

8 Lodge Lane High Burnside Aviemore PH22 1UJ

Offers Over £475,000 are invited.

Impressive 4 Bedroom Detached Villa
Offering Incredible Panoramic Views Of
The Cairngorms



Features:

- Stunning Detached Home In Immaculate Condition
- Bright Lounge, New Modern Kitchen & Dining Area
- Triple Glazed Windows & Doors
- Oil Central Heating & Wood Burning Stove
- Generous Garden Grounds To Front & Rear
- Single Garage & Off Street Parking

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



High Burnside is a prestigious development of contemporary properties, built to a high standard by Tulloch Homes, on the edge of Aviemore and at the foot of Craigellachie Nature Reserve. No 8 Lodge Lane is an attractive detached house, built to the "Avon" design and in immaculate, showhouse condition. It enjoys a desirable position in High Burnside, being set in a small cul de sac backing onto woodland teeming with wildlife and within easy reach of the woodland walks and cycling trails nearby.

Internally, the property has been finished to a high specification with oak doors and finishings, stylish kitchen and bathrooms. It also benefits from triple glazing and oil fired central heating, making it a very cosy home.



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

The outside space is almost as spectacular as the inside space with this stunning property. Set on an elevated position, this beautifully finished home enjoys panoramic views of the Cairngorm Mountain and Lairig Ghru. The current owners have invested a lot of time creating a mature, wild garden which offers multiple seating areas and idyllic setting for enjoying summer nights.

Viewing is highly recommended to appreciate the stunning property and views on offer.



ACCOMMODATION:

Entrance Vestibule 1.6m x 1.50m

Glazed entrance door with opaque glazed side screen opens into the vestibule. Heavy duty floor matting. Central heating radiator. Three piece spotlight cluster. Door to WC and glazed door to hallway.

WC 1.69m x 1.38m

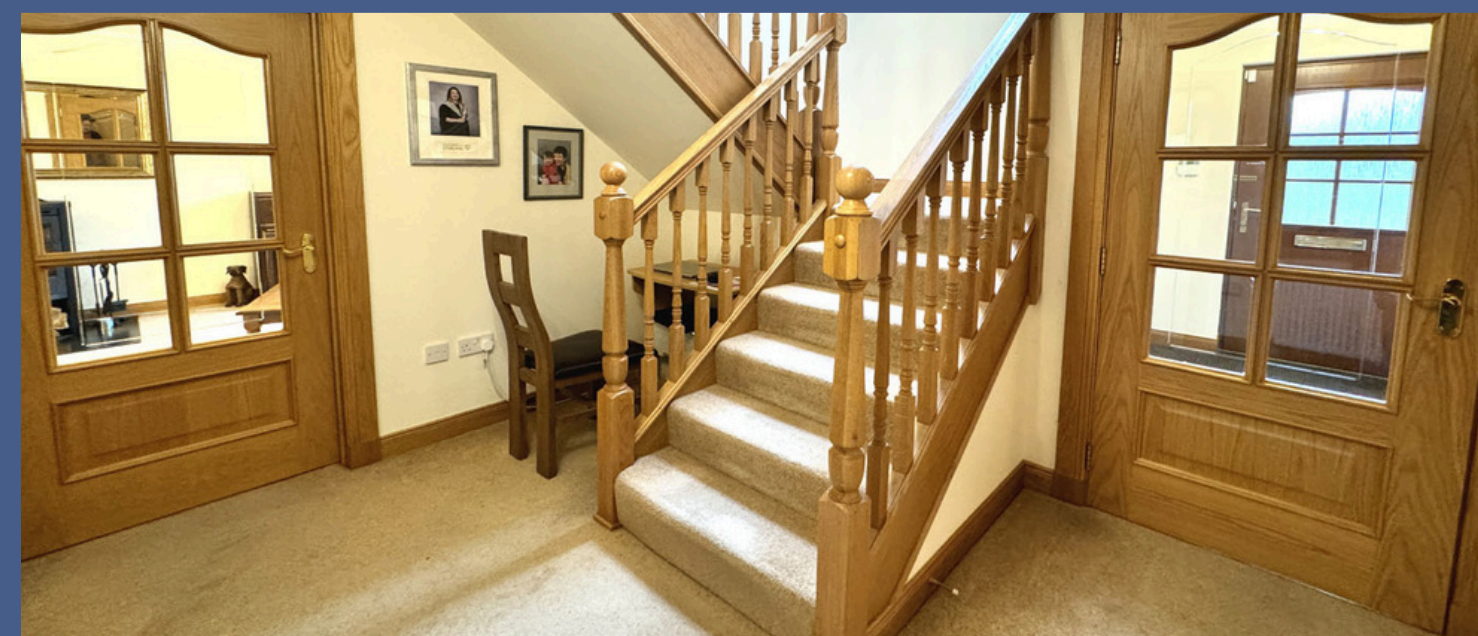
Fitted furniture incorporating wash hand basin with mixer tap and WC with concealed cistern. Wall tiling round vanity unit and mirror above wash hand basin. Opaque window to front. Central heating radiator. Extractor fan. Flush light fitting.

Hallway 3.72m x 3.41m

Bright and spacious, welcoming hallway with doors off to lounge, kitchen & bedroom 4. Oak staircase with half landing to first floor. Central heating radiator. Two built-in cupboards, one housing the electricity meter and fuses and shelving, the other with hanging rail and storage space. Central heating thermostat. Telephone point. Smoke alarm. Three piece feature light fitting.

Lounge 6.30m x 3.70m

Spacious, double aspect room with window to the front and patio doors to the rear, giving views over woodland and access into the rear garden. Feature wood burning stove. Central heating radiators. TV point. Two feature ceiling light fittings, each with 5 lights. Glazed door to hallway.



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Kitchen/Dining/Family Room 6.20m x 5.00m

Bright and spacious multi-purpose room with windows to the rear overlooking garden and upgraded tiled floors. Fitted base and wall units incorporating breakfast bar, stainless steel sink with mixer tap and drainer, carousel unit and glass display shelves. Integrated appliances include fridge-freezer, dishwasher, electric fan oven and ceramic hob. Stainless steel extractor chimney above hob. Splashback above worksurfaces. Two central heating radiators. Recessed ceiling spotlights and under cabinet lighting. Space for dining table and chairs. TV and telephone points. Family seating area with patio doors opening into the rear garden and feature ceiling light. Door to utility room.

Utility Room 2.20m x 1.69m

Fitted base and wall units incorporating stainless steel sink with mixer tap and spaces for freestanding washing machine and tumble dryer. Splashback above worksurfaces. Central heating radiator. Extractor fan. Central heating and hot water controls. Three piece spotlight cluster. Door to garage.

Returning to hallway:

Bedroom 4 3.75m x 3.04m

Large double bedroom with window to the front, giving views over the cul-de-sac to woodland beyond. Built-in double wardrobe with hanging and storage space. Pendant light. Fitted carpet.

An oak staircase with half landing and Velux window leads upstairs.

FIRST FLOOR:

First Floor Landing 2.66m x 1.05m

Doors off to bedrooms and bathroom. Access hatch to loft. Smoke alarm. Three piece light fitting.

Bedroom 1 4.85m x 3.76m

Bright and spacious master bedroom with window to the front, giving panoramic views over the cul-de-sac to the cairngorms beyond. Two built-in double wardrobes with hanging and storage space and sliding mirror doors. TV point. Door to en-suite. Fitted carpet.

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En-Suite Shower Room 2.69m x 2.19m

Three piece white suite. Fitted furniture along one wall, incorporating wash hand basin and WC with concealed cistern. Large shower cubicle with mixer shower and sliding door. Wall tiling to dado height, in shower and around vanity unit. Opaque Velux window with deep sill to the rear. Heated towel rail. Four piece spotlight cluster. Tiled flooring.

Bedroom 2 3.75m x 3.20m

Bright and spacious bedroom with window to the front, giving panoramic views over the cul-de-sac to the Cairngorms beyond. Built-in double wardrobe with hanging and storage space and sliding mirror doors. Central heating radiator. TV point. Pendant light. Fitted carpet.

Bedroom 3/Study 4.88m x 2.99m

Double room, with window to the rear, giving views over the garden to woodland. Space for bedroom furniture. TV and telephone points. Pendant light. Fitted carpet.

Bathroom 3.00m x 2.66m

Four piece white suite. Fitted furniture along one wall, incorporating wash hand basin and WC with concealed cistern. Double ended bath with mixer tap. Large shower cubicle with mixer shower and sliding door. Opaque Velux window with deep sill to the rear. Heated towel rail. Extractor fan. Wall tiling to dado height, in shower and around vanity unit. Tiled flooring. Built-in airing cupboard, housing the hot water cylinder and slatted shelving. Four piece spotlight cluster.



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Garage

Attached garage with up and over door, power and light. Plasterboard lined with central heating radiator. The "Worcester" central heating boiler is also located here.

Garden

The front garden is open plan and mainly laid to lawn with some mature trees and shrubs. Lock block driveway leading to the garage. Timber gate leading to the rear garden.

The beautifully designed rear wild garden has taken a lot of time and effort to get to this stage. It includes a wild meadow, orchard, pond and an abundance of different plants, trees and shrubs. Numerous different seating areas and access to the woodland at the rear. Oil tank and outside tap.

INCLUDED

Floorcoverings, light fittings and any blinds where fitted. White goods are also included - "Meile" washing machine and a freezer.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX:

Currently Band F (£3044 P.A - 2024/25) Including water rates.

Discounts available for single occupancy.



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HOME REPORT

A Home Report is available. This can be downloaded by using the following link:

·Postcode: PH22 1UJ

·Reference:<https://app.onesurvey.org/Pdf/HomeReport?q=Q5Nz43huptihzC1ntPtRkg%3d%3d>

·Energy Performance Certificate Rating: Band C

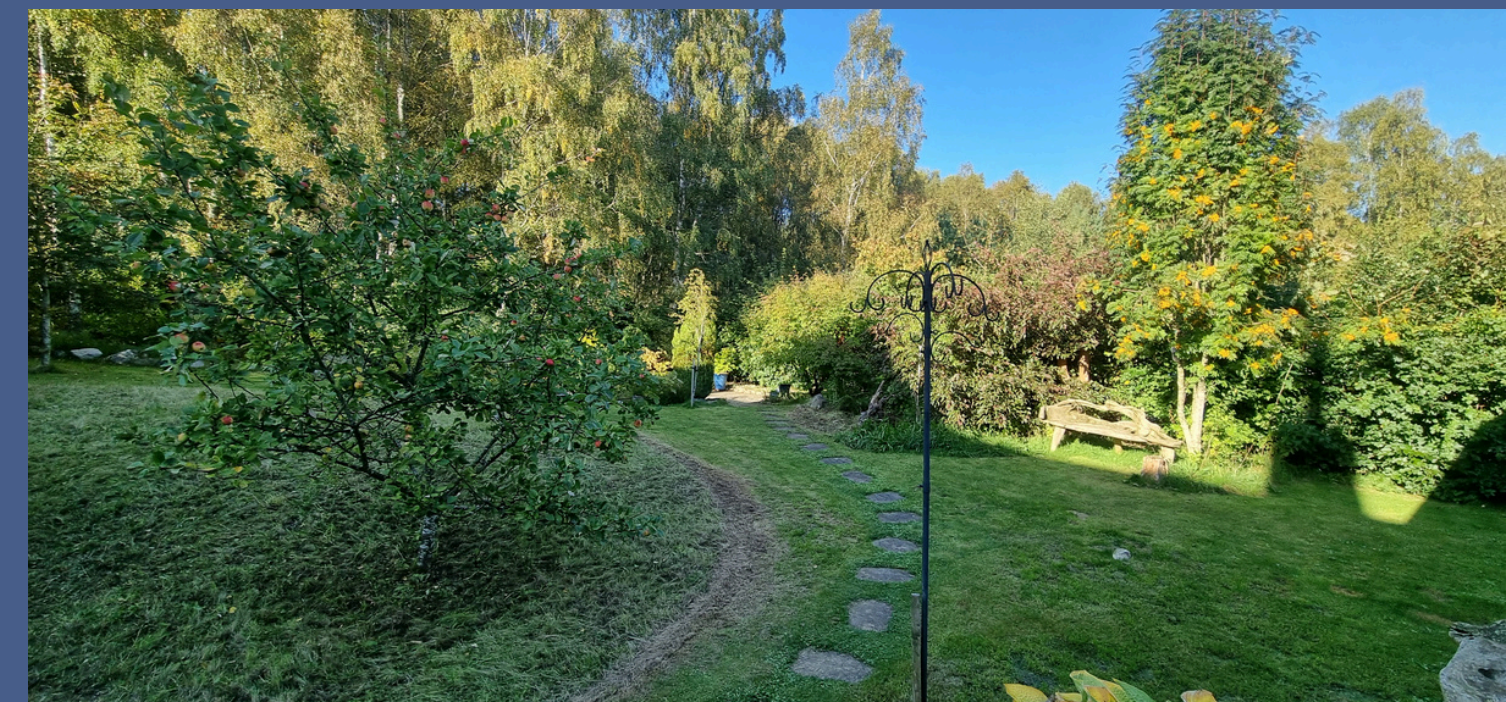
PRICE

Offers Over £475,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

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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