



Hillside Lodge 1 Old Meall Road, High Burnside, Aviemore, Inverness-shire

STRUTT & PARKER

Hillside Lodge

1 Old Meall Road, High
Burnside, Aviemore,
Inverness-shire, PH22 1UN

A beautifully presented split
level property with fabulous
views of the Cairngorm
Mountains.

Inverness 31 Miles, Inverness Airport 37 Miles

Ground Floor:

Entrance hallway | Lounge | WC
Study/bedroom | Dining room | Utility room
Dining kitchen

Upper Floor:

Master bedroom with en suite | Bathroom
3 Additional bedrooms | Jack and Jill en suite





The property

Hillside Lodge is a beautifully presented split level detached villa built by Tulloch Homes to their Nevis design which enjoys breathtaking views of the Cairngorm Mountains and beyond.

This development of exclusive homes just a short distance from Aviemore centre, has now sold out and the sale of Hillside Lodge provides an opportunity to purchase one of the finest homes in the development. This impressive split-level property is finished to an exacting standard throughout and the specification includes oak doors, surrounds, skirtings, ceiling coving, Karndean flooring

and a free standing wood burning stove in the lounge. The design and use of glass floods the house with a great deal of natural light whilst providing stunning views of the Cairngorms.

Access is through the vestibule which leads to a broad entrance hallway. Oak double doors open up into the lounge with windows to the front and a patio door giving access to the decked patio and rear gardens. The focal point of the room is the distinctive free standing wood burning stove. On the other side of the hallway there is the wc/ cloak, study/bedroom and well-proportioned

dining room. A short staircase leads down to the impressive dining kitchen which comes with a range of contemporary wall and base storage units and a host of integrated appliances which include a fridge, freezer, Neff CircoTherm oven, hob, multi-purpose microwave oven, dishwasher and stainless steel extractor hood. The utility room has space for white goods and a door to the side garden and there are two walk in cupboards.

A carpeted staircase leads to the upper landing and 4 beautifully presented bedrooms. The Master bedroom has 3 large mirrored wardrobes, Juliet balcony

with wonderful views and an en-suite bathroom with bath, shower, wash hand basin, wc and heated towel rail.

There are another 3 bedrooms, two of which are served by a Jack and Jill en-suite. There is also a family bathroom.

Hillside Lodge has been running as a Bed and Breakfast over the last year and this has proved to be a very popular and relaxing holiday destination.

Further details are available on request or at www.aviemorehillside lodge.co.uk





Outside

The property is set in beautifully landscaped garden grounds laid with a variety of shrubs, trees and lawns front and rear. To the rear of the property there is a raised decked terrace and an ornamental pond.

Situation

Hillside Lodge is located within a prestigious development of contemporary homes in the heart of the Cairngorms National Park, an area which is known for its stunning scenery and natural beauty. The surrounding countryside is amongst the finest in the Highlands and provides a host of excellent rural sporting opportunities. Aviemore has a wealth of individual quality bars, restaurants, cafes and shops catering for daily needs and there are many attractions catering for all ages and weathers. A wider range of shopping is available in the city of Inverness with all the main high street shopping, supermarkets, retails parks, leisure and recreational facilities expected of the Highland Capital. Main road, rail and air links are also available from Inverness to the south.

General

Services: Mains electricity, water and drainage, with oil fired central heating.

Fixtures and Fittings: All fitted carpets, blinds and integrated kitchen appliances are included in

the sale. Other items may be available subject to separate negotiation.

Solicitors: Ian Donaldson, MacArthur & Co,
7 Ardross Street, Inverness, IV3 5PL,
Tel: 01463 234445.

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886606.

Council Tax: Hillside Lodge has been assessed for council tax purposes as Band G.

EPC Rating: C.

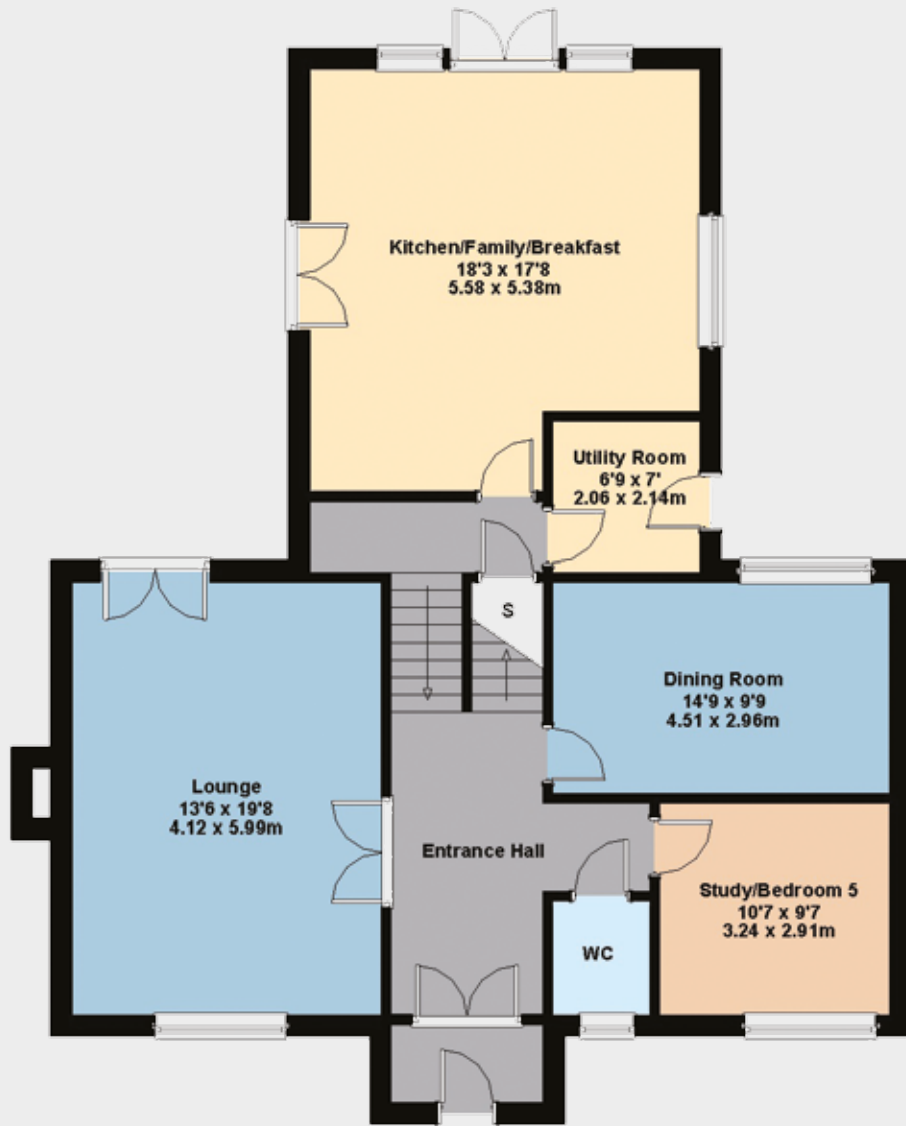
Viewing: Strictly by appointment with Strutt & Parker.

Possession: Vacant possession will be given on completion.

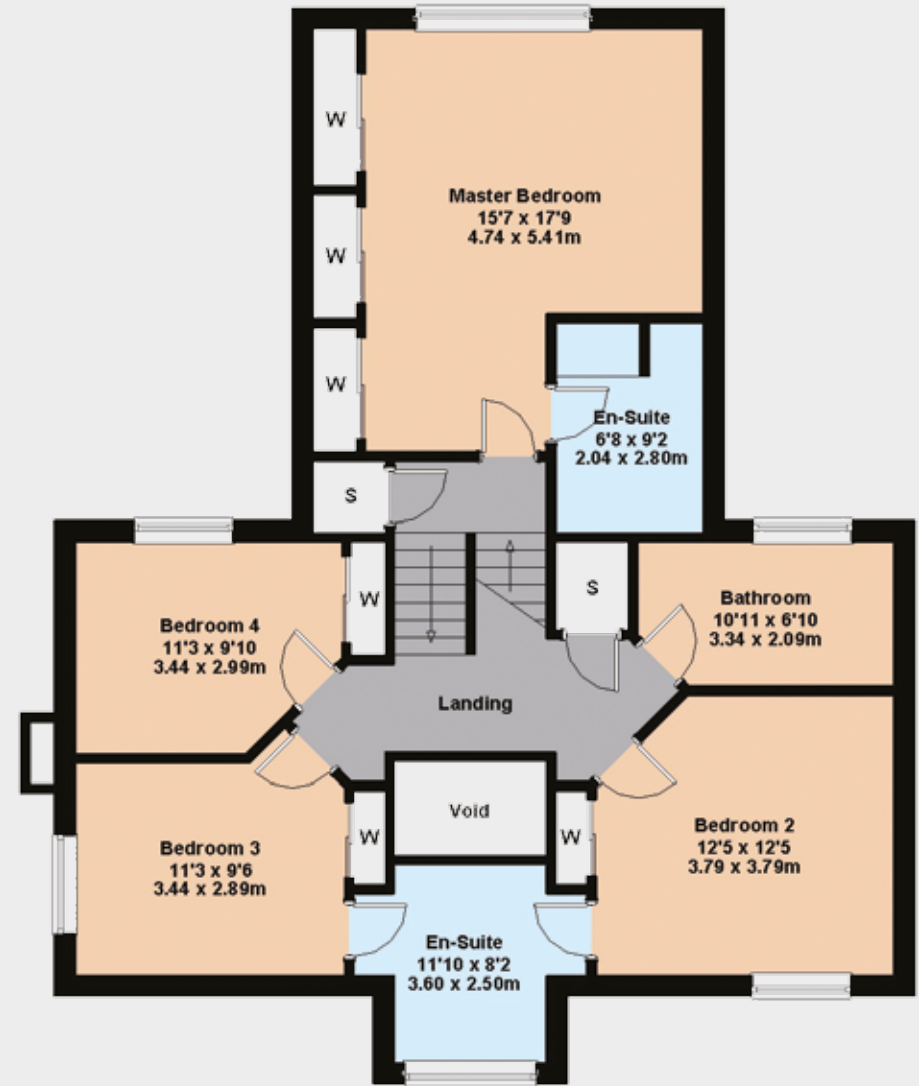
Offers: Offers are to be submitted in Scottish legal terms to the selling agents Strutt & Parker, 9-11 Bank Lane, Inverness, IV1 1WA. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.



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Ground Floor

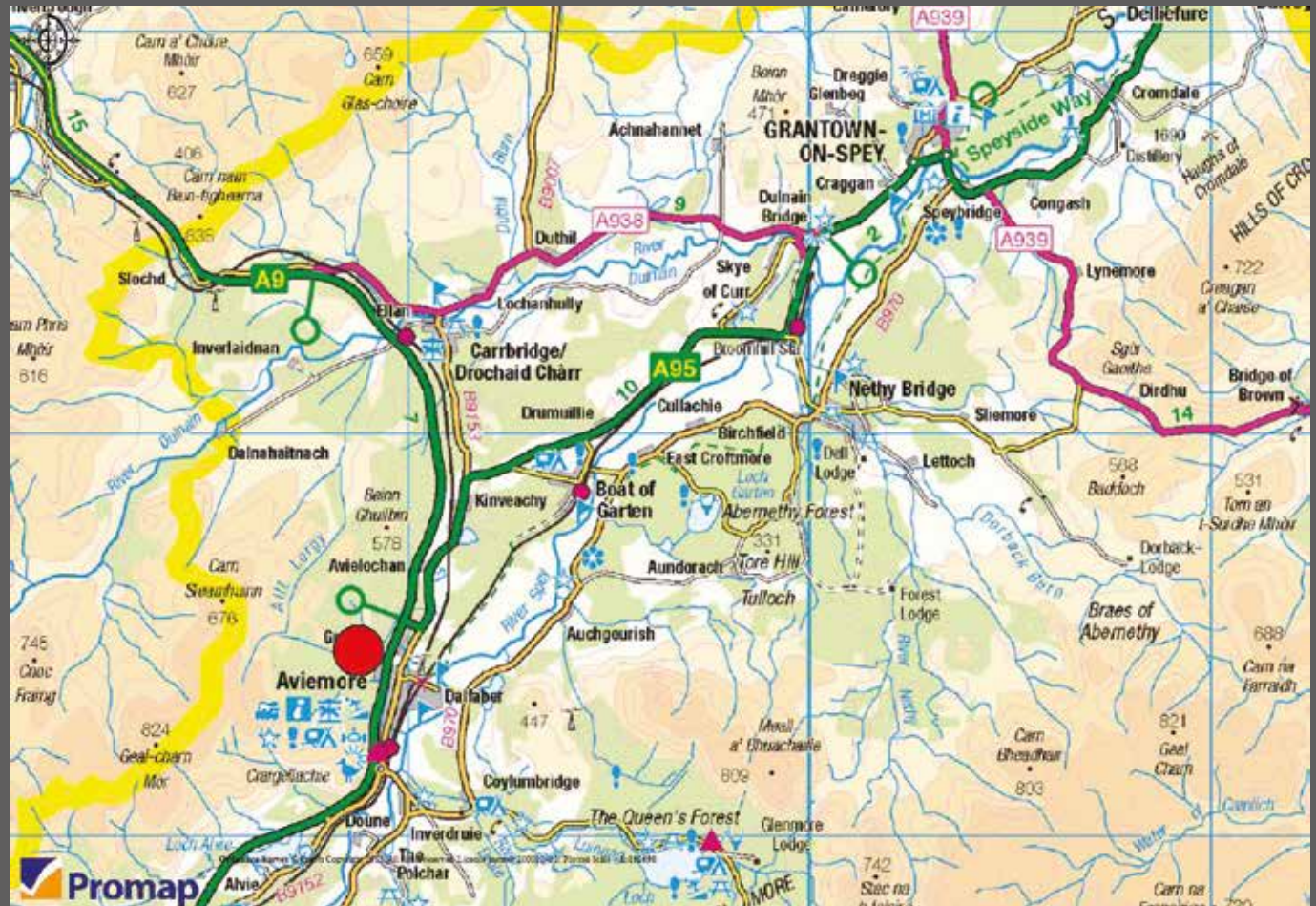


First Floor



Directions

From Inverness take the A9 southbound, coming off at the junction signed posted for Aviemore and Coylumbridge. At the T junction turn right onto the B9152 signposted for Aviemore and continue towards the village. On entering the village take the 2nd right (Tulloch Homes sign for High Burnside) and follow this road along under the bridge, Hillside Lodge is the 1st property on the left hand side.



Inverness

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struttandparker.com

50 offices across England and Scotland,
including 10 offices in Central London

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