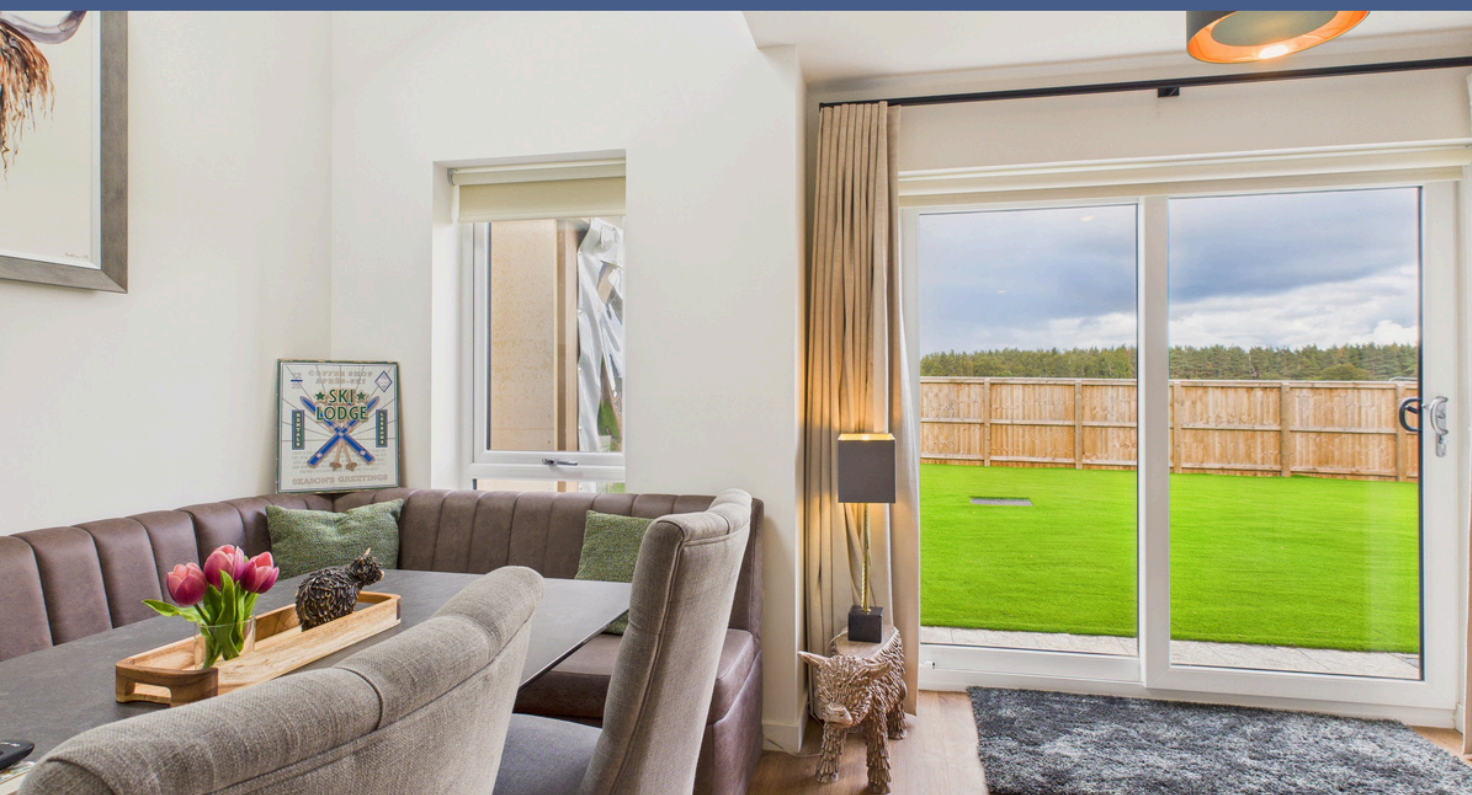


34 Lairig Ghru View Aviemore PH22 1AR

Offers Over £445,000 are invited.

A beautifully presented three-bedroom detached villa set within one of Aviemore's most sought-after locations



Features:

- Stunning 3-Bedroom, 2-Bathroom Detached Villa With WC
- Stylish German Kitchen With Integrated Appliances
- Luxury Porcelanosa Bathroom Suites
- Snug And Utility Room
- Eco-Friendly Air-Source Heating & Full UPVC Double Glazing
- Landscaped Garden With Hot Tub, Patio & Outdoor Heating
- Off-Street Parking
- Furniture & Outdoor Items Available By Negotiation
- Perfect For Families Or As A Second Home

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



A beautifully presented three-bedroom detached villa, set within one of Aviemore's most sought-after locations, enjoying outstanding views of the Cairngorms. This modern home combines stylish interiors with high-quality finishes and thoughtful outdoor living space, perfect for family life or as a luxurious second home.

The property offers generous accommodation, including a bright lounge, spacious kitchen/dining area with a bespoke German kitchen and integrated appliances, a cosy snug, utility room, and a WC. Upstairs are three double bedrooms (one en-suite) and a stylish family bathroom, with all sanitary ware by Porcelanosa.

Energy efficiency is a key feature, with eco-friendly air-source heating and full UPVC double glazing throughout. An exceptional turn-key opportunity, the property can also be sold fully furnished with high-quality furniture and outdoor items included.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

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 a primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm Mountain, Strathspey steam railway and the 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.

Scotia Homes started building the new Dalfaber development in 2023. It showcases a mixture of 3 and 4 bedroom detached villas benefiting from high quality specifications and incredible views of the Cairngorm Mountains. The site aims to be complete in the spring of 2026. For more information on the development you can visit the Scotia Homes website.

OUTSIDE

Externally, the home benefits from an open-plan front garden with off-street parking, while the rear garden is fully landscaped for ease of maintenance, featuring an artificial lawn, patio, outdoor dining area, hot tub, and outdoor heating — ideal for entertaining or relaxing year-round.

INCLUDED

Fitted floor coverings, light fittings and all integrated kitchen appliances. The property is being sold in immaculate condition and is available fully furnished. All offers must take this into consideration.

SERVICES

Mains electricity, water and drainage. Provisions for an EV charging point.



WWW.CALEDONIAESTATEAGENCY.CO.UK



COUNCIL TAX

Band E £2740p.a. (2024/25) including water rates.
Discounts are available for single person occupancy.

HOME REPORT

A Home Report is available for this property. Please use the following link.

Reference: <https://app.onesurvey.org/Pdf/HomeReport>

Postcode: PH22 1AR

EPC Rating: B

PRICE

Offers Over £445,000 are invited. 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.



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

