

4 Creag A'Ghreusaiche Aviemore PH22 1LD

Offers Over £300,000 are invited.

Charming Three Bedroom Detached
Bungalow Offering Fantastic Views Of
Craigellachie



Features:

- Bright Double Aspect Lounge & Dining Area
- Modern Fitted Kitchen
- Oil Fired Central Heating & Full UPVC Double Glazing
- Spectacular Views Of Craigellachie Nature Reserve
- Easily Maintained Garden Grounds With Private Driveway
- Direct Gated Access To Woodland Walks

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



Set within a highly sought-after cul-de-sac, this charming three-bedroom detached bungalow enjoys breathtaking views of Craigellachie Nature Reserve and offers the perfect blend of comfort, convenience, and Highland tranquillity. The home features a bright double-aspect lounge and dining area, a modern fitted kitchen, and three well-proportioned bedrooms, alongside a family bathroom and an additional WC. Large windows throughout take full advantage of the stunning natural surroundings. Externally, the property benefits from easily maintained garden grounds, a private driveway, and direct gated access to woodland walks – ideal for those who love the outdoors. Practical features include full UPVC double glazing and oil-fired central heating. Perfect as a family home, peaceful holiday retreat, or downsizing opportunity for retirees, this property offers a rare chance to secure a home in one of Aviemore’s most desirable locations. Viewing is essential to fully appreciate the condition and location of this property.



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 a new primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, snowsports facilities on Cairngorm, extensive hiking and biking trails at nearby Rothiemurchus and Glenmore, Strathspey steam railway and the new 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.

Osprey Grange is a popular residential area, located within Dalfaber at the north end of Aviemore and close to the Dalfaber Sports and Country Club which offers a bar & restaurant, sports hall, swimming pool & fitness room, tennis courts and 9 hole golf course. The championship 18 hole Spey Valley Golf Course is also nearby.

OUTSIDE

The front garden enjoys an open-plan design, landscaped with decorative gravel and complemented by mature shrubs and trees, creating an attractive first impression. A paved driveway to the side provides convenient off-street parking for up to three vehicles.

To the rear, the low-maintenance garden is also laid to gravel and features a paved patio area, perfect for relaxing and enjoying the afternoon sun. Additional features include a timber garden shed, oil tank, rotary clothes dryer, and an outside tap.

INCLUDED

Floor coverings, light fittings, curtains and blinds. White goods are also available on separate negotiations.

SERVICES

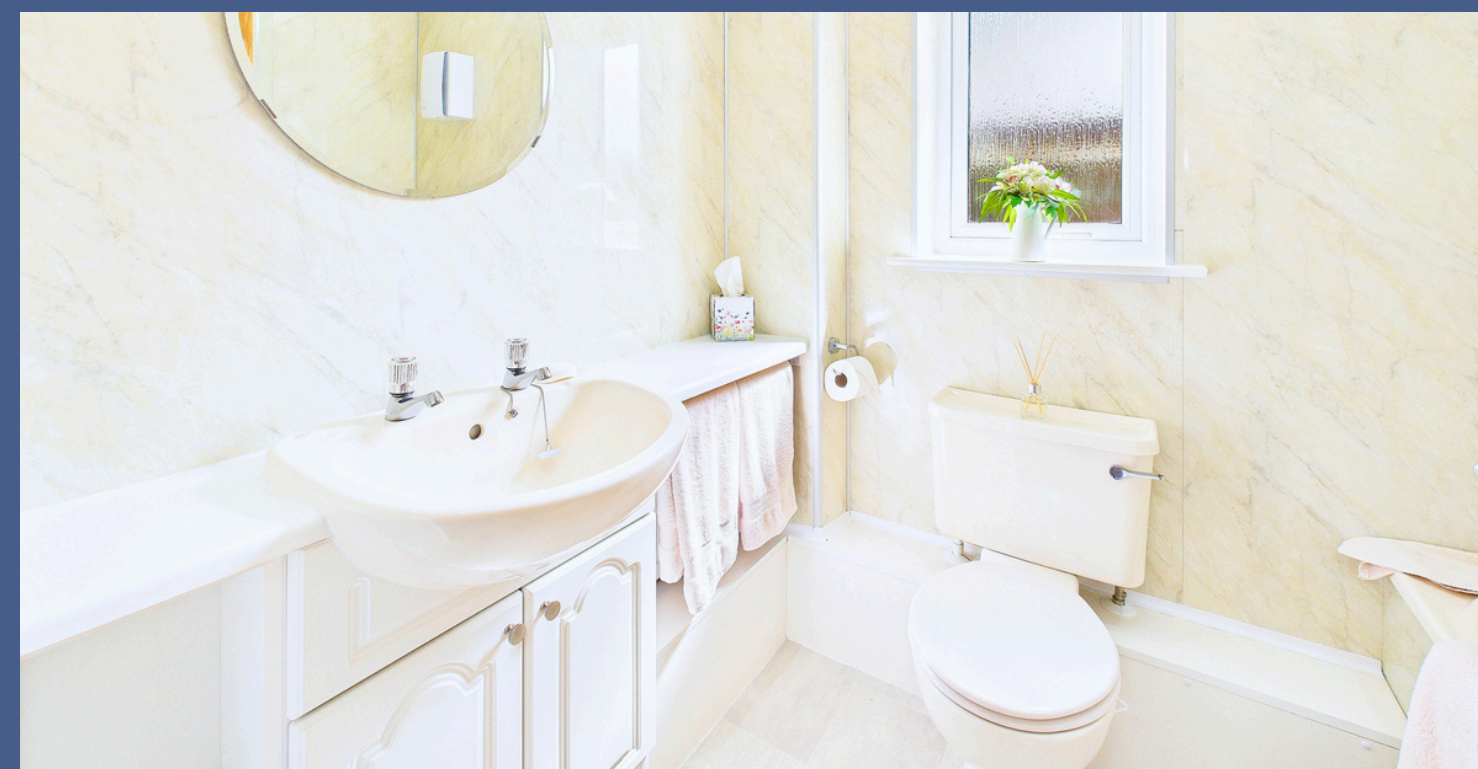
Mains electricity, water and drainage.

COUNCIL TAX

Currently council tax band E (£2740 per annum 2025/26)

Includes water rates.

Discounts available for single occupancy.



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HOME REPORT

A Home Report is available. This can be downloaded by using the following link:

Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=BmsPLQTPqP5KOp0o0R%2fxyg%3d%3d>

Postcode: PH22 1LD

Home Report Value: £300,000

EPC Band D

PRICE

Offers Over £300,000 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. Video viewing may be available on request.



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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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