

22 Lockhart Place Aviemore PH22 1SW

Offers Over £199,950 are invited

Two Bedroom Home in a Quiet Cul de
Sac Location
with Private Rear Garden



Features:

- Two Bedroom Home in a Quiet Cul de Sac Location
- Bright and Cosy Living/Dining Area with Multi Fuel Stove
- Garage and Off-Street Parking
- Enclosed Private Rear Garden with Lawn & Patio Areas
- Close to Local Walks, Bike Trails, and Golf Course

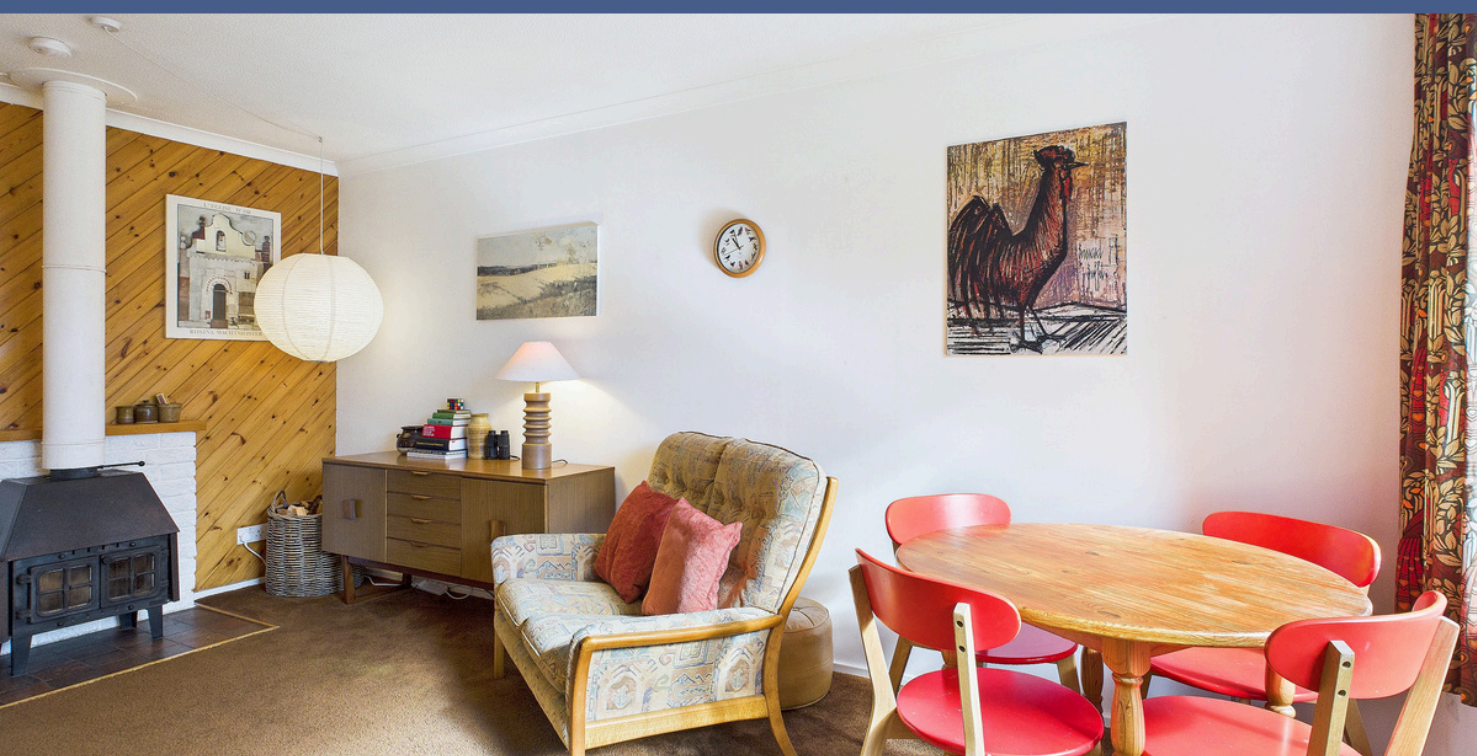
CONTACT US :
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22 Lockhart Place is a 2-bedroom semi-detached bungalow located within a quiet cul-de-sac backing onto the popular Strathspey Steam Railway. The property features a bright lounge with timber panelling and multi fuel stove, two good sized bedrooms, family bathroom and a kitchen with access to the rear garden.

The property benefits from timber double glazing and electric economy heating. Other benefits include a private driveway for off-street parking and attached single garage for storage. The property will require some modernisation but offers great potential in a highly sought after area.

This property would make an ideal residential, holiday home or buy to let investment.



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

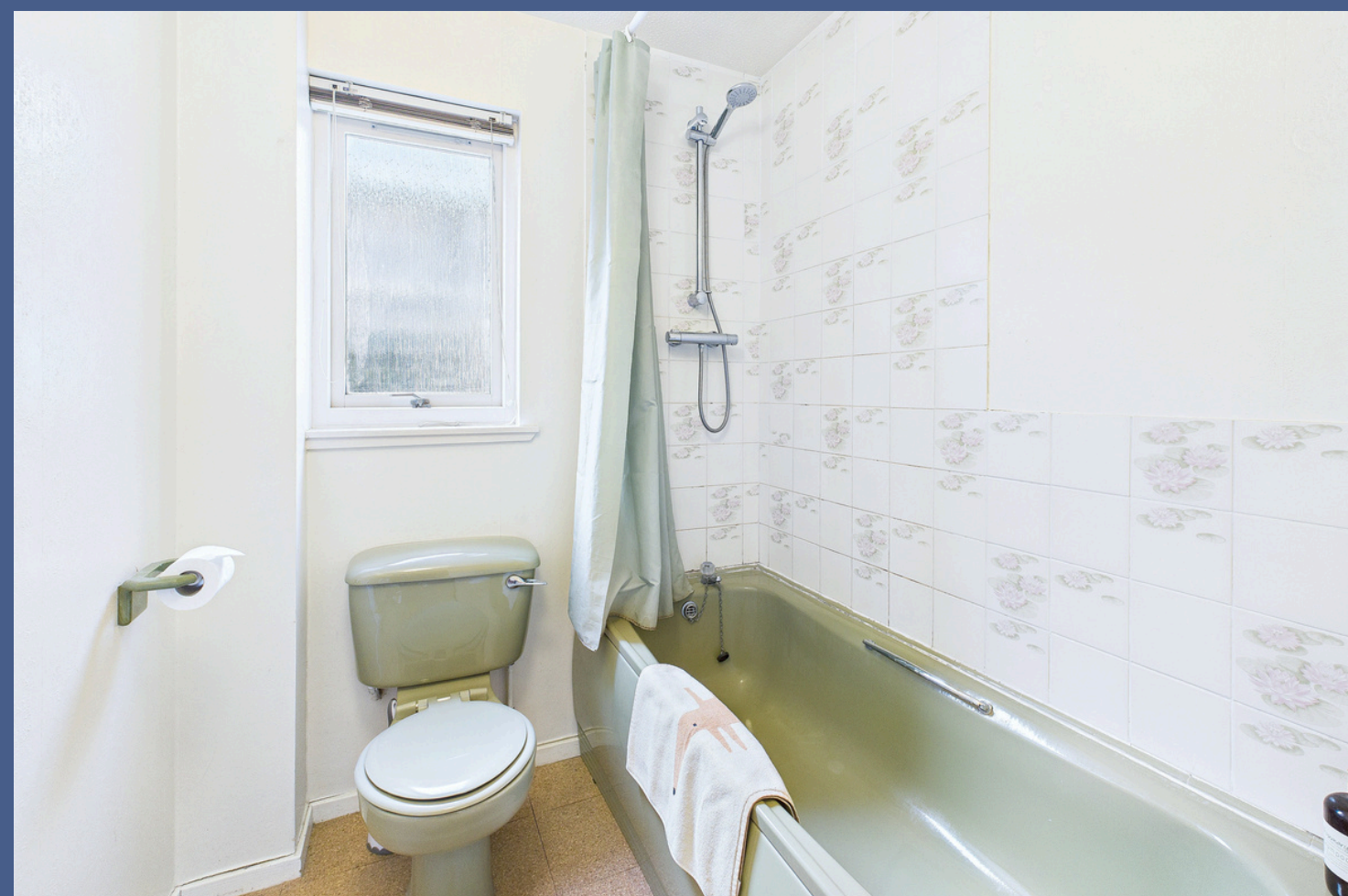
The front garden is mainly gravel with hedging and flower borders. Driveway runs to the side of the house accessing the garage. The garage has an up and over entrance door accessed from the front garden and a pedestrian door to the rear garden. Storage shelving and electric light. The rear garden is landscaped with terracing containing two patio areas, grass lawn and flower beds. Outside tap.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings.

SERVICES

Mains electricity, water and drainage. Telephone.



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COUNCIL TAX

Currently Band C £1891 p.a. (2025/26) including water rates.
Discounts are currently 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 1SW

Energy Performance Certificate Rating: Band F

PRICE

Offers Over £199,950 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 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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