

3 Lockhart Place Aviemore PH22 1SW

Offers Over £130,000 are invited

Affordable One Bedroom Property
with South Facing Garden



Features:

- Bright Lounge & Dining Area
- Spacious Double Bedroom & Family Bathroom
- UPVC Double Glazing & Electric Economy Heating
- South Facing Garden & Off-Street Parking
- Close To Local Woodland Walks & Bike Trails

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD

AVIEMORE
PH22 1RH

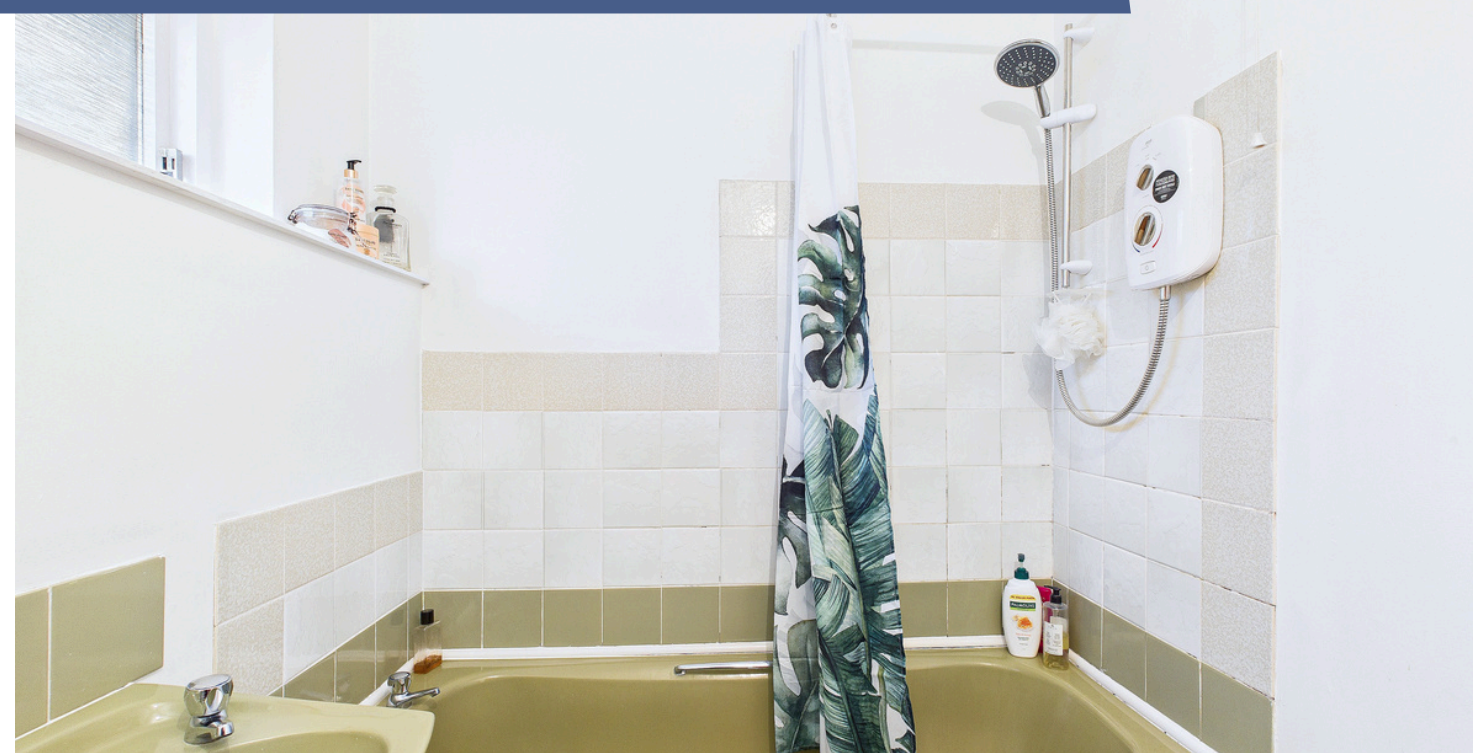
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01479 810 531



3 Lockhart Place is a one-bedroom house within a block of 4 properties, located in the popular residential area of Dalfaber. Its location is within a quiet cul-de-sac at the rear of the block, and not far from village amenities.

This south facing property benefits from a comfortable sitting room with space for dining, a double bedroom with large built in wardrobe, small kitchen and family bathroom. Other benefits include full UPVC double glazing and electric economy heating. There is a cupboard upstairs housing the hot water tank and laundry storage.

The property is perfect for a first-time buyer or a young couple looking at getting on the property ladder. The property could also be bought as a 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 garden lies to the front of the property and is laid to lawn with a garden wall. A separate part of the garden is laid to gravel with a small timber shed for storing outdoor equipment. There is a generous driveway for parking. Outside tap.

INCLUDED

All floor coverings, curtains, blinds and light fittings.

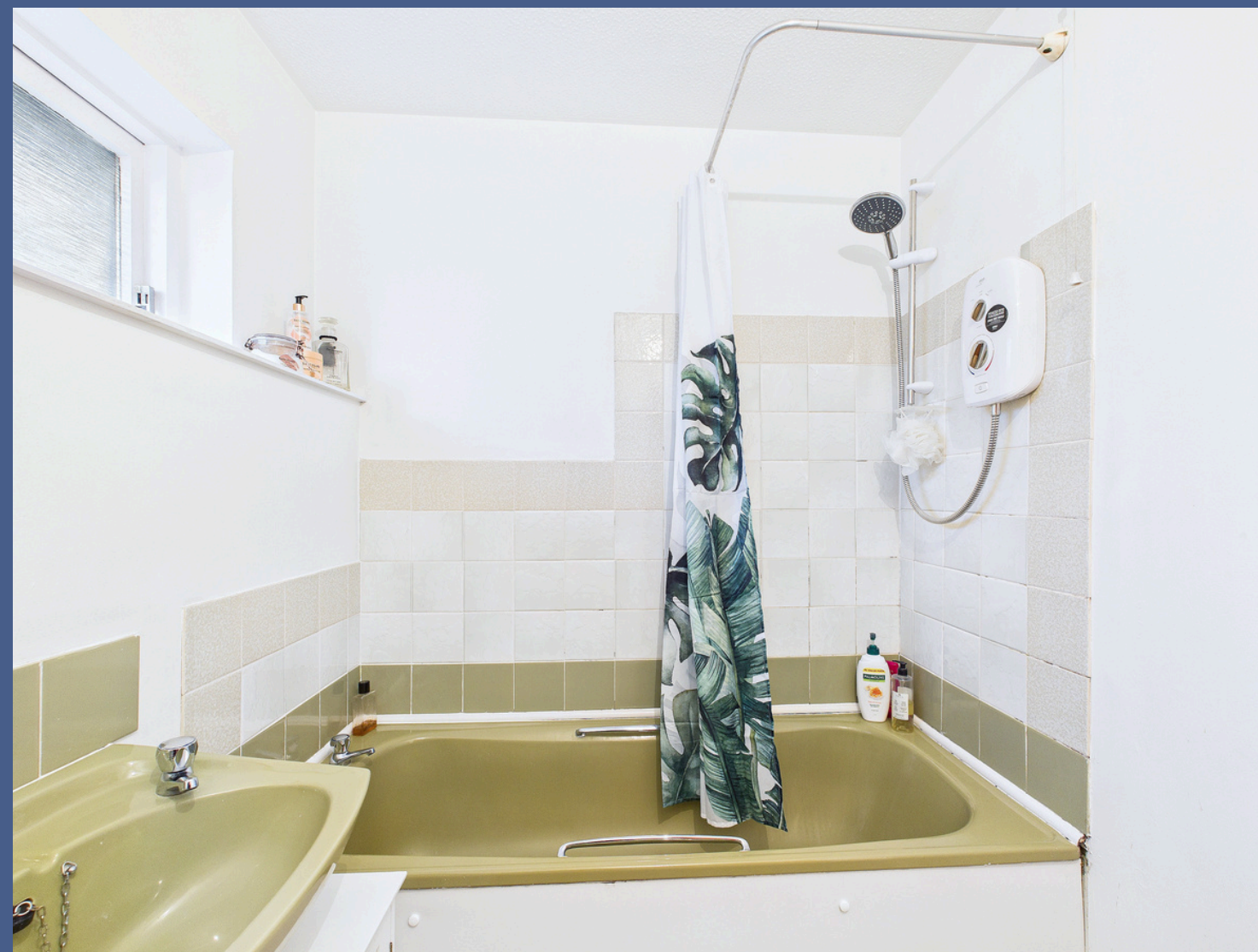
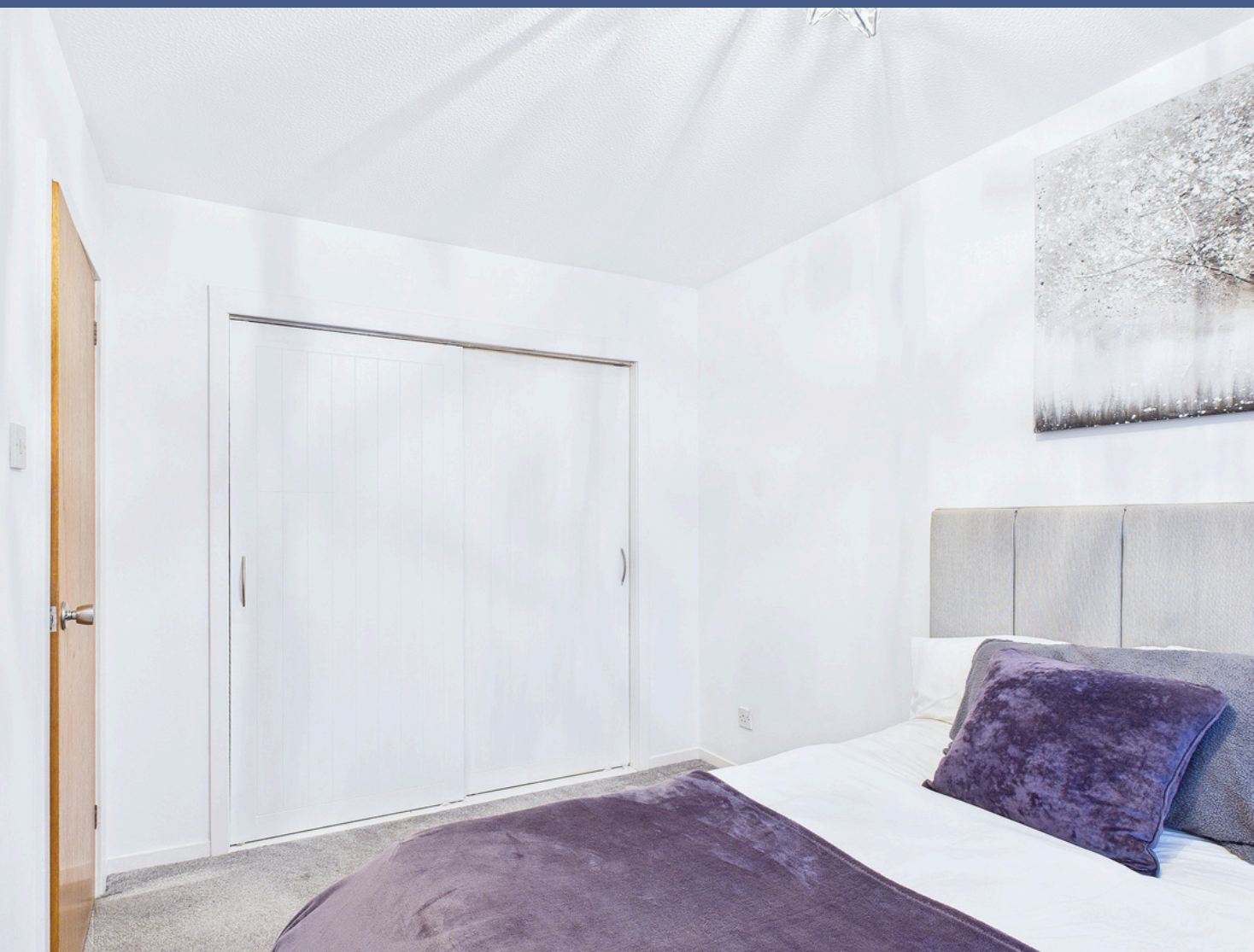
SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band B - £1654.71 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:

<https://app.onesurvey.org/Pdf/HomeReport>

·Postcode: PH22 1SW

·EPC Rating: D

·Home Report Value: £130,000

PRICE

Offers Over £130,000 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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