

# 62 Milton Park Aviemore PH22 1RS

OFFERS OVER £165,000 are invited.

Affordable 3-Bedroom End-Terraced  
Villa Centrally Located in Aviemore



## Features:

- Double Aspect Lounge & Dining Area
- Fitted Kitchen Offering Space For Free Standing Appliances
- Full Double Glazing & Solar Panels
- Secure Rear Garden & On-Street Parking
- Great Location In The Heart Of The Village

CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
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PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
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An excellent opportunity to purchase a well-proportioned, end-terraced villa ideally located in the heart of the village. 62 Milton Park is a three-bedroom home perfectly suited to first-time buyers or young families seeking a practical and comfortable home close to local amenities.

The property offers generous accommodation throughout, including a bright double-aspect lounge and dining area with a charming wood-burning stove and patio doors leading to the rear garden. The spacious kitchen provides ample room for freestanding appliances and benefits from a large larder cupboard for additional storage. Upstairs, the property comprises two double bedrooms and one single bedroom, along with a family bathroom. Modern comforts include electric economy heating and full double glazing. This is a fantastic opportunity to secure a well-located and affordable home in a popular residential area.



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 at the foothills of the Cairngorms, offering many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. There has been a recently launched and widely publicised development programme for the village, including National Park status, a new Aviemore leisure & conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalfaber. These developments will enable the village to reposition itself as an all year round centre of tourism excellence.



## OUTSIDE

Externally, the property enjoys both front and rear garden grounds. The rear garden features a timber garden shed and wood store, making it ideal for practical outdoor living. On-street parking is available to the front.

## INCLUDED

Carpets, curtains, blinds and light fittings where fitted. The white goods can be left on separate negotiation with the seller.

## SERVICES

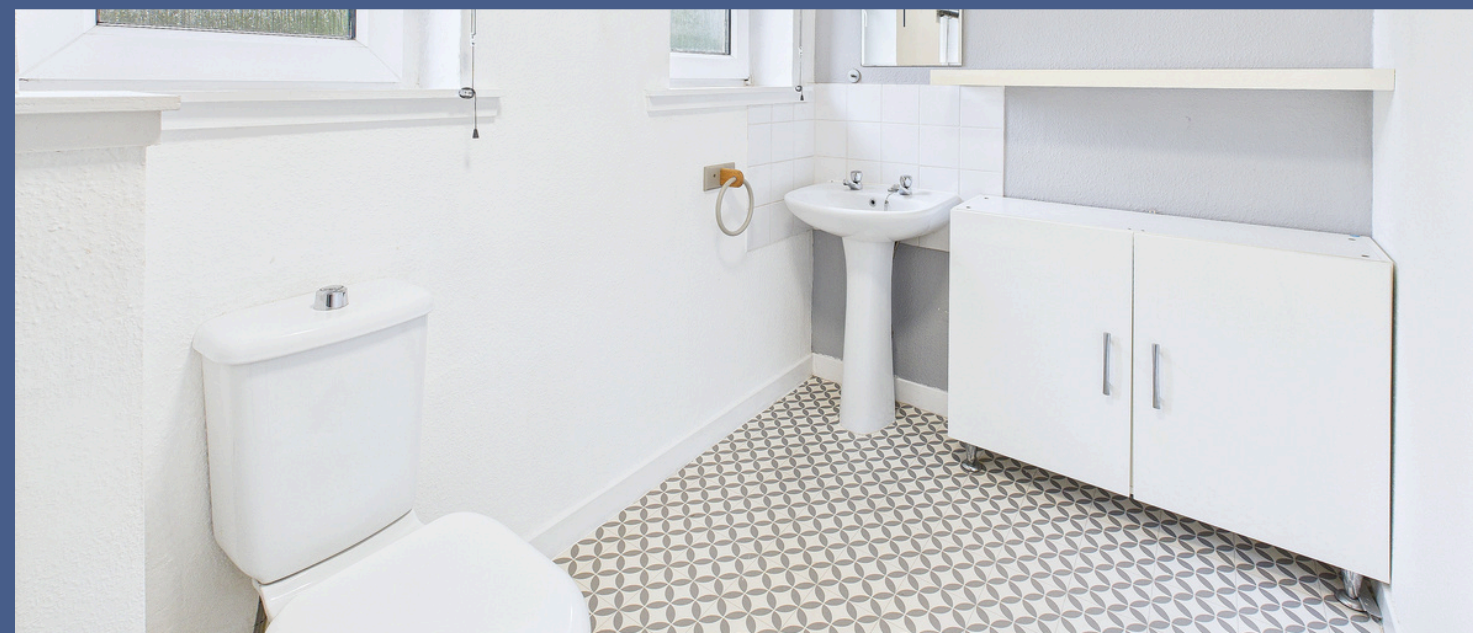
Mains electricity, water and drainage.

Solar panels which generate around £800 additional income per year.

## COUNCIL TAX

Currently Band C (£1754 p.a. in 2025/26) including water rates.

Discount for single occupancy.



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## HOME REPORT

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

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=Q42UeAdn6fACxR81SiUv2g%3d%3d>
- Postcode: PH22 1RS
- Energy Performance Certificate Rating: Band C
- Home Report Value: £168,000

## PRICE

Offers Over £165,000 are invited for this property.

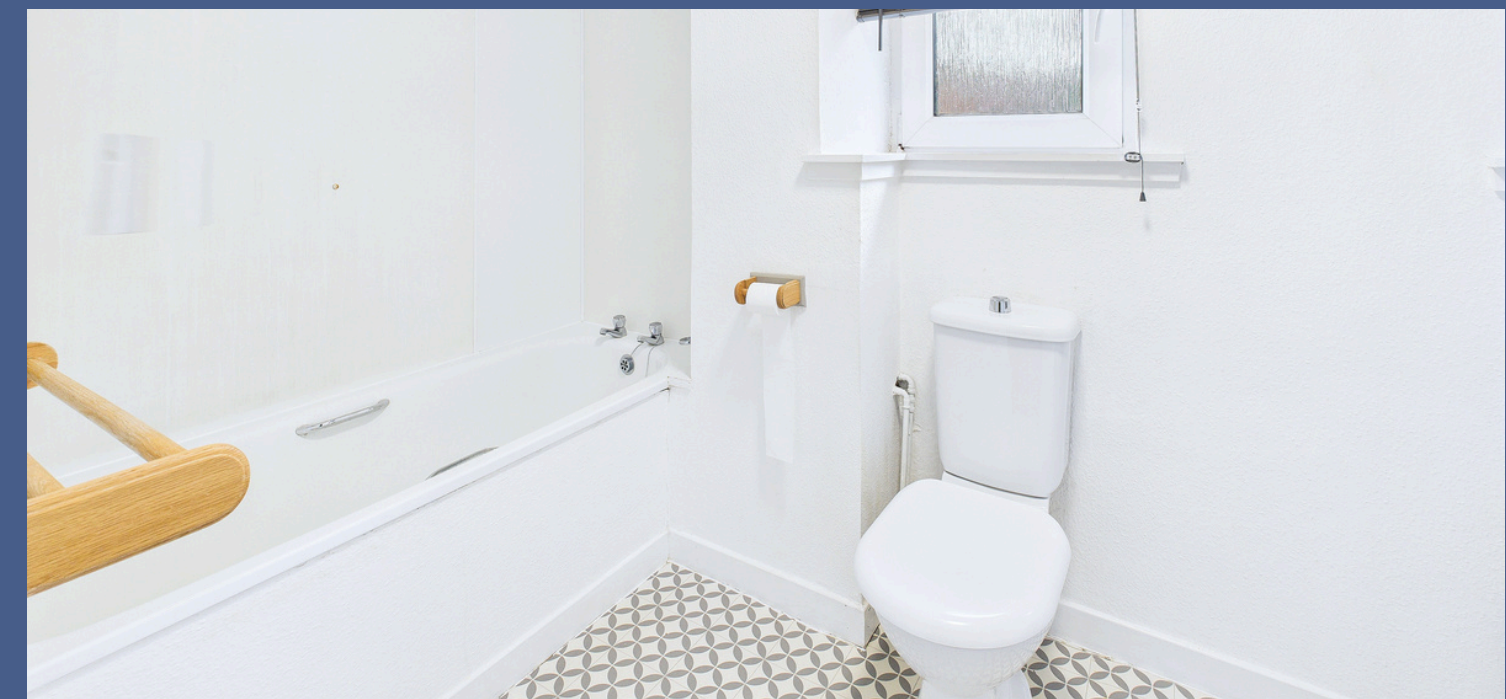
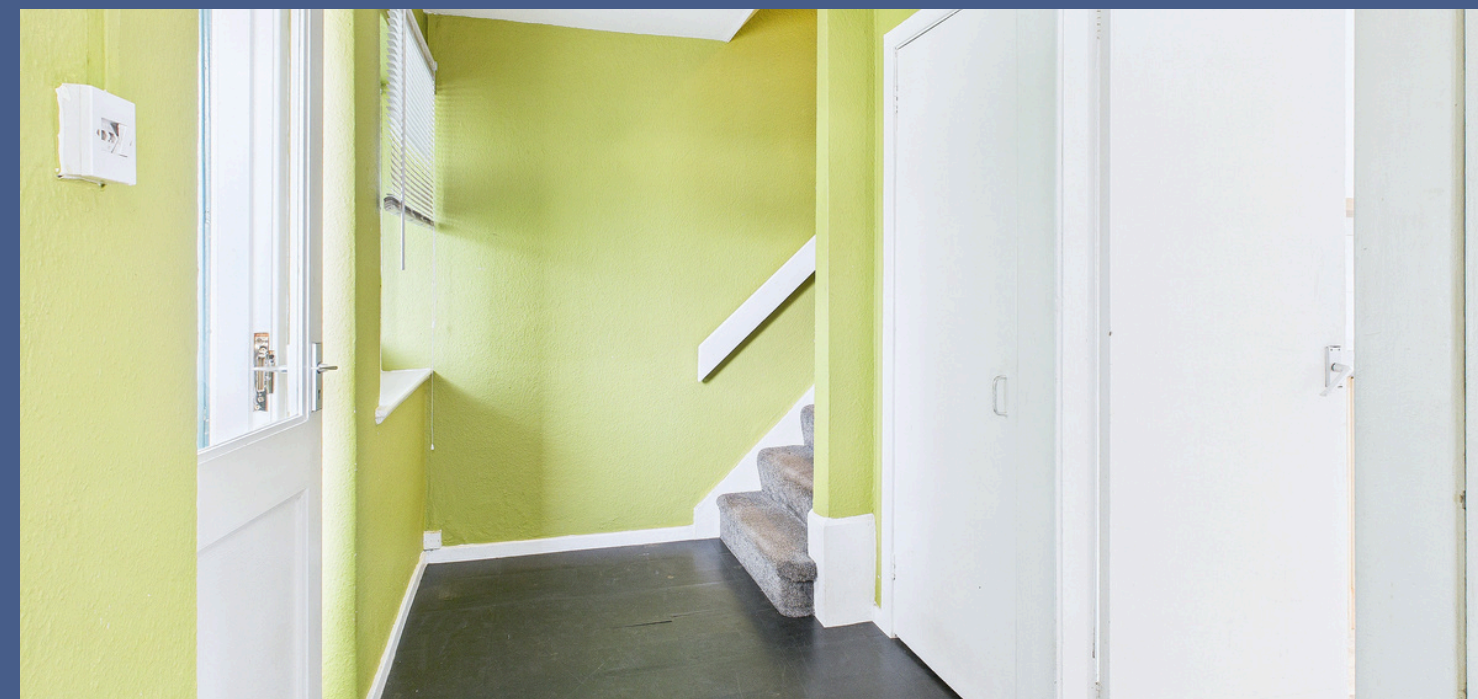
The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewings are by appointment 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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