



# Summer Cottage

1 Coylum Road, Aviemore, Inverness-shire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A handsome six-bedroom detached house with a beautiful garden, in the heart of the Cairngorms National Park

A beautifully presented detached house in a peaceful woodland setting, just outside Aviemore surrounded by the stunning and rugged peaks of the Cairngorms National Park. The property features attractive accommodation with elegant, understated modern décor and fittings, while outside there are splendid gardens backing onto woodland, with breathtaking countryside just moments away.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**6 BATHROOMS**



**GARAGE**



**0.5 ACRES**



**FREEHOLD**



**RURAL**



**2,187 SQ FT**



**OFFERS OVER  
£700,000**

### The property

Summer Cottage is a wonderful detached house, set on a small development just outside Aviemore. Featuring attractive, traditional, rough rendered elevations at the front and Scandi-style cladding across the rear, the property has a distinctive appearance, while inside there are thoroughly attractive reception rooms with splendid views across the peaceful garden.

The reception hall has wooden flooring, which runs through the arched opening into the sitting room, which is the main formal reception room, with its dual aspect and south-facing French doors. The sitting room also has a handsome brick-built fireplace fitted with a woodburning stove. At the front of the ground floor there is also a useful study for home working, while at the rear, further space in which to relax includes the sunny conservatory with its panoramic views across the garden. Adjoining the conservatory, the well-equipped, generous kitchen and breakfast room is an open, social space with wooden fitted units, a range cooker with an extractor hood, space for

a breakfast table and French doors opening onto the garden. Also on the ground floor is a double bedroom with an en suite bathroom, ideal for use as a guest bedroom.

Upstairs there are five well-presented bedrooms, including the principal bedroom with its en suite shower-room. Three of the four additional bedrooms are also en suite, while the 6th bedroom is a single which could also be ideal as a nursery or a study.

### Outside

Summer Cottage sits in a generous corner plot extending to approximately 0.5 acres. At the front of the property, the garden is lined by white picket fencing, with the entrance opening onto the driveway, where there is parking space for several vehicles. The garage provides further parking, while the canopy linking the garage to the main house acts as a carport for additional covered parking. The entrance to the garage is at the rear, where there is also an extra paved parking area.













### Outside cont.

The garden is mostly to the rear, and features beautiful, level lawns, bordered by a variety of mature trees. There is also an area of timber decking which is accessible via the sitting room and kitchen/breakfast room, and provides the ideal setting for al fresco dining.

### Location

The property occupies a magnificent setting in the Cairngorms National Park, surrounded by woodland but with the dramatic peaks of Cairn Gorm, Ben Macdui, Bynack More and plenty others all within easy reach. The town of Aviemore is just over two miles away, offering a wealth of everyday amenities, including local shops, pubs, restaurants, cafés and two supermarkets, as well as a primary school and a community hospital. The nearby A9 allows for easy access north towards Inverness, as well as towards Perth and onwards to Edinburgh in the south. The area is on the doorstep of beautiful highland surroundings, with walking cycling and riding, as well as sailing in the area's many lochs.

### Distances

- Aviemore 2.6 miles
- Inverness 35 miles
- Inverness Airport 41 miles
- Perth 81 miles

### Nearby Stations

- Aviemore 2.6 mile

### Key Locations

- Cairngorm Mountain
- Loch Morlich
- Highland Wildlife Park
- Highland Folk Museum
- Landmark Forest Adventure Park

### Nearby Schools

- Aviemore Primary School
- Kingussie High School
- Grantown Grammar School
- Gordonstoun Independent School

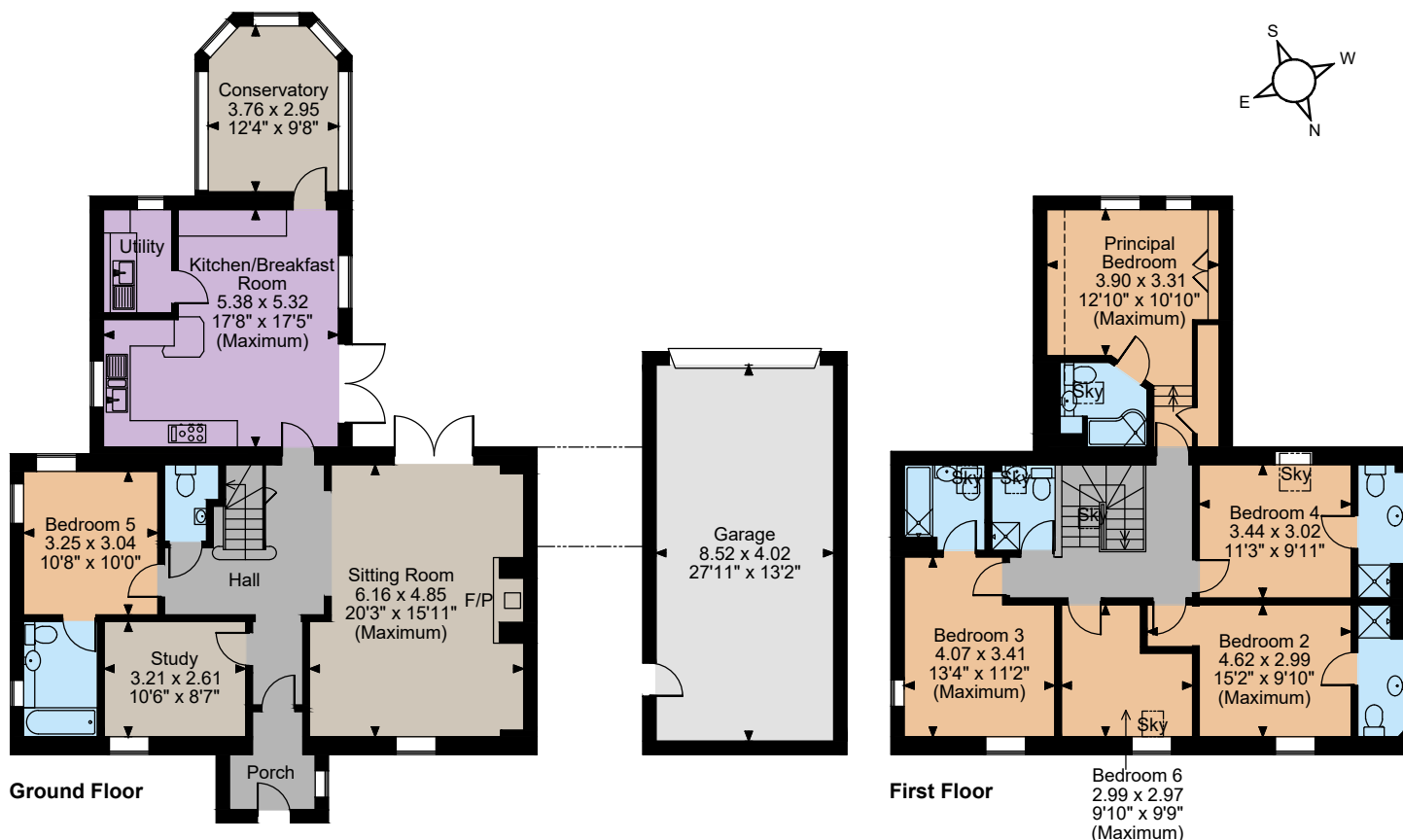












The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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## Floorplans

House internal area 2,187 sq ft (203 sq m)

Garage internal area 369 sq ft (34 sq m)

For identification purposes only.

## Directions

Post Code: PH22 1QG

what3words: ///bonnet.eggshell.pram

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity and drainage, private water supply from Rothiemurchus Estate, oil-fired central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** D

**Fixtures and Fittings:** Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available by separate negotiation.

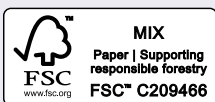
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## Inverness

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