

34 Strathspey Avenue Aviemore PH22 1SN

OFFERS OVER £310,000 are invited.

Three Bedroom Detached Villa Benefiting
From Private Parking & Detached Garage



Features:

- Bright South Facing Lounge Offering Views Of Surrounding Hills
- Newly Fitted Kitchen & Modern Bathroom Suites
- Oil Fired Central Heating & Full Double Glazing
- Substantial Rear Garden Opening To Local Woodland
- Close To All Local Facilities

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



No 34 Strathspey Avenue is a three bedroom detached villa which is situated in an exceptional plot backing onto local woodland which attracts an abundance of wildlife. The house itself benefits from three double bedrooms, two bathrooms, an open plan kitchen and dining area, south facing lounge and a glazed sunroom. This beautifully finished family home is being sold in immaculate condition. It benefits from full double glazing, oil fired central heating and high quality finishings. The new modern kitchen massively improves the open plan space, which offers great views over the substantial rear garden. This is a great opportunity for a young family to purchase a spacious home in a very desirable area of Aviemore.

This property will be perfect for residential living as it is situated very close to Aviemore primary school and all the local amenities but could also be utilised as a 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 village itself offers many amenities, including primary school and community centre, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and championship Spey Valley Golf Course at Dalnaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

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.

Garden

The front of the property is accessed via a monoblock driveway which leads to the detached single garage. The main entrance door is situated to the side with a timber gate opening on the other side to the rear garden.

This spectacular rear garden is fully enclosed and mainly laid to lawn. It enjoys a west facing aspect which attracts all day sunshine. Other benefits include the paved patio area, timber workshop and detached single garage. Direct access to the local woodland at the rear. Oil tank. Outside tap.

INCLUDED

Carpets, light fittings & floor coverings.

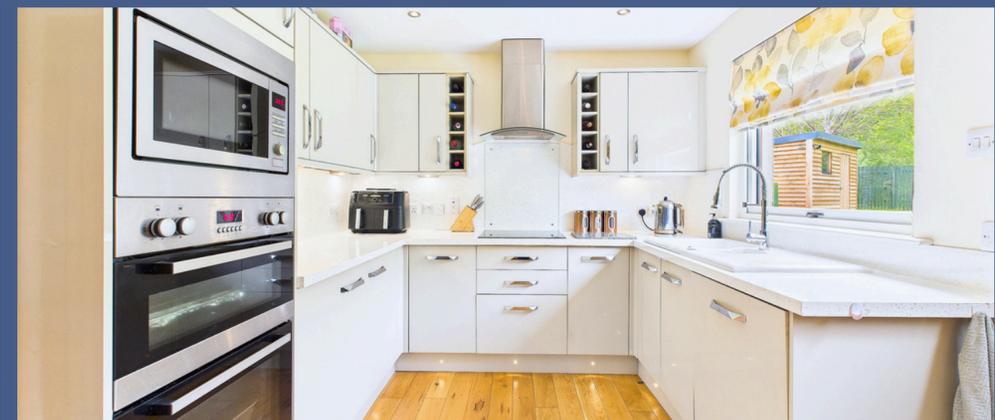
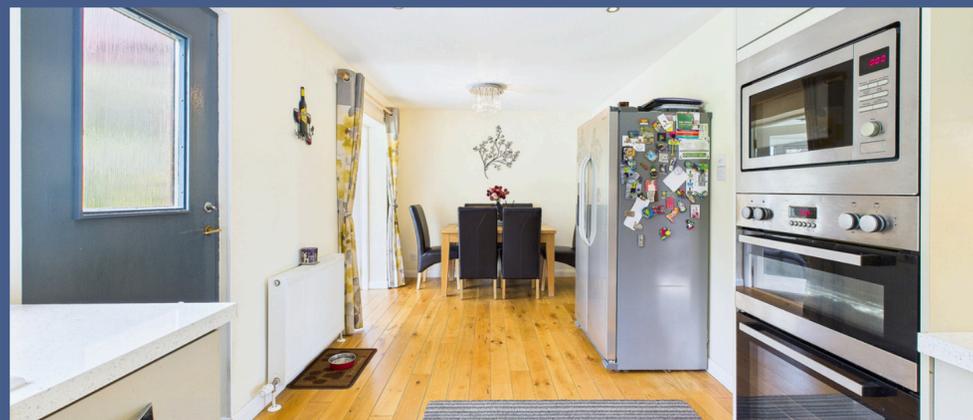
SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Currently Band E. (£2542 P.A (2025/26) Includes water rates.

Discounts available for single occupancy.



WWW.CALEDONIAESTATEAGENCY.CO.UK



HOME REPORT

A Home Report is available. Please use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=8G6r%2f9ilruc7sP1Ah3FXXg%3d%3d>
- Postcode: PH22 1SN
- Energy Performance Certificate Rating: Band D

PRICE

Offers Over £310,000 are invited for this property.

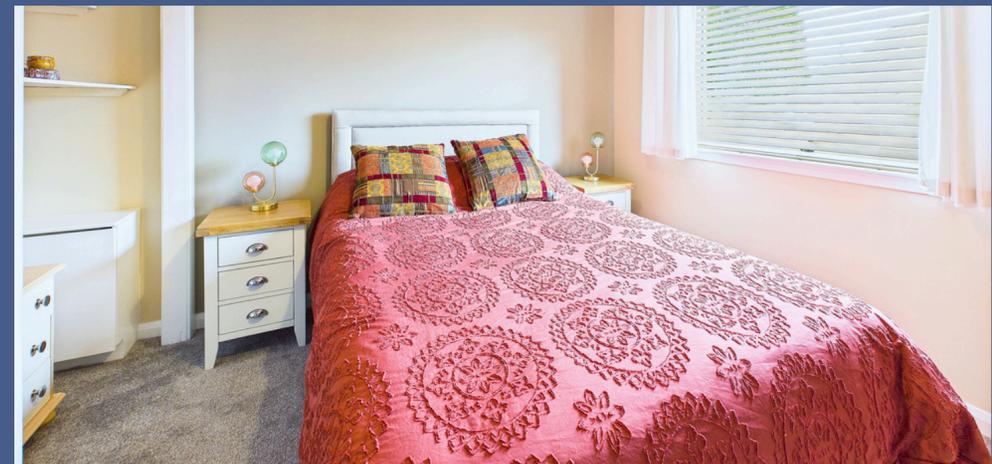
The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is strictly by appointment through the Selling Agents.



WWW.CALEDONIAESTATEAGENCY.CO.UK





CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



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.

WWW.CALEDONIAESTATEAGENCY.CO.UK

