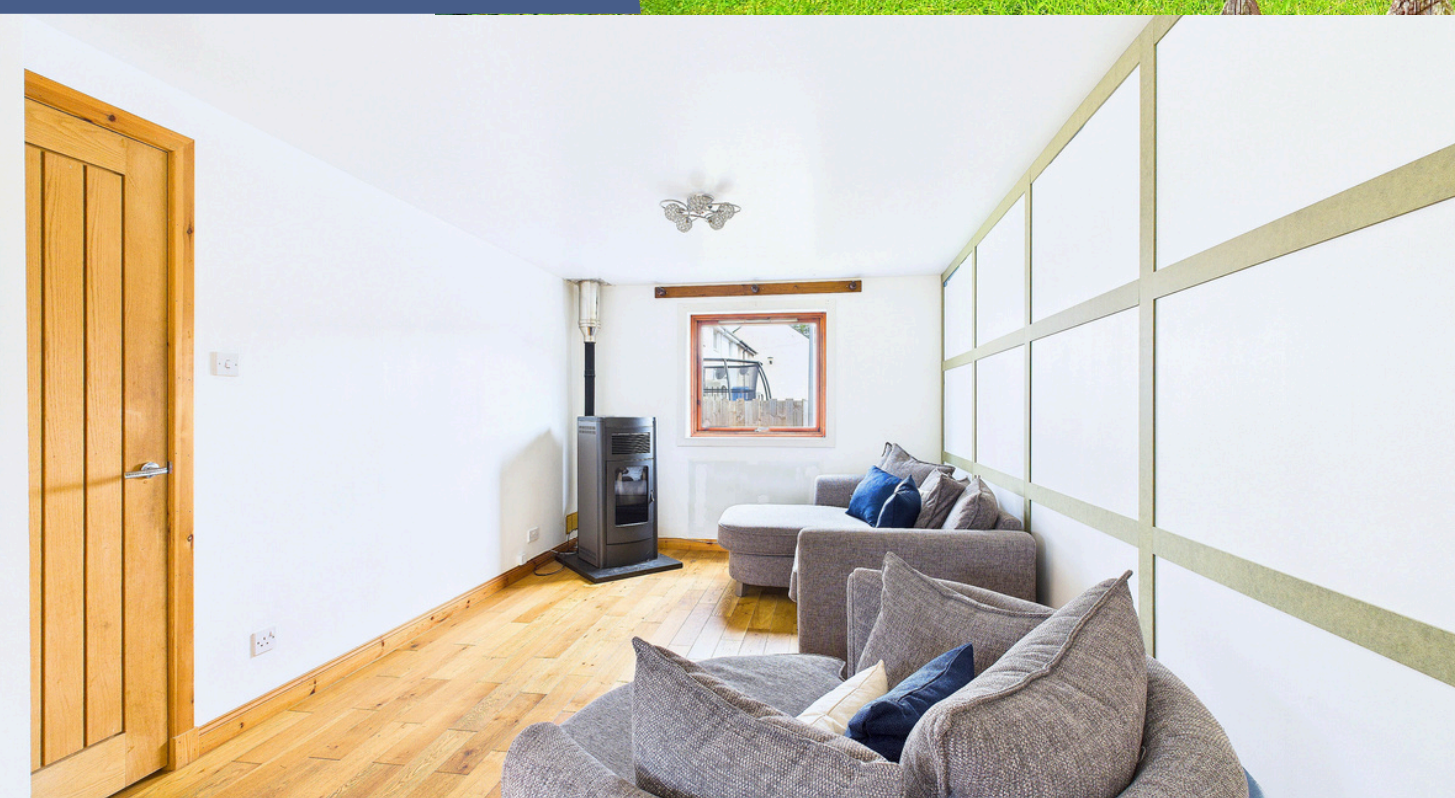


# 25 Burnside Avenue Aviemore PH22 1SE

OFFERS OVER £175,000 are invited

Affordable Three Bedroom End-Terrace Villa Situated In A Popular Residential Area Of Aviemore



## Features:

- Spacious Open Plan Lounge, Dining & Kitchen Area
- Modern Four Piece Bathroom Suite
- Full Double Glazing & Partial Electric Heating
- Well Maintained Garden Grounds
- On Street Parking
- Close To Local Woodland Walks

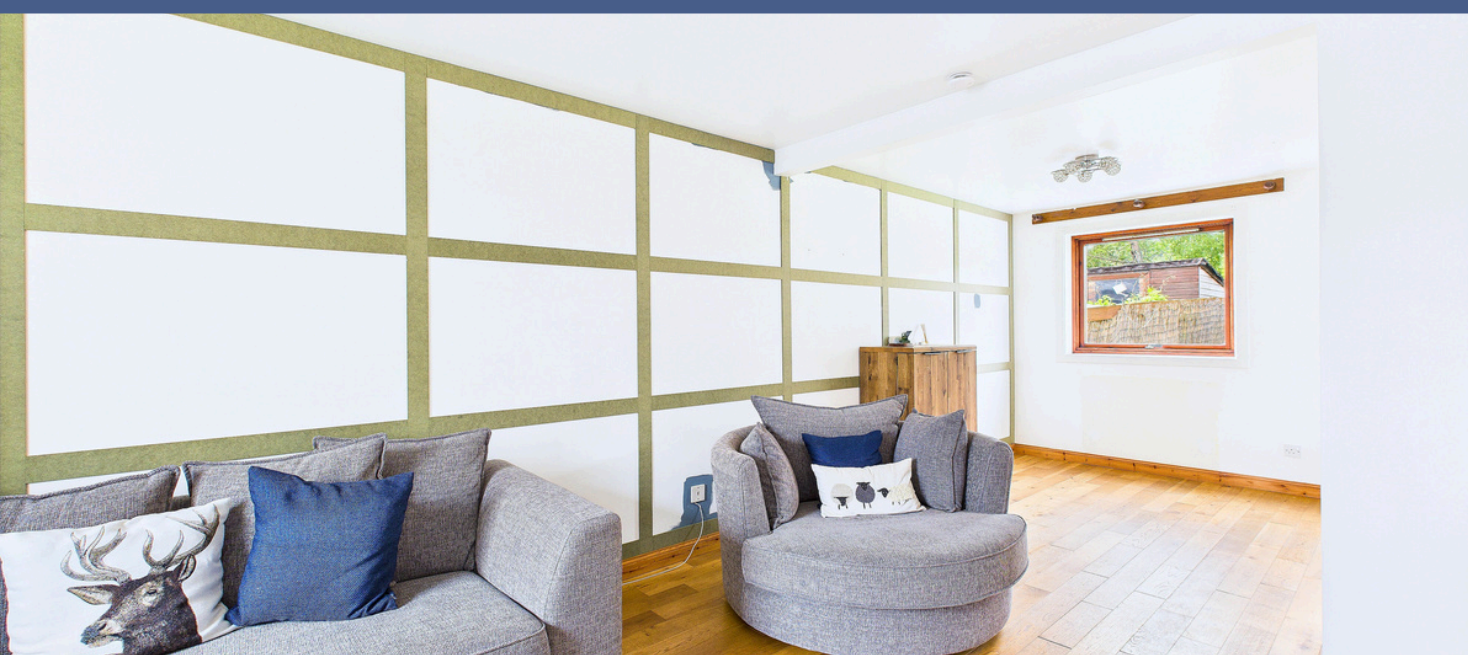
CONTACT US :  
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GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531





25 Burnside Avenue is a 3 bedroom end terraced property, located within a popular residential area of Aviemore. The property, which is in excellent condition, provides spacious double bedrooms with double glazing and partial electric economy heating. The property also benefits from an open plan lounge and dining area, modern kitchen and four piece family bathroom. Other notable benefits include engineered oak flooring, oak internal doors and an abundance of storage. This affordable property offers an amazing opportunity for a first time buyer to buy a secure home, in a popular area of Aviemore, close to all local amenities and facilities.

This is a great opportunity to purchase an affordable home in the Cairngorm National Park.



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 Cairngorm National Park. The area offers many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. Recent developments including national park status, a new Aviemore leisure and conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalfaber, recently opened have all contributed in 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 year round recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, shooting and skiing, to name but a few.



## Outside

The front garden is enclosed by timber fencing and laid to lawn. A paved path leads to the front door.

The west facing rear garden is enclosed by timber fencing and laid to lawn with a large, paved patio area. The rear garden enjoys the evening sun and has limited views towards Craigellachie Nature Reserve.

## INCLUDED

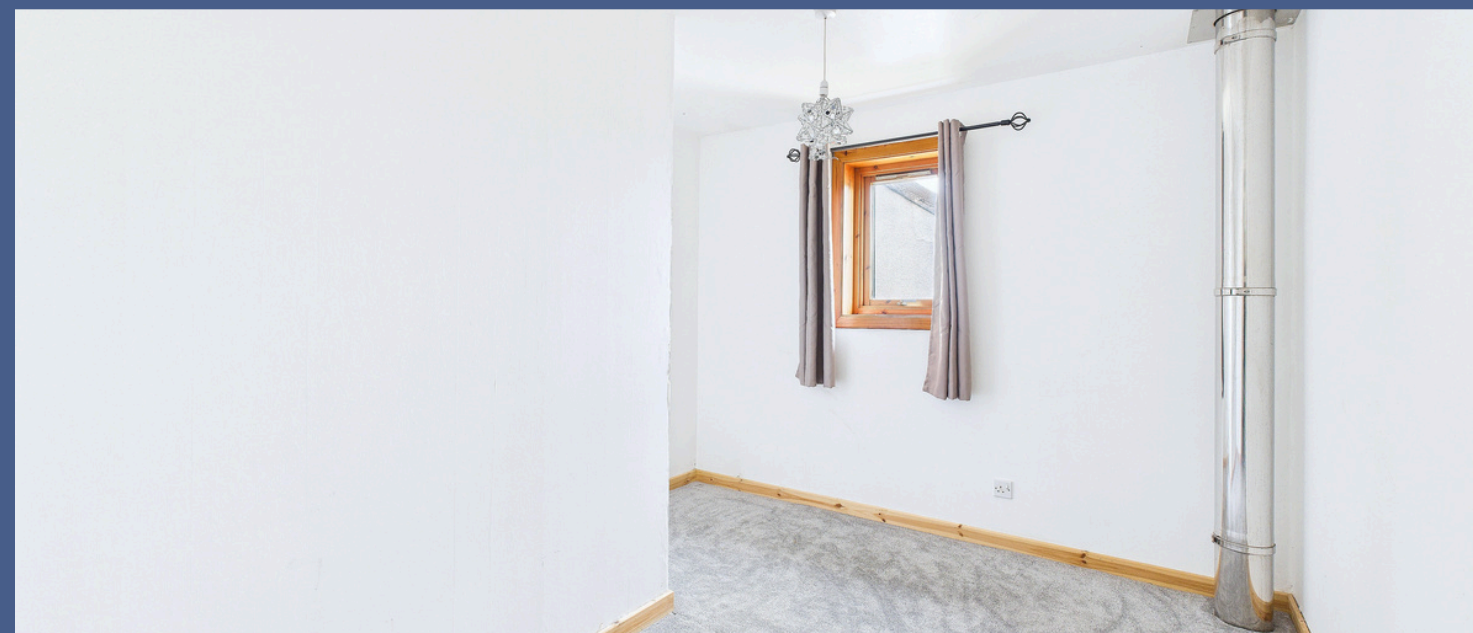
Carpets, curtains and floor coverings. All integrated appliances are also included.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band C (£1,754 pa 2025/26), including water rates. Discounts are available for single occupancy.



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## HOME REPORT

A Home Report is available from [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk) or by using the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=mxI50RhK%2firIYaqffjtBiw%3d%3d>
- Energy Performance Certificate Rating: Band D
- Post Code: PH22 1SE
- Home Report Value: £175,000

## PRICE

Offers Over £175,000 are invited for this property.

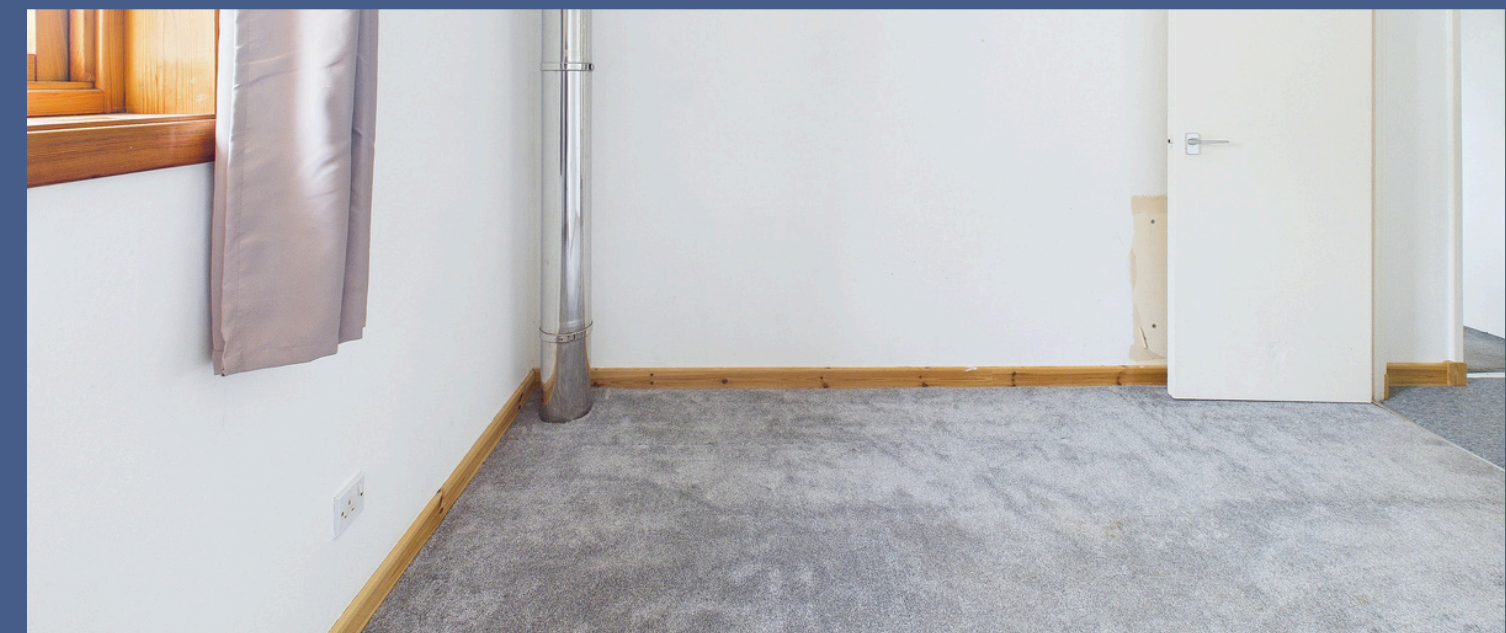
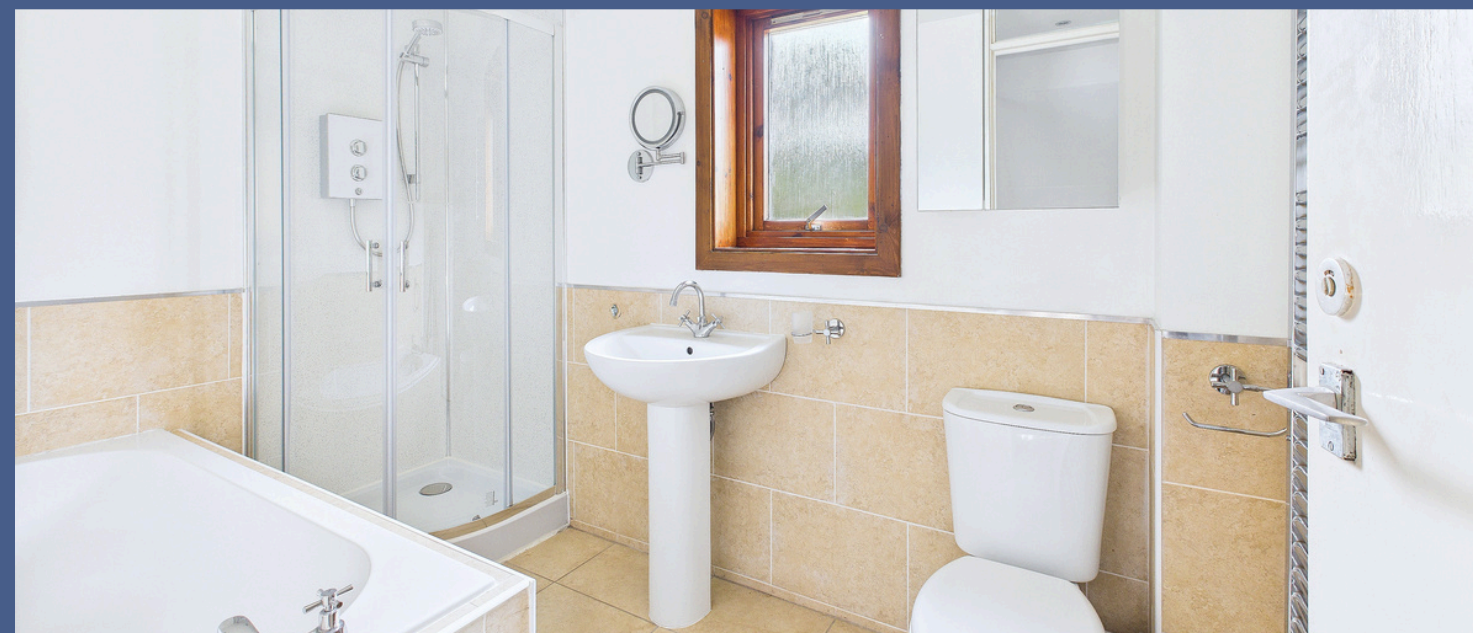
The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is strictly by appointment 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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