

# 2 Beinn Ghuilbinn Aviemore PH22 1LB

Offers Over £320,000 are invited

Four Bedroom Modern Detached Villa  
in a Quiet Cul de Sac with Tranquil Rear  
Garden



## Features:

- Four Bedroom Home in a Quiet Cul de Sac Location
- Open Plan Living/Dining Area with Wood Burning Stove
- Spacious Kitchen with Woodland Views
- Integral Garage and Off Street Parking
- Enclosed South Facing Rear Garden with Decking
- Access to Woodland From Rear Garden
- Close to Local Walks, Bike Trails, and Golf Course

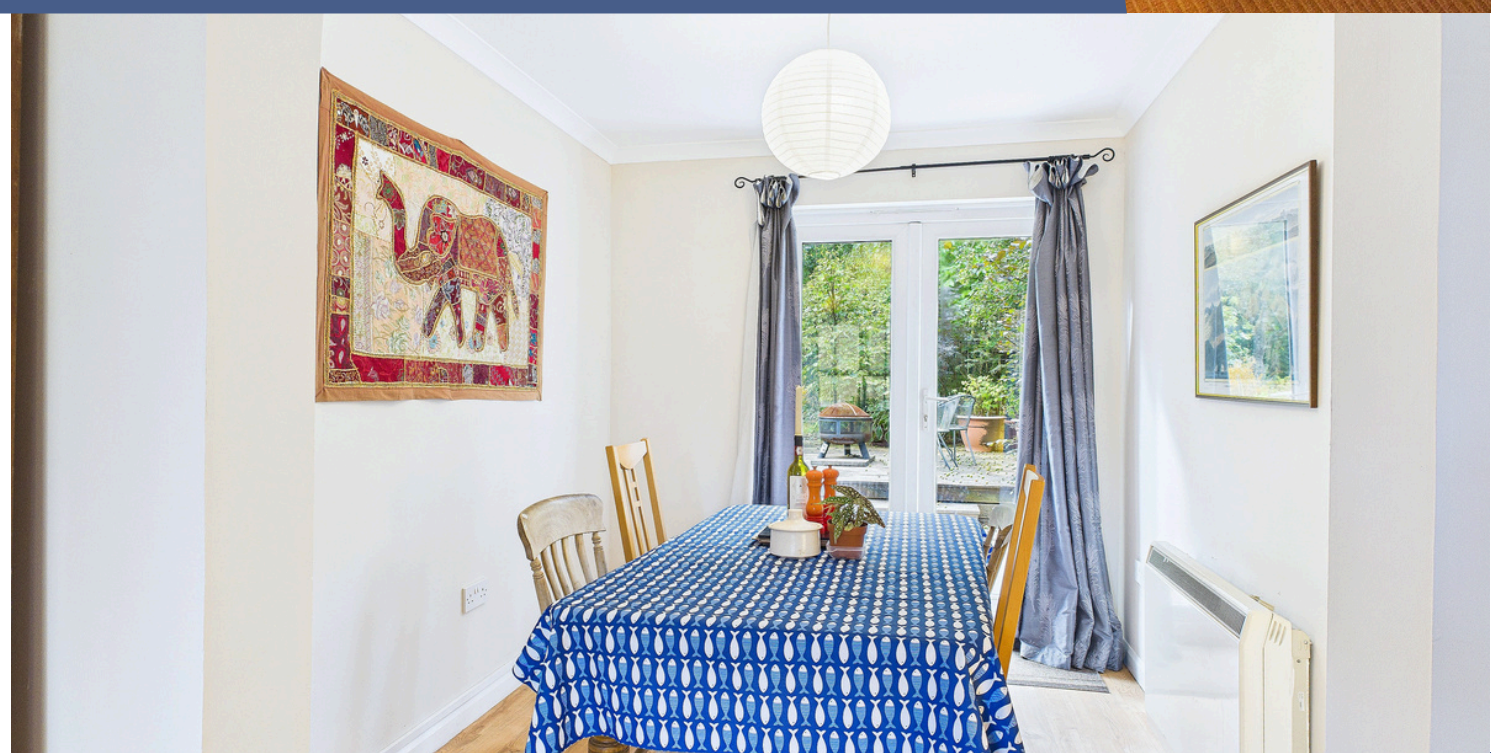
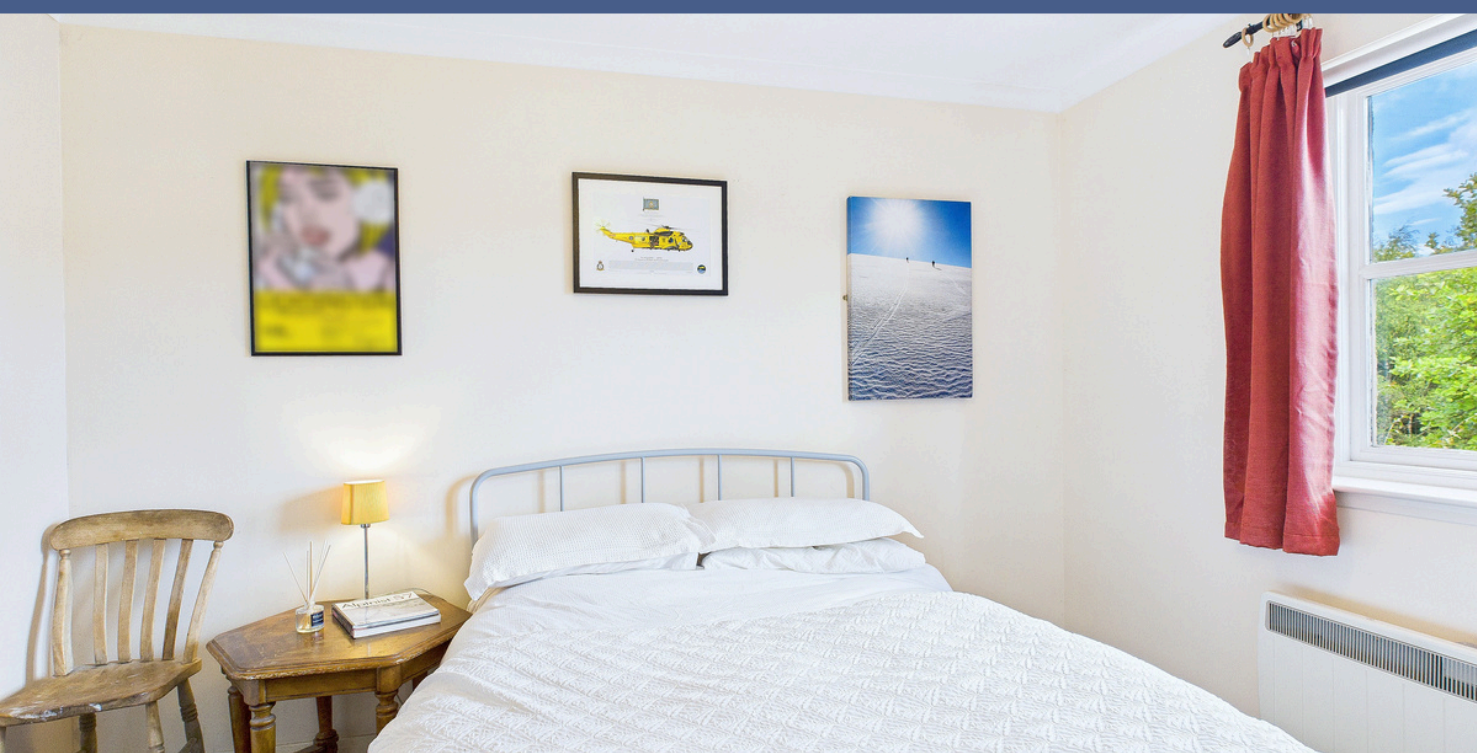
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CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531





Osprey Grange is a popular residential area, located within Dalfaber at the north end of Aviemore and close to the Dalfaber Golf 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.

No 2 Beinn Ghuilbinn is a modern detached villa, located within a small cul de sac of similar properties. The property benefits from an open plan living/dining area with wood burning stove and patio doors to the south facing, rear garden. There is a spacious kitchen with window overlooking the rear garden and at the back door there is a WC and small utility room. Upstairs there are three double bedrooms (one with en suite shower) and one single bedroom with family bathroom. The property also features an integral garage, off street parking and electric heating.



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.



## OUTSIDE

The front garden is open plan with flower beds and gravel driveway leading to the garage. A paved path at the side leads through a wooden gate to the rear door and the South facing rear garden. The rear garden is enclosed with wooden fencing, laid to lawn with mature trees and shrubs and a gate giving access to woodland at the rear. There is a paved patio area adjacent to the dining room and raised decking with spotlights. There is also security lighting, covered log store and small timber shed with store.

## INCLUDED

Fitted floor coverings, curtains, light fittings and all integrated kitchen appliances including fridge freezer.

## SERVICES

Mains electricity, water and drainage.



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## COUNCIL TAX

Currently Band E (£2740 pa 2025/26), including water rates.  
Discounts available for single 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 1LB

EPC Rating: D

## PRICE

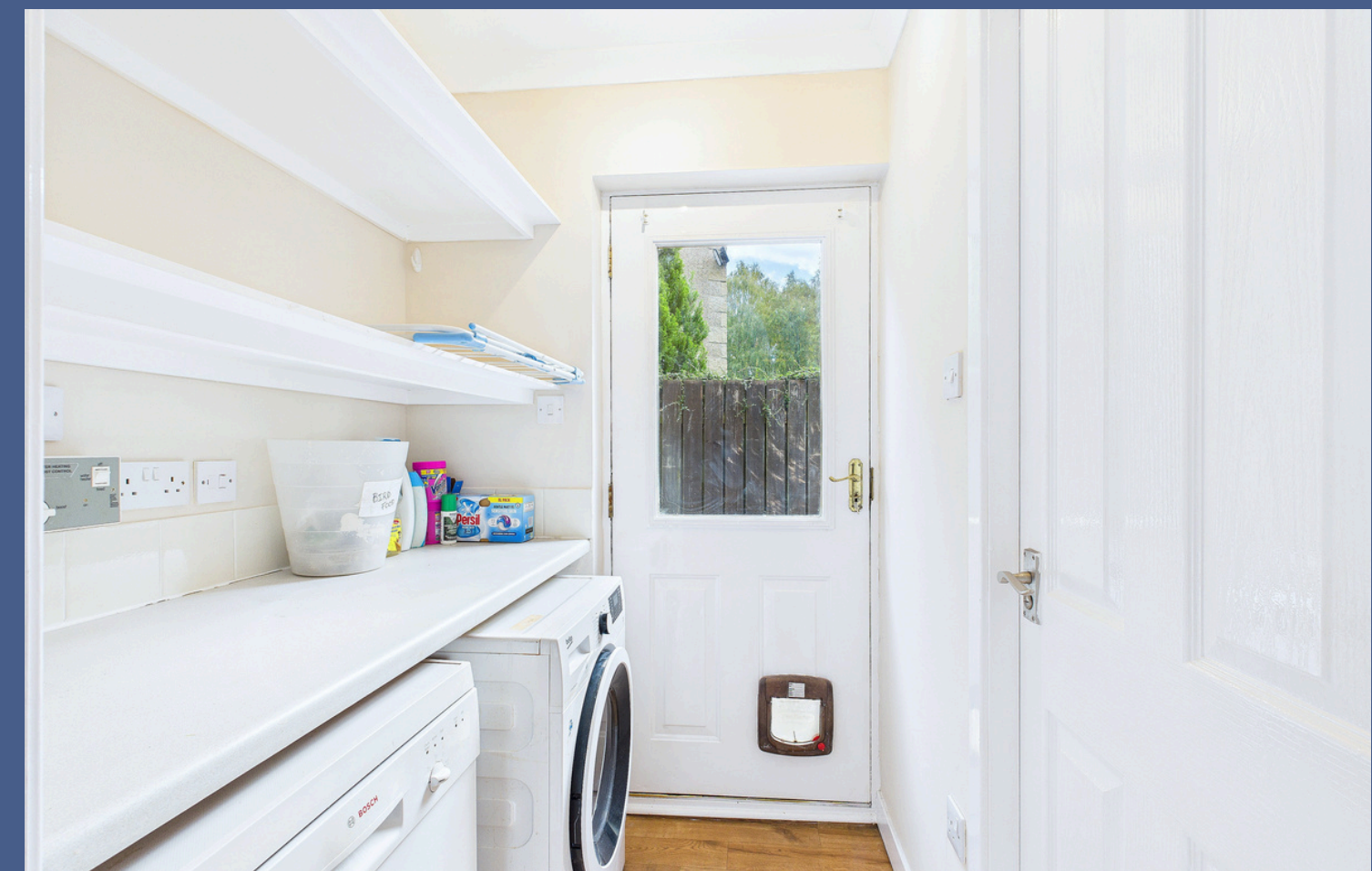
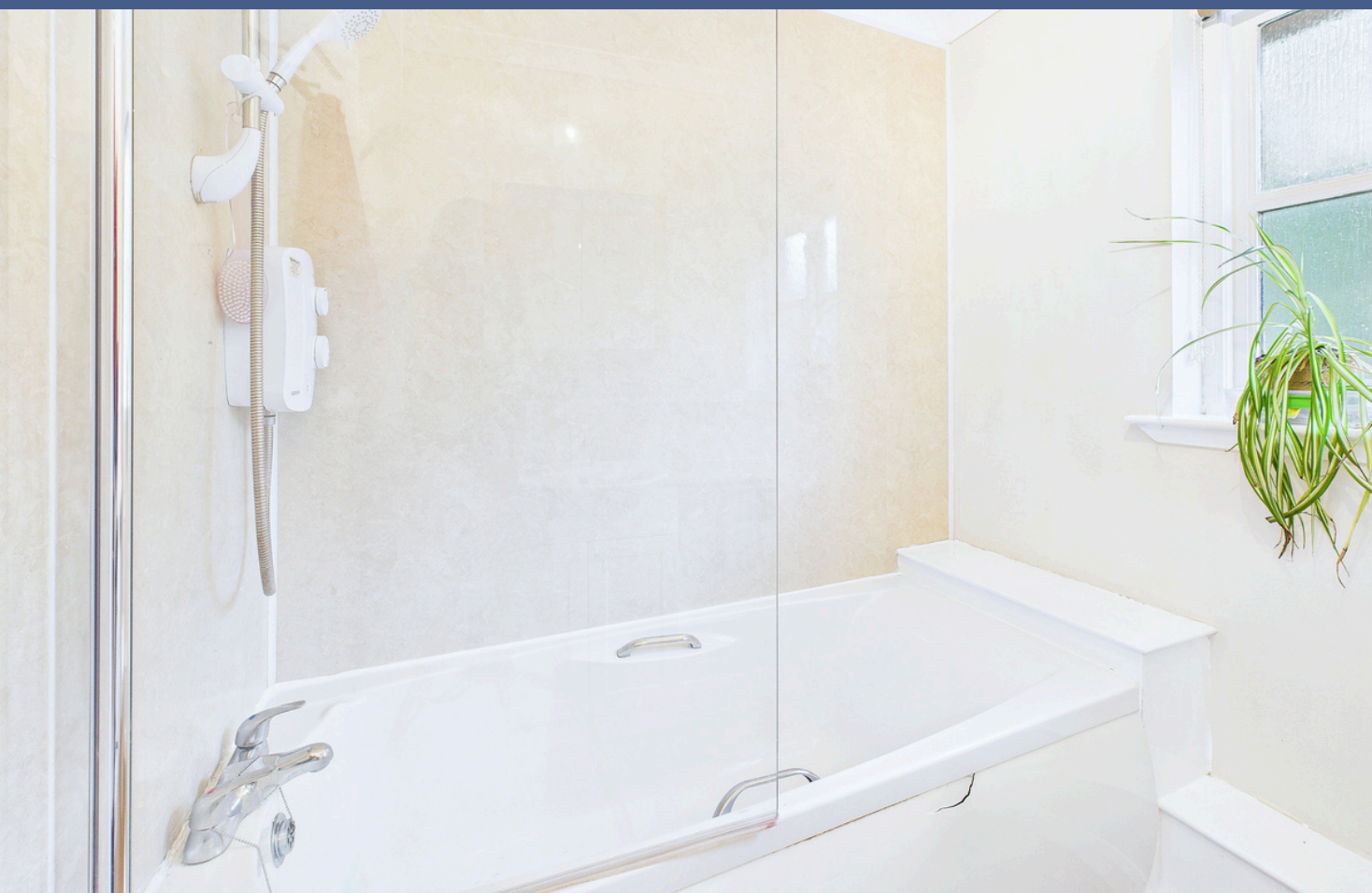
Offers Over £320,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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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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