

22 Cairngorm Avenue Aviemore PH22 1RY

Offers Over £190,000 are invited

Affordable Three Bedroom Family Home
in the Heart of the Village



Features:

- Spacious Living Accommodation
- Kitchen & Dining Room
- Central Village Location
- UPVC Double Glazing and Electric Economy Heating
- Converted Attic Space with Incredible Mountain Views
- Enclosed Front and Rear Garden with Timber Shed and Summer House

CONTACT US :
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No 22 Cairngorm Avenue is a 3 bedroom property located in the heart of Aviemore. These properties would have originally been built somewhere around the 1950's and have always been very popular due to the size of the bedrooms and living areas. This property features three bedrooms, lounge, kitchen, dining room, family bathroom and WC.

The attic space has been converted into a spacious family room with velux windows offering incredible views over the Cairngorm Mountain range. The lounge and front bedroom offer great views of Craigellachie. The property benefits from UPVC double glazing, electric economy heating and working open fireplace with a back boiler. The property would make an affordable family home in the heart of the community.



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

Both front and rear garden are fully secure and are mainly laid to lawn with a mixture of plants and shrubs. There is a decked area with space for garden furniture at the rear, a timber garden shed, greenhouse, wood storage space and coal bunker. A small summer house catches the afternoon sun at the bottom of the garden. There is a substantial communal car park at the rear.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

SERVICES

Mains electricity, water and drainage. Telephone.

COUNCIL TAX

Currently Band C £1891 p.a. (2025/26) including water rates.
Discounts are available for single person occupancy.

PRICE

Offers over £190,000 are invited for this property.
The seller reserves the right to accept or refuse a suitable offer at any time.



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HOME REPORT

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

- Reference: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1RY
- Energy Performance Certificate Rating: Band F

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is 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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