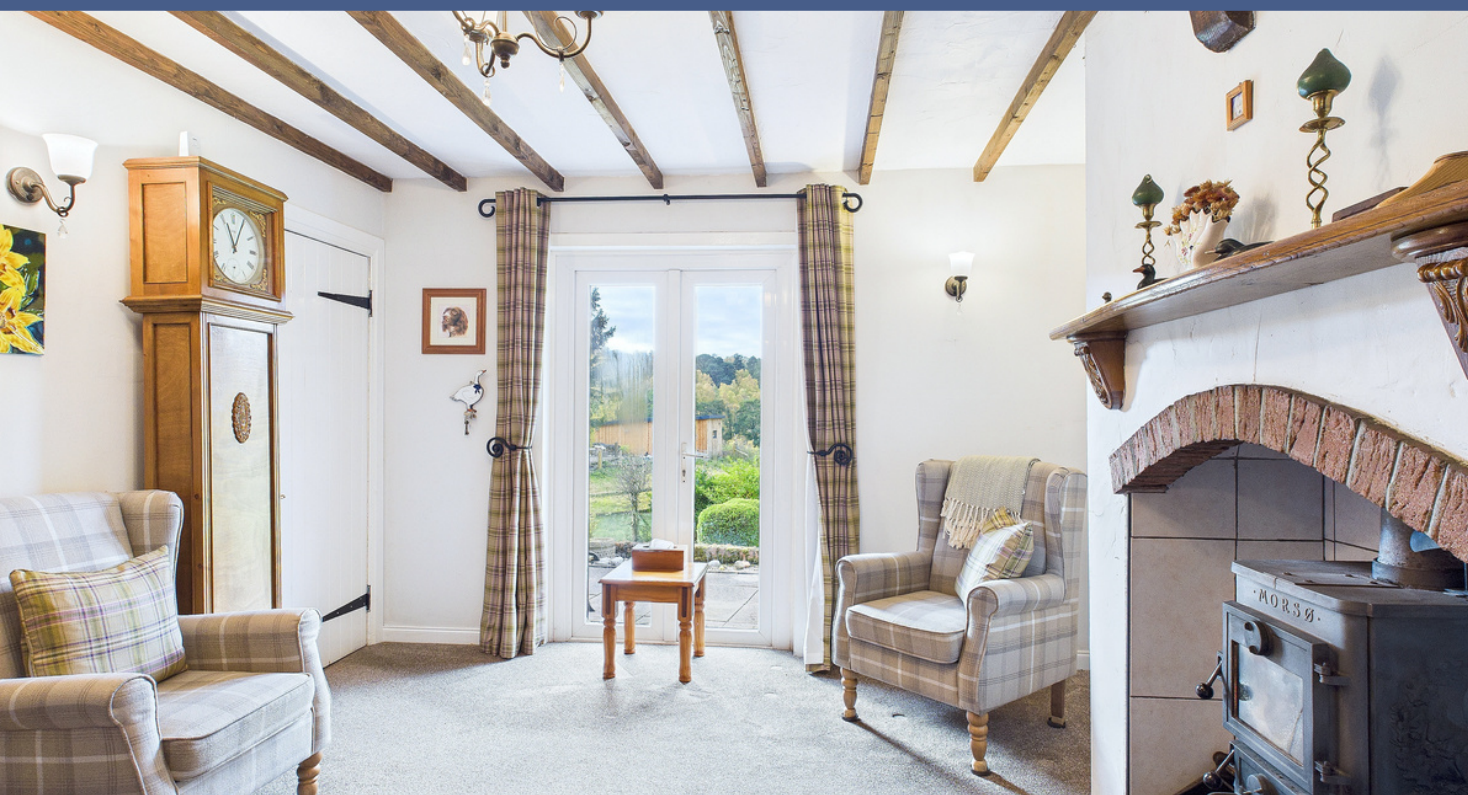


Glebe Cottage Loch Alvie Aviemore PH22 1QB

Offers Over £185,000 are invited.

Charming Three Bedroom Cottage
Situated On The Edge Of Loch Alvie



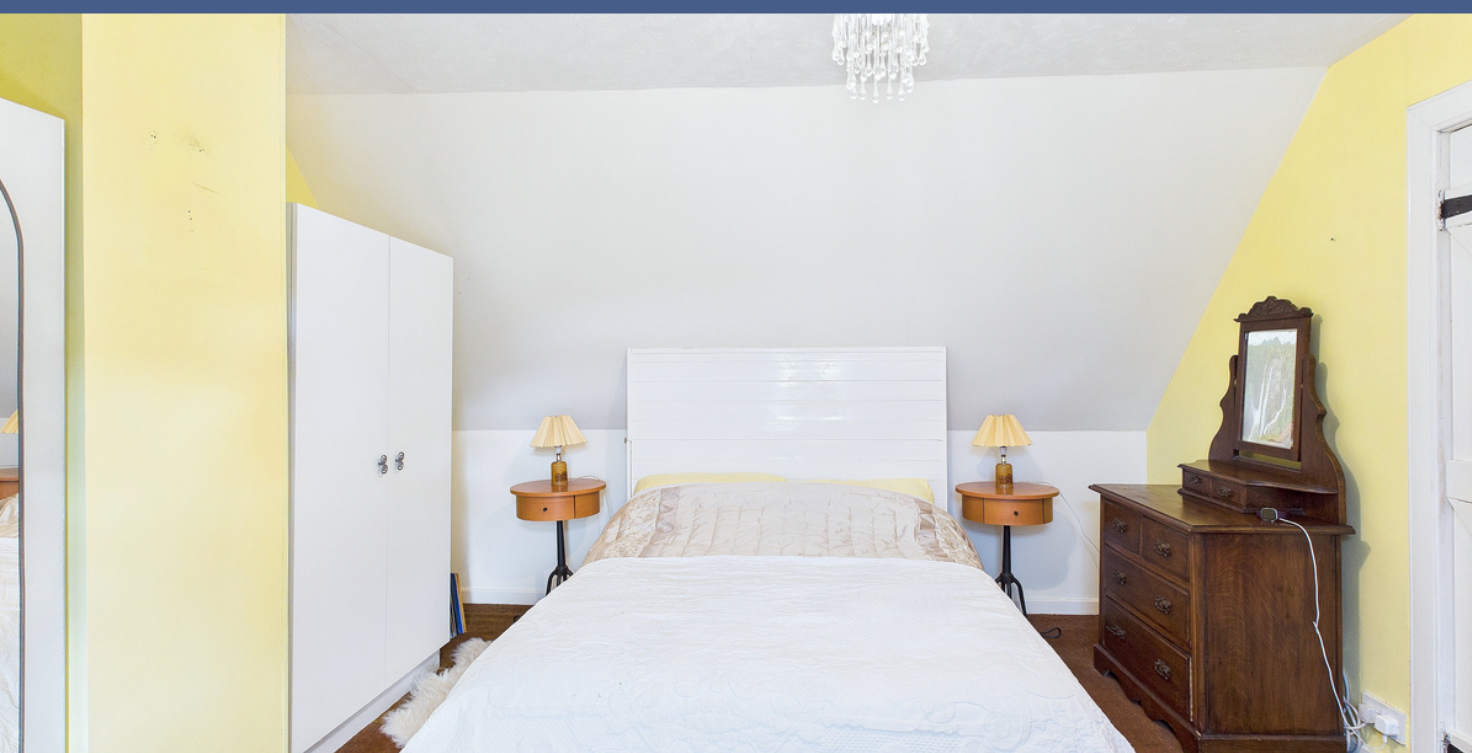
Features:

- Two Feature Fireplaces with Wood Burning Stoves
- Full of character and charm
- Gas Central Heating & Full Double Glazing
- Non Standard Construction
- Scenic Countryside Views
- Generous Garden Grounds
- Private Parking
- Close Proximity to Kincaig and Aviemore

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Glebe Cottage is a three-bedroom property enjoying a beautiful situation beside Loch Alvie. This charming cottage retains many original features such as wooden beams in the living/dining area and feature fireplace with 'Morso' wood burning stove. There is an additional dual aspect sitting room with feature brick fireplace and inset wood burner. The kitchen benefits from a large range cooker and feature stable door. There are two double bedrooms and a small box room as well as family bathroom. All the rooms enjoy views of the surrounding countryside. There is timber framed double glazing and bottled gas central heating. The property is in need of some refurbishment but offers an excellent opportunity to purchase a property in this highly sought after location.



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 generous garden is mainly laid to lawn with a patio area at the front of the property with space for garden furniture and enjoying a scenic outlook. The garden is fully enclosed and there is private parking to the side of the house for a couple of cars. There is a garden shed, outbuilding and wood storage. The property is situated on the B9152 between the villages of Aviemore and Kinbraig.

INCLUDED

All floor coverings, curtains, blinds and light fittings.

SERVICES

Electricity, water, and septic tank.

COUNCIL TAX

Band C - £1891 p.a. (2025/26) including water rates.

Discounts are available for single person occupancy.



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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 1QB
- EPC Rating: E
- Home Report Value: £185,000

PRICE

Offers Over £185,000 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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