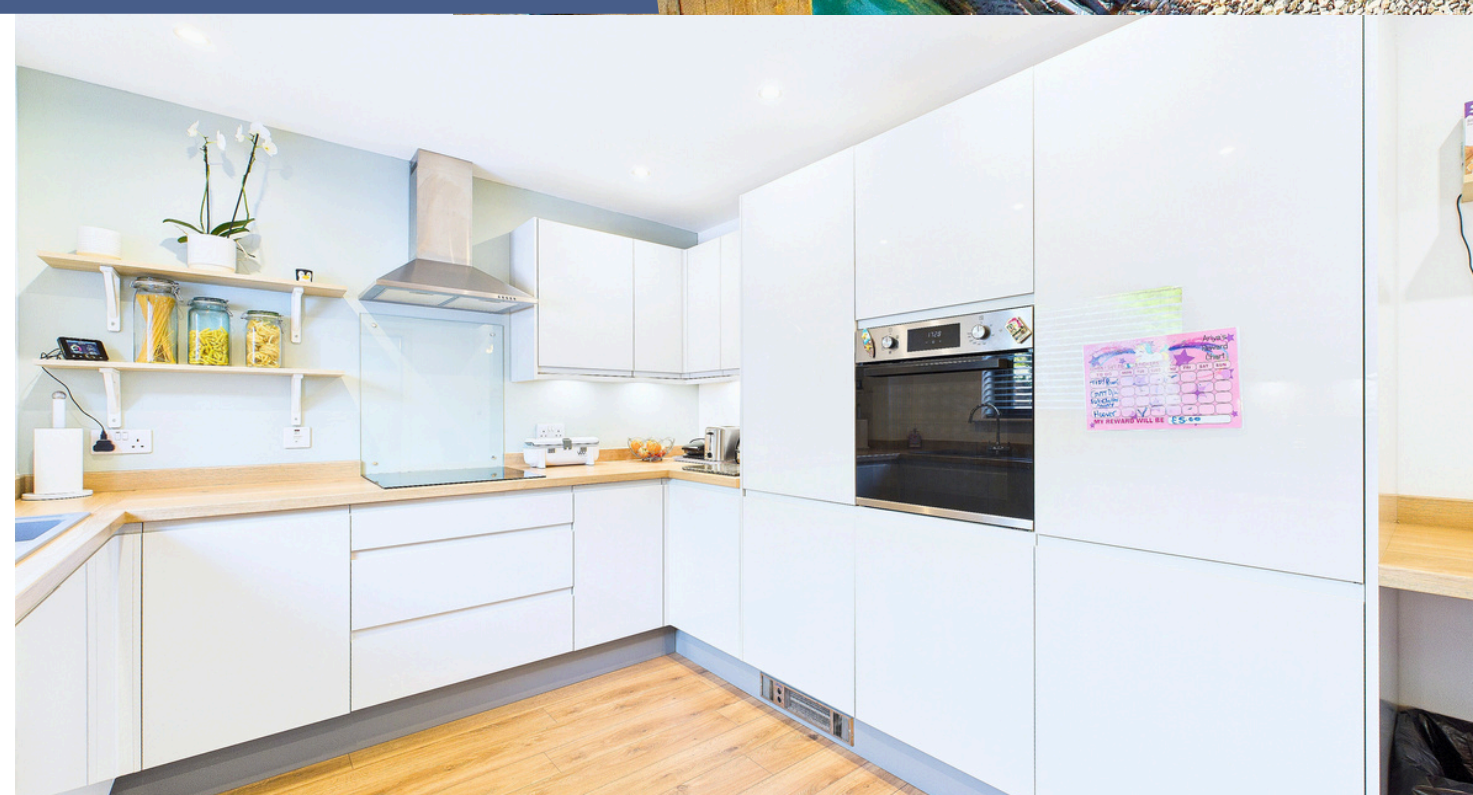


27 Burnside Avenue Aviemore PH22 1SE

OFFERS OVER £185,000 are invited

Stylish and Upgraded 3-Bedroom Villa
Situated in a Popular Residential Area



Features:

- Spacious Open Plan Lounge, Dining & Kitchen Area
- Newly Fitted Kitchen With Integrated Appliances
- Full Double Glazing & Air Source Heating
- Easy Maintainable Garden Grounds
- On Street Parking
- Close To Local Woodland Walks

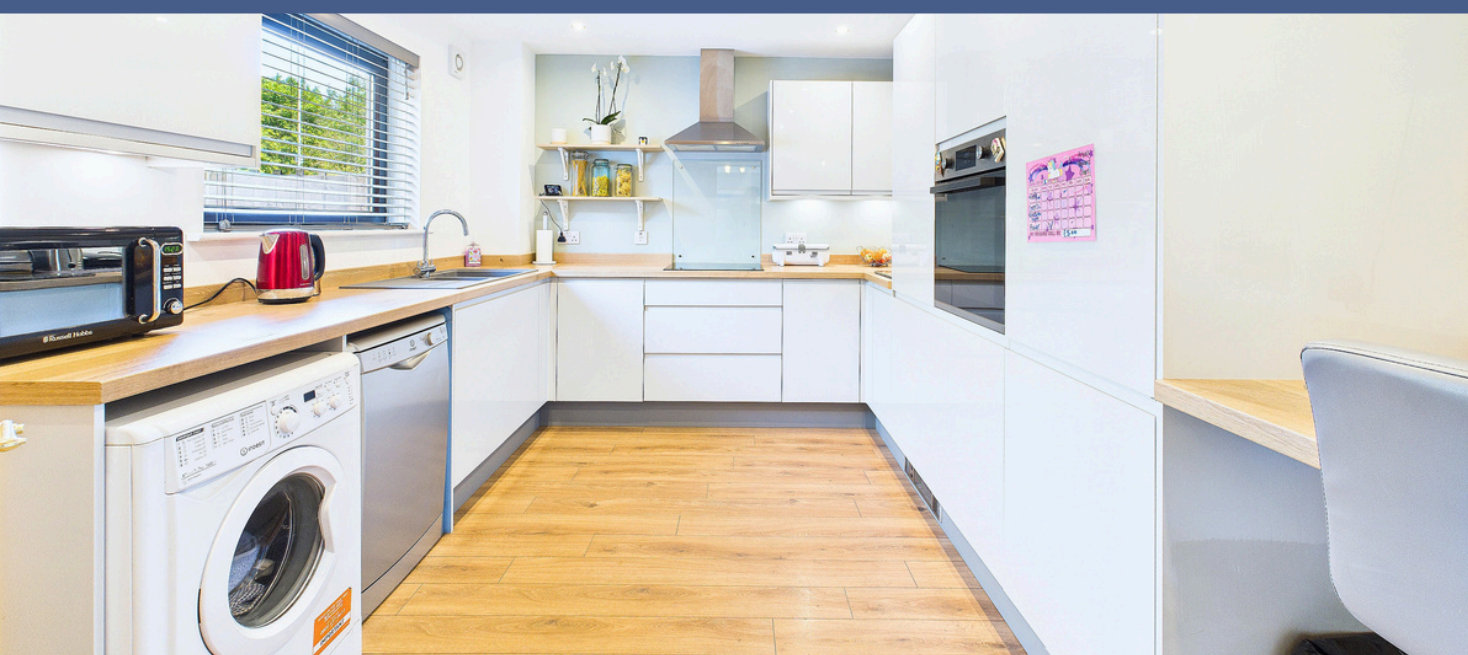
CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



This well-presented three-bedroom end-terrace villa is located in a popular residential area of Aviemore and offers modern, comfortable living with a host of recent upgrades.

Formerly a local authority home, the property has been tastefully modernised and features a bright, open-plan kitchen, lounge and dining area—ideal for family life and entertaining. The newly installed contemporary kitchen boasts sleek, integrated appliances and a handy breakfast bar, perfect for casual dining.

Upstairs, you'll find three generous double bedrooms and a stylish new shower room. A convenient downstairs WC adds further practicality to the layout. The home also benefits from an efficient air-source heating system, ensuring year-round comfort and energy efficiency.



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.

Outside, the front and rear gardens are designed for low maintenance, providing outdoor space without the upkeep. Communal parking is available to the front of the property.

Ideally suited for first-time buyers, families, or as a buy-to-let investment, this move-in-ready home is close to local amenities, schools, and the outdoor attractions that make Aviemore such a desirable place to live.

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 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 Dalfaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

INCLUDED

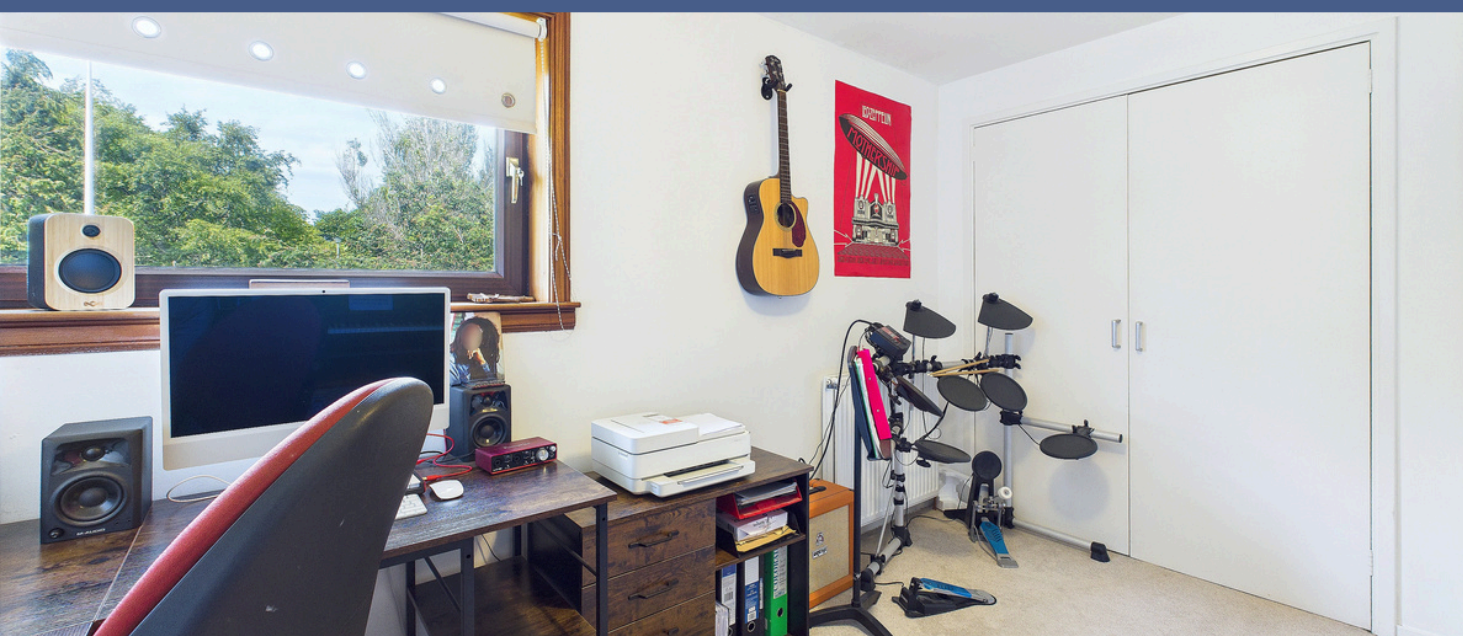
Blinds, curtains and floor coverings where fitted. All integrated kitchen appliances.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band C (£1,725 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 or by using the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=HoNnuQDmq%2fa9L8oSh3cDJw%3d%3d>
- Energy Performance Certificate Rating: Band C
- Post Code: PH22 1SE
- Home Report Value: £185,000

PRICE

Offers Over £185,000 are invited for this property.

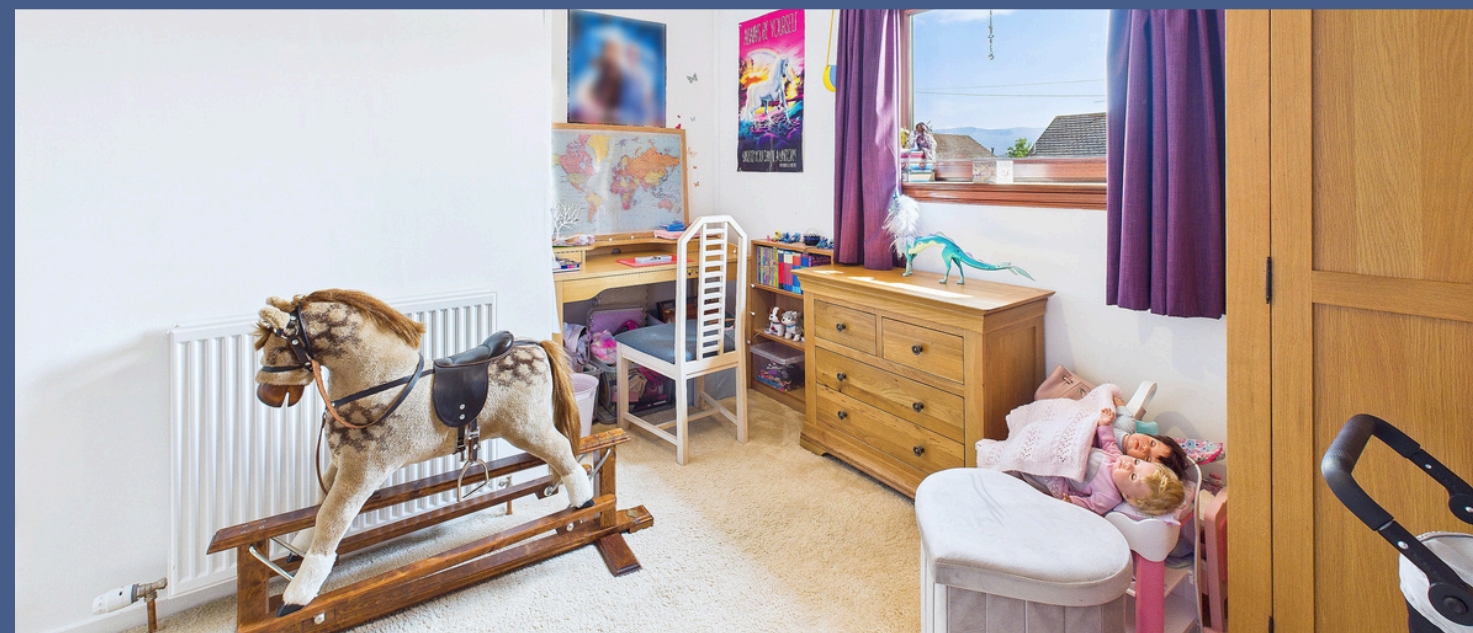
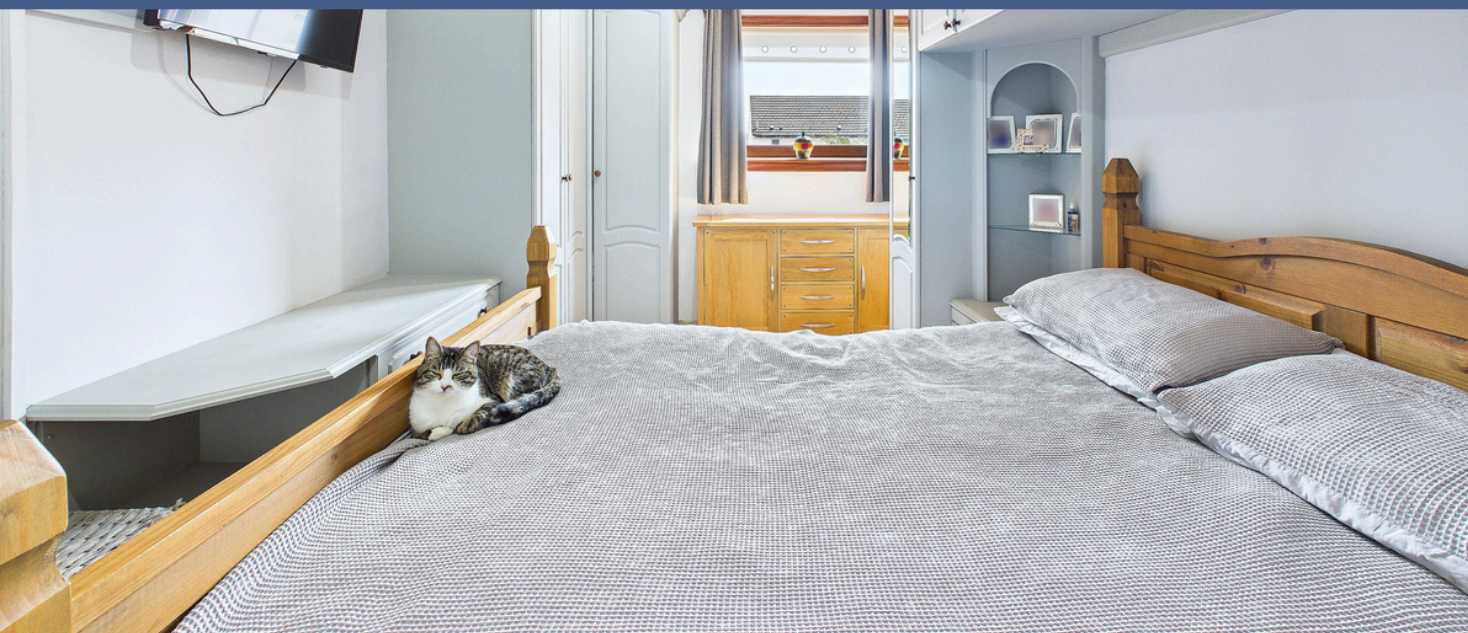
The seller reserves the right to accept or refuse a suitable offer at any time.

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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