

# 27 Strathspey Avenue Aviemore PH22 1SN

Offers Over £165,000 are invited

Affordable Two Bedroom Mid-Terraced  
Villa Situated Close To Local Woodland  
Walks



## Features:

- Spacious Living Accommodation
- New Kitchen & Separate Dining Room
- Double Glazing and Electric Economy Heating
- Two Double Bedrooms
- Modern Bathroom Suite
- Off Street Parking
- Close To Local Amenities

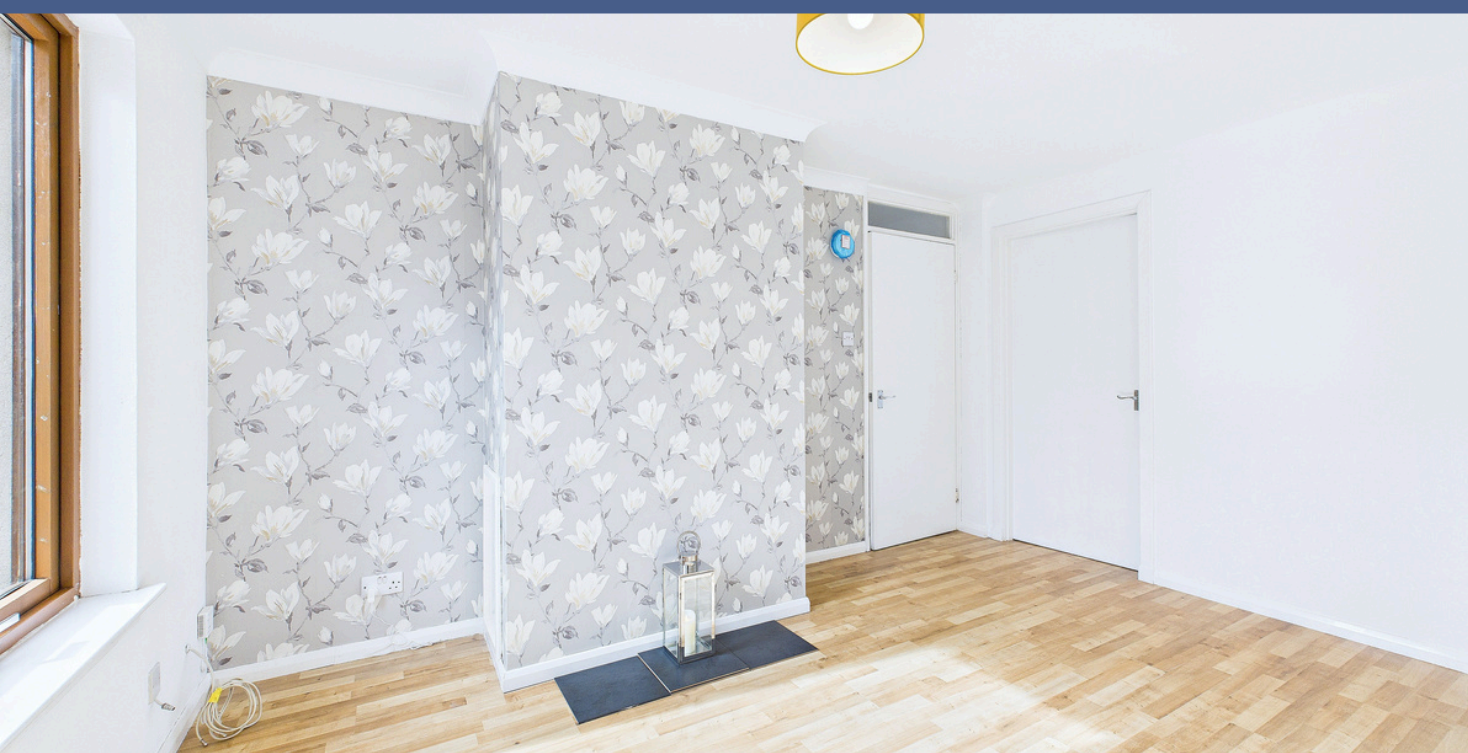
CONTACT US :  
CALEDONIA ESTATE AGENCY  
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No 27 Strathspey Avenue is a two bedroom terraced villa, located within a small cul-de-sac of similar properties at the North end of the town, close to local amenities and facilities. The house benefits from electric economy heating, full double glazing, newly fitted kitchen, modern bathroom suite, dining room and south facing lounge. The front and rear garden are both fully enclosed and there is a private parking space at the front. The property sits in a great location close to local woodland walks and bike trails. It's being sold in great condition and will make an ideal family home.

This affordable property is an ideal purchase opportunity for someone looking at getting themselves on the property ladder. Viewing is highly recommended to appreciate the potential on offer.



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 property can be accessed by either the front or rear garden. The front garden has a timber fence and hedge offering additional privacy. Mainly laid to gravel with path leading to the front door. Single off street parking space. The rear garden is laid to lawn with a paved patio area and is fully secure with timber fencing and gated. Lockable outside store.

## INCLUDED

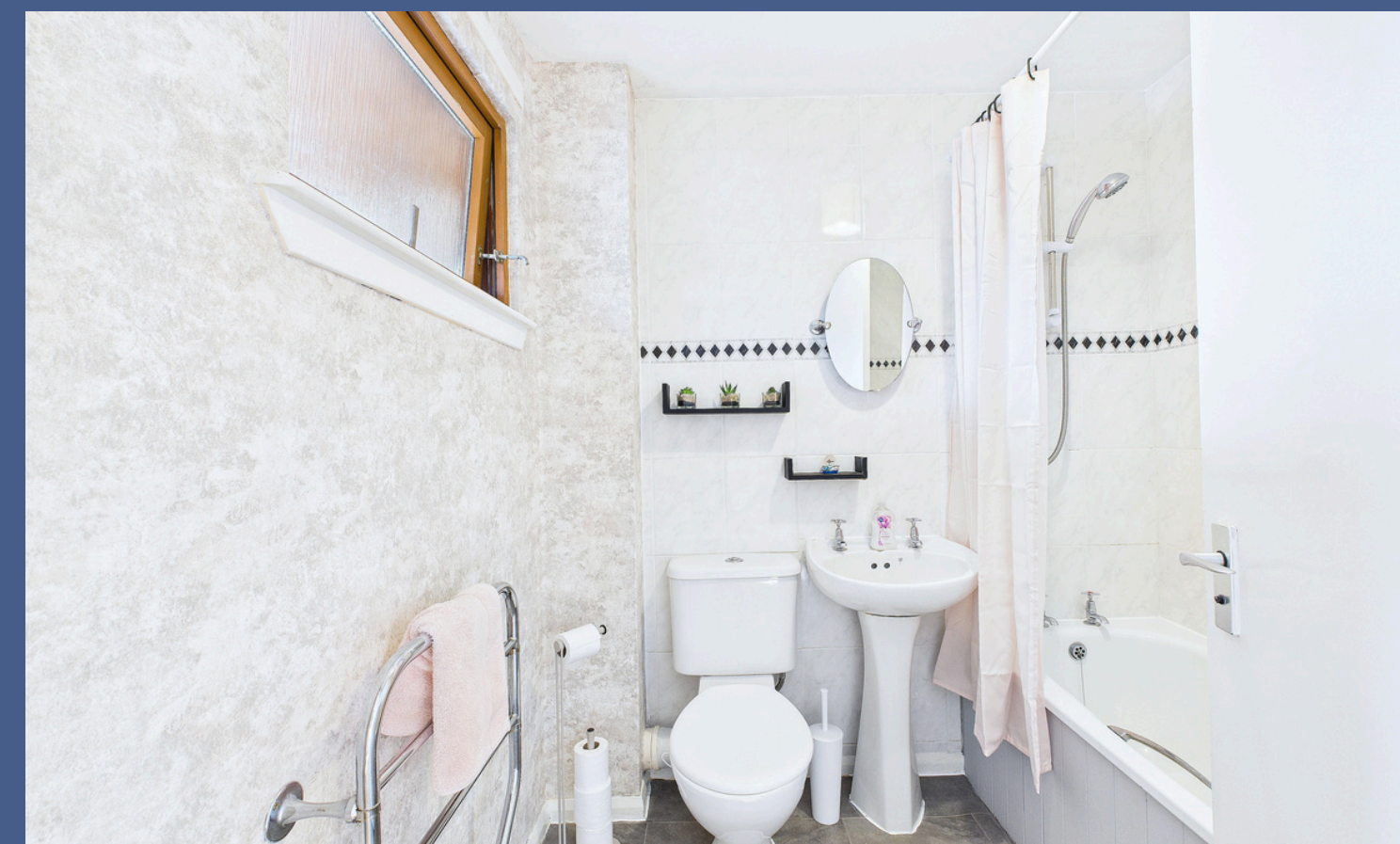
All blinds, light fittings and floor coverings where fitted.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band B (£1,1535 pa 2025/26), including water rates. Discounts are available for single home occupancy.



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## HOME REPORT

A Home Report is available by using the link below:

·Postcode: PH22 1SN

·Ref:<https://app.onesurvey.org/Pdf/HomeReport?q=VzrfbrRaJzADWAcET6Q8Vg%3d%3d>

·Energy Performance Certificate Rating: Band D

·Home Report Value: £165,000

## PRICE

Offers Over £165,000 are invited for this property.

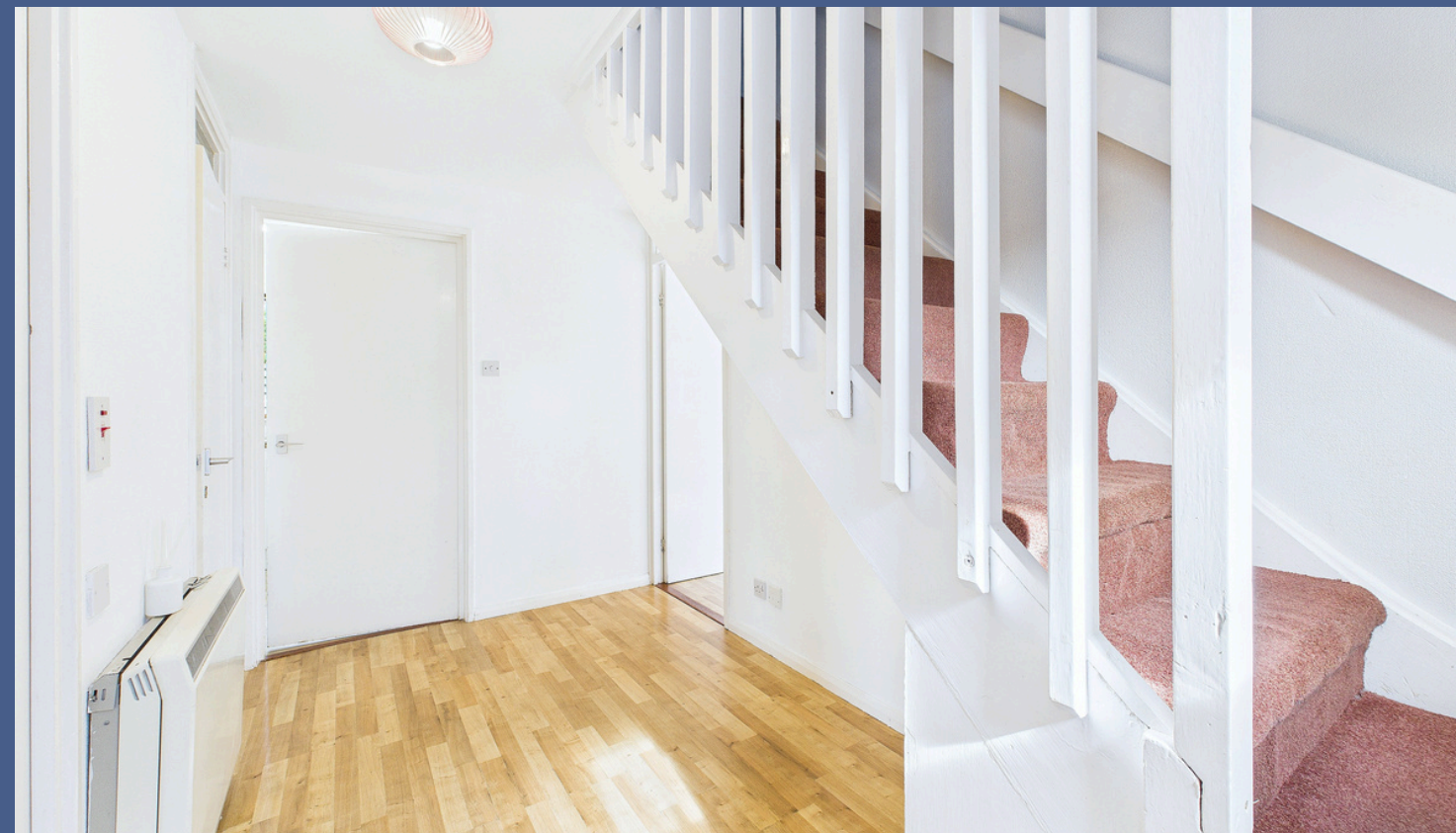
The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

All offers must be formally 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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