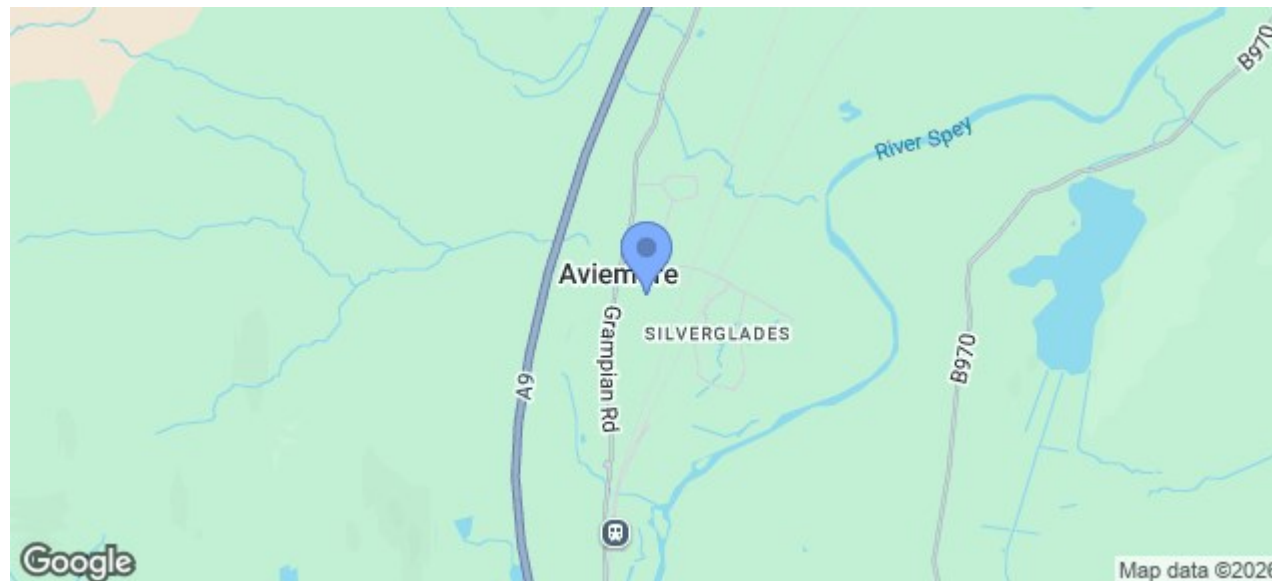
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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