

# 7 Carn Elrig View High Burnside Aviemore PH22 1UL

Offers Over £495,000 are invited.

4 Bedroom Extended Villa Situated In  
An Highly Sought After Development



## Features:

- Stunning Detached Four Bedroom Property In Immaculate Condition
- Bright Lounge, New Modern Kitchen & Dining Area
- Triple Glazed Windows & Doors, Air Source Heat Pump & Wood Burning Stove
- Generous Garden Grounds To Front & Rear
- Single Garage & Off Street Parking

CONTACT US:  
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7 Carn Elrig View is an impressive and beautifully extended 4-bedroom villa set in a sought-after residential area of Aviemore. This spacious family home offers a perfect blend of modern comfort and stylish living, ideal for growing families or those seeking extra space in a peaceful setting. The property was built by Tulloch Homes and first occupied in 2009. It is situated in a quiet cul-de-sac within a select residential private development at the foot of Craigellachie Nature Reserve.

The villa benefits from excellent specifications such as full triple glazing, two sets of French doors leading to the rear garden, polished oak doors, air sourced heating, feature wood burning stove, a modern kitchen and dining area, master en suite bedroom & family bathroom both with double sized showers.

This stunning property has been dramatically improved by the addition of a bespoke extension which offers an additional bedroom, shower room, office and a lovely double aspect snug. This extension takes the property to approximately 195m<sup>2</sup> including the integral garage.

The property offers an ideal purchase for residential living but could also make a perfect family holiday 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.

Aviemore is a bustling village situated within the Cairngorms National Park. It is on the main rail line from Inverness/London and is just off the A9 giving easy access to all parts of the UK. Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

Aviemore village itself offers many amenities, including a primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm Mountain, Strathspey steam railway and the championship Spey Valley Golf Course at Dalfaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence. This is complemented by an abundance of wildlife and a diversity of recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, mountain biking and skiing, to name but a few.

## OUTSIDE

The property has decent size plot with mono blocked driveway to the front leading to an integrated garage. The front garden is mainly laid to lawn with some young trees and a beech hedge. The rear garden has been beautifully landscaped to include two patio areas which both enjoy loads of sunshine and offer a great space for enjoying garden furniture. If all that wasn't enough there is also a substantial timber chalet which can be used as a home office, bar or a fun family space which is useable all year round. Attached garage with up and over door and pedestrian entrance to rear garden. Integral door from utility room. Power and light with space for car parking and general storage.

## INCLUDED

All floor coverings, light fittings and curtains.

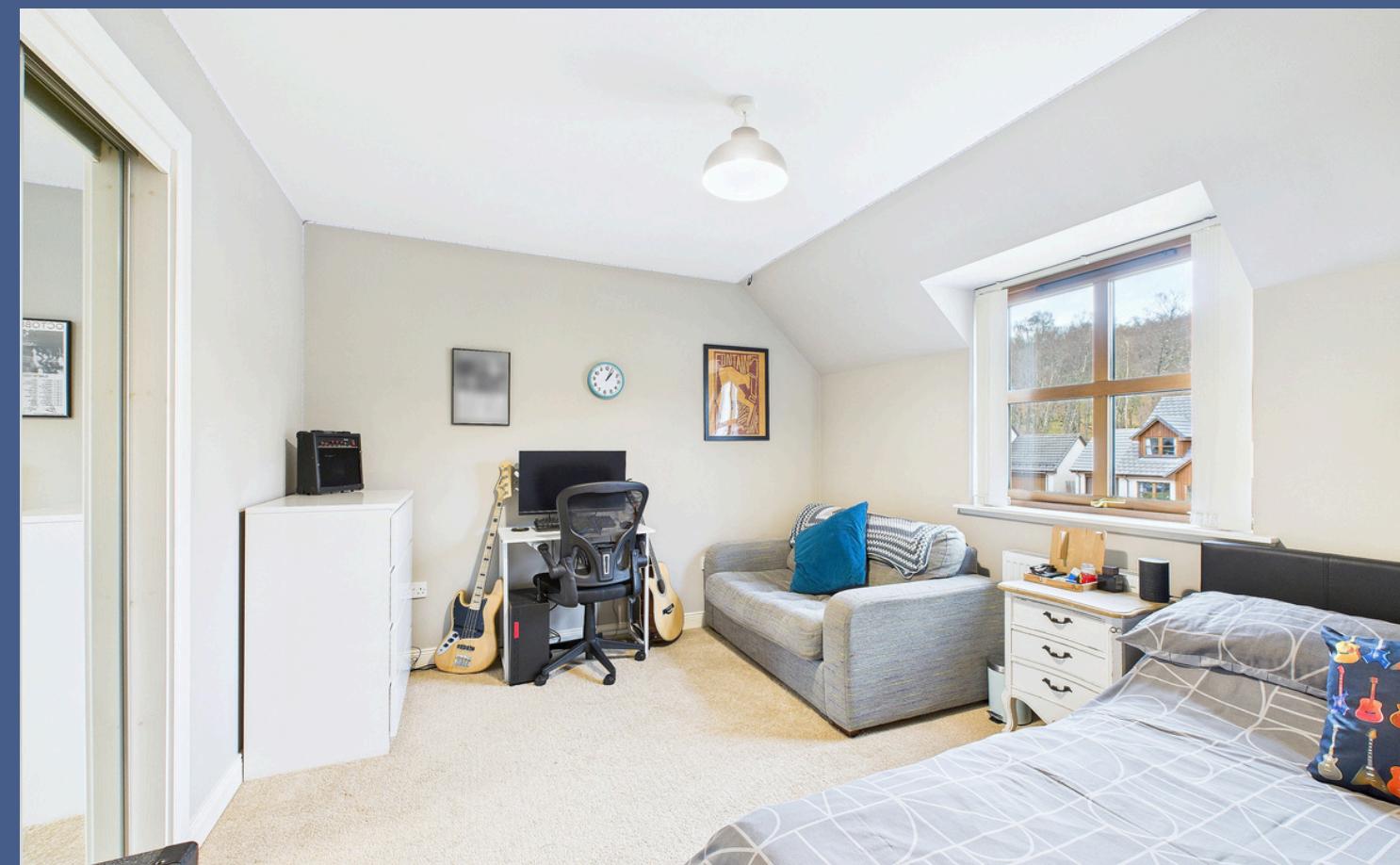
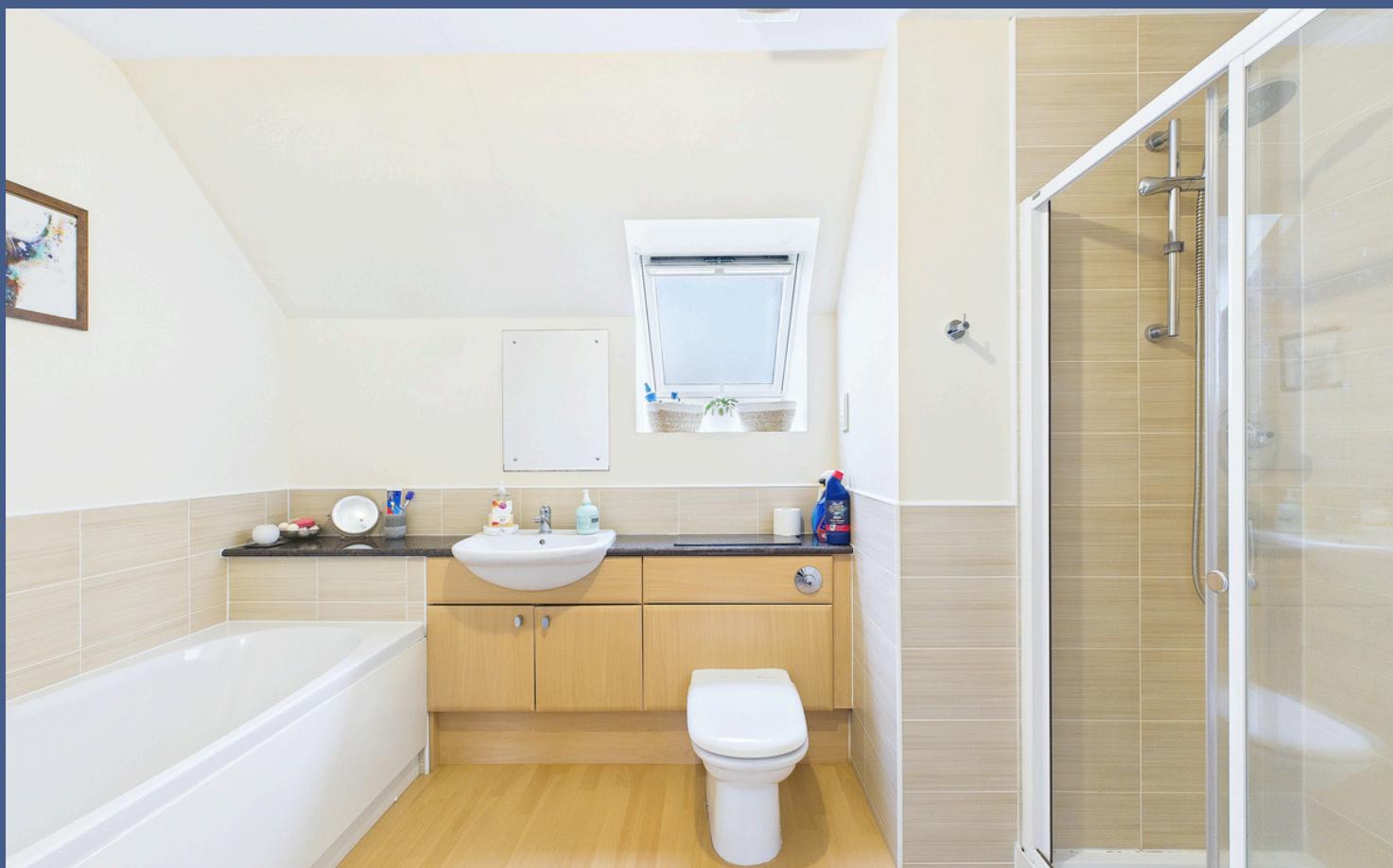
## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band F (£3108 in 2025/26 includes water rates).

Discounts are available for single person occupancy.



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## HOME REPORT

A Home Report is available for this property.

Please use the following link:

·Ref - <https://app.onesurvey.org/Pdf/HomeReport>

·Postcode - PH22 1UL

·EPC Band – B

·Home report Value - £495,000

## CLOSING DATE

A closing date may be called. Potential purchasers who note their interest in writing at our office will be informed of any closing date.

## PRICE

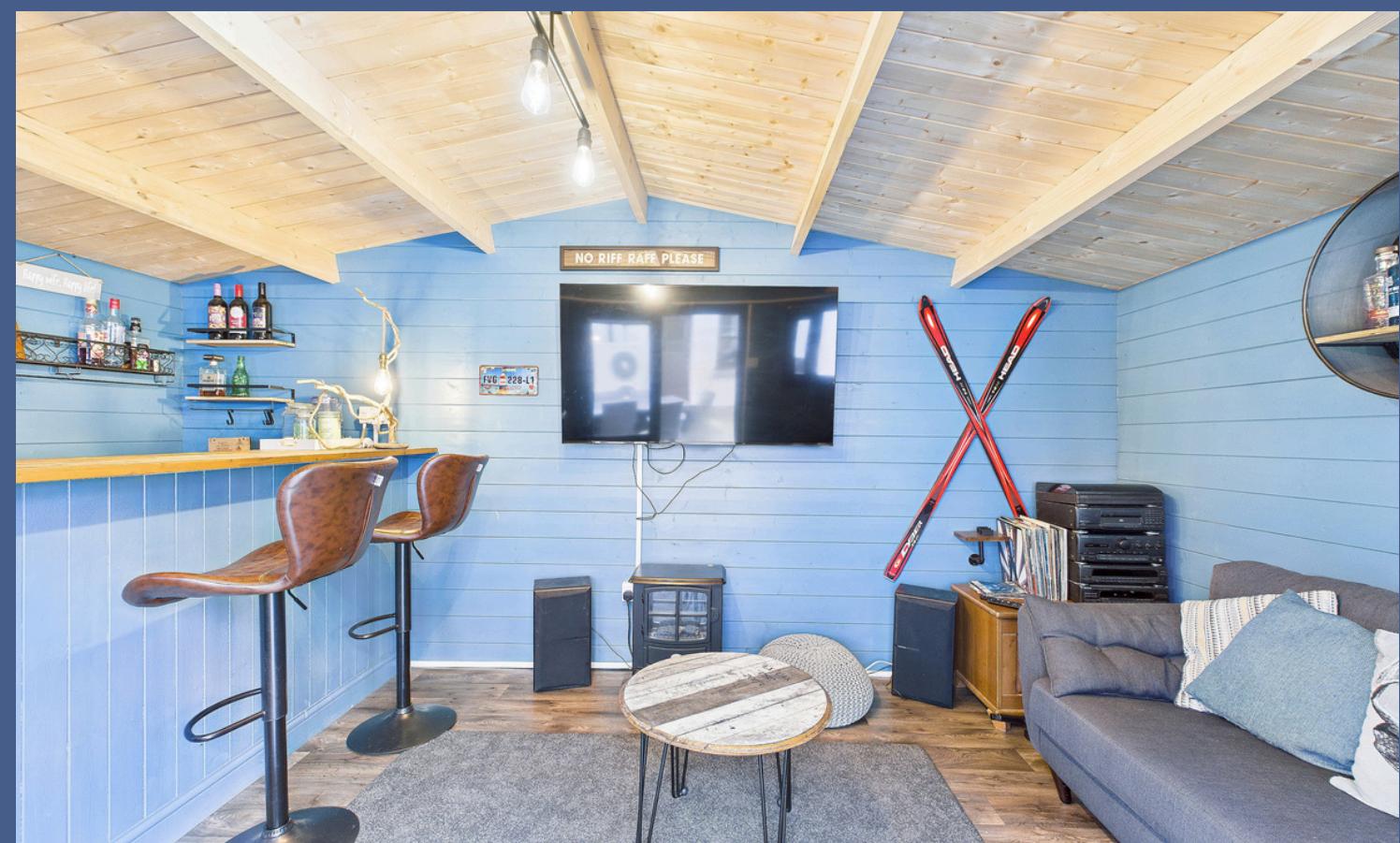
Offers Over of £495,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is 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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