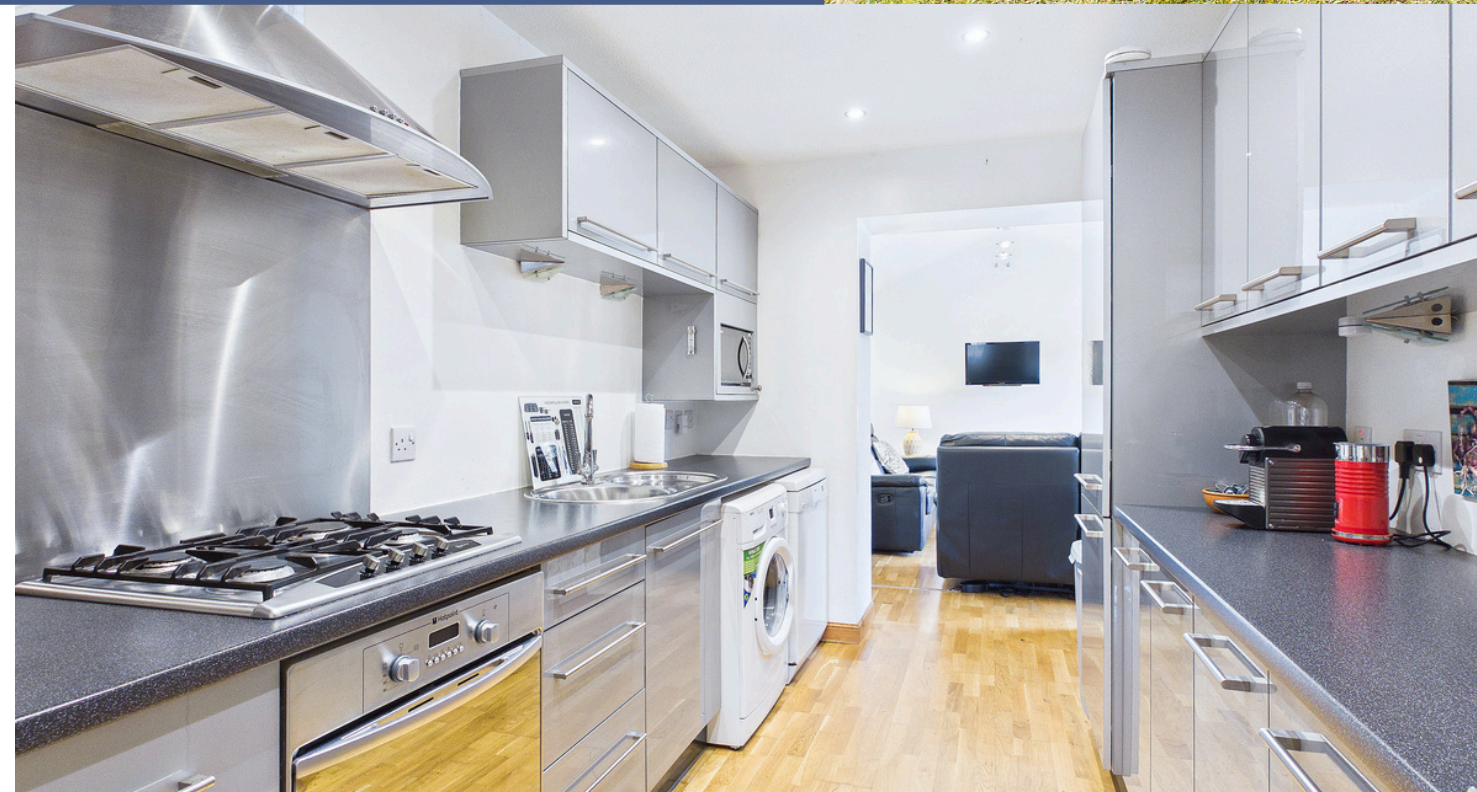


# 3 Carn Aghaidh Aviemore PH22 1LE

OFFERS OVER £300,000

Charming Three Bedroom  
Extended Bungalow in Quiet Cul-  
De-Sac



## Features:

- Spacious Living Accommodation with Open Plan Kitchen, Dining and Living Areas
- Living Room with Vaulted Ceiling and Garden Views
- Generous Master Bedroom with Ensuite Shower Room
- Cosy and Warm with Electric Economy Heating and a Gas Fire
- Fully Enclosed Garden with Decking and Lawn Areas
- Close to Dalfaber Golf and Country Club, Woodland Walks & Bike Trails

## CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

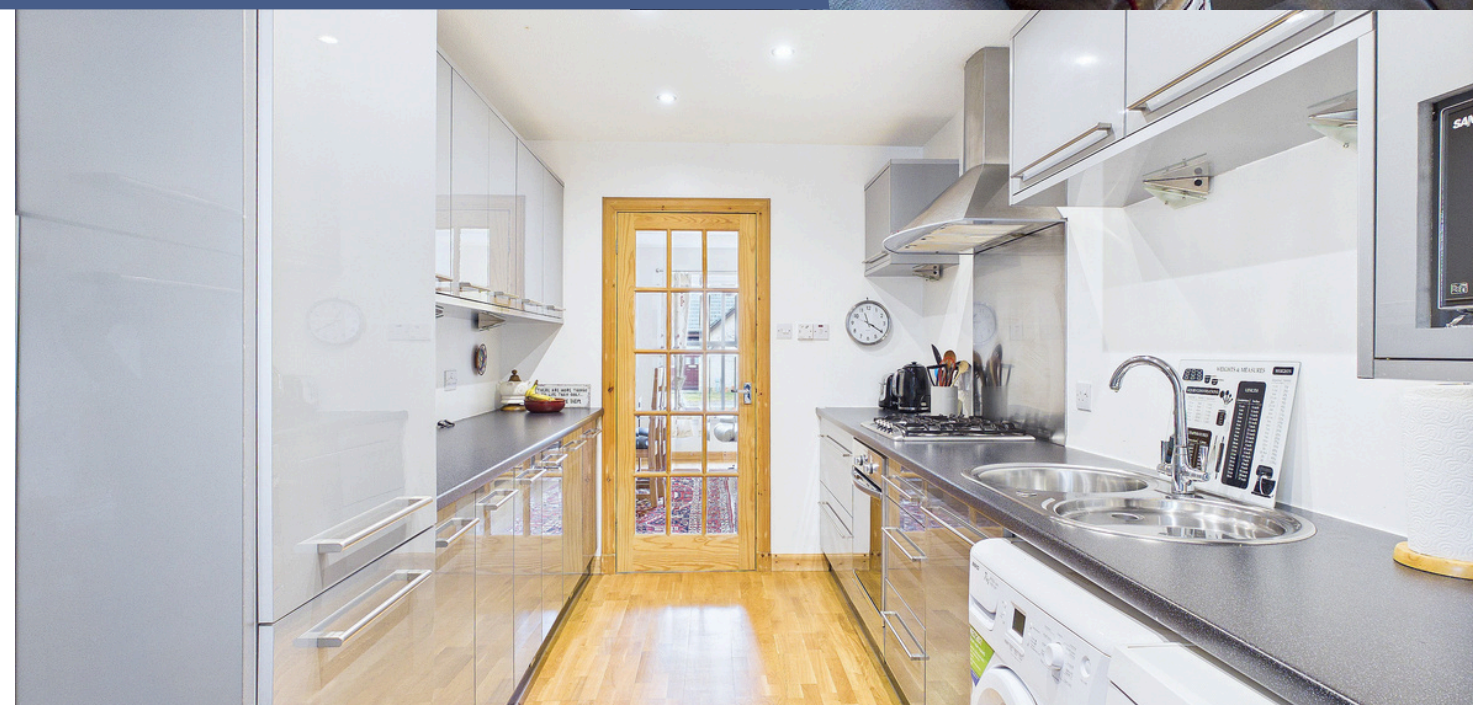
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

01479 810 531



Situated within a quiet cul-de-sac, this delightful three-bedroom detached bungalow offers an ideal blend of comfort, space, and convenience. The property features a bright and generous dining area, a modern fitted kitchen equipped with a gas hob, integrated oven, and fridge/freezer, and a serene living room with a vaulted ceiling and relaxing views over the garden. The dining area enjoys the welcoming ambiance of a cosy gas fire, and the living room an electric fire while the home benefits from timber double glazing and electric economy heating throughout. Accommodation includes three well-proportioned bedrooms, one with an en-suite shower room and a family bathroom.

Whether you're searching for a family home, a peaceful retreat, or a perfectly sized downsizing opportunity, this property represents a rare chance to secure a home in one of Aviemore's most sought-after locations. Viewing is highly recommended to fully appreciate both the quality of accommodation and the tranquillity of its setting.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



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 enjoys an open-plan design, laid to lawn with some shrubs. A paved driveway to the side provides convenient off-street parking for up to two vehicles. To the rear, the low-maintenance garden is fully enclosed with timber fencing, laid to grass and features a decking area, perfect for relaxing and enjoying the sunshine. Additional features include a timber garden shed and gate to the side.

## INCLUDED

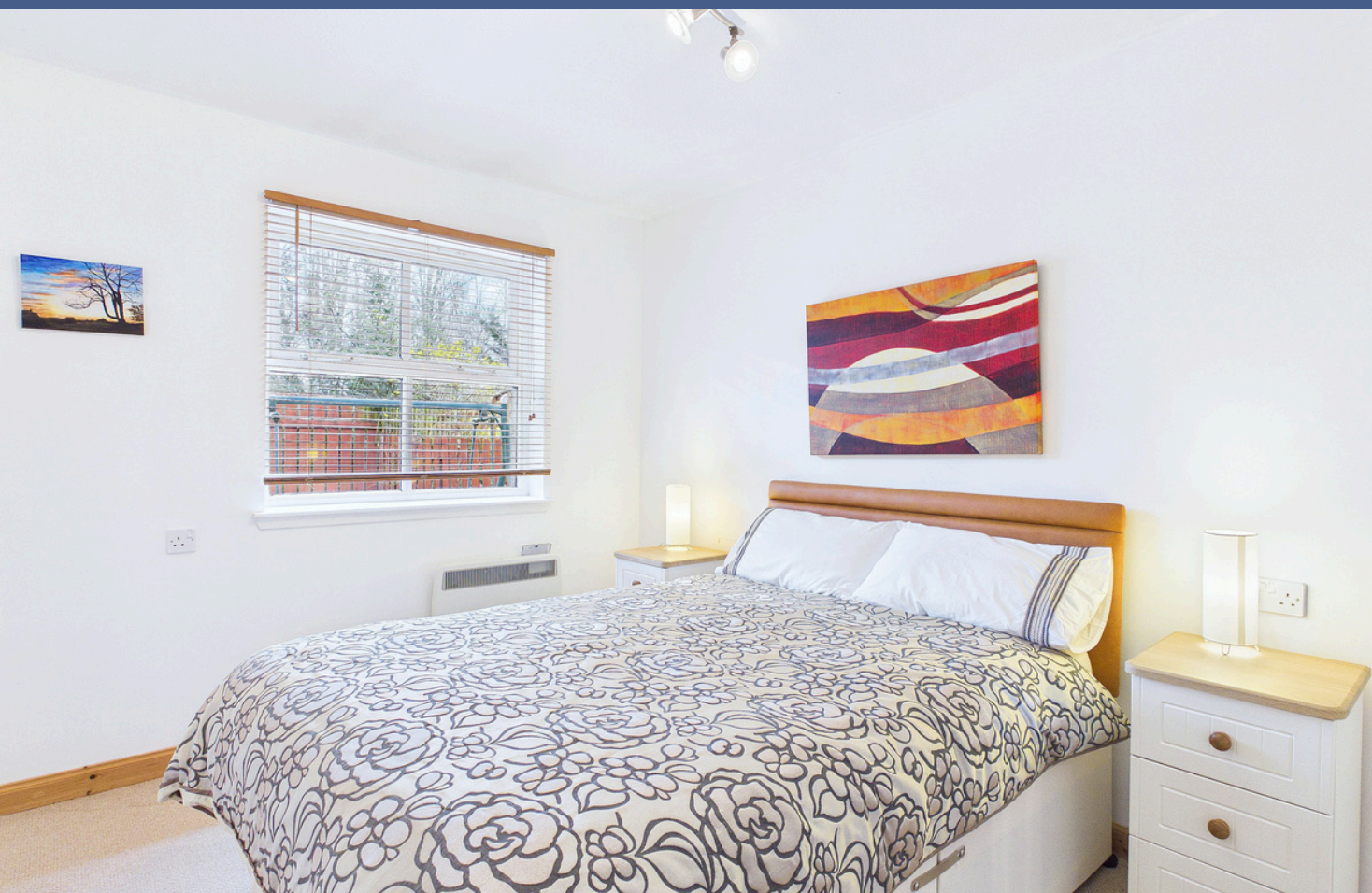
Floor coverings, light fittings, curtains and blinds. Integrated kitchen appliances will also be included. The majority of the furniture is available on separate negotiation with the seller. All personal items will be removed.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently council tax band E (£2944.16 per annum 2026/27) including water rates.  
Discounts available for single occupancy.



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## HOME REPORT

A Home Report is available. This can be downloaded by using the following link:

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

Postcode: PH22 1LE

Home Report Value: £300,000

EPC Band D

## PRICE

Offers Over £300,000 are invited for this property.

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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