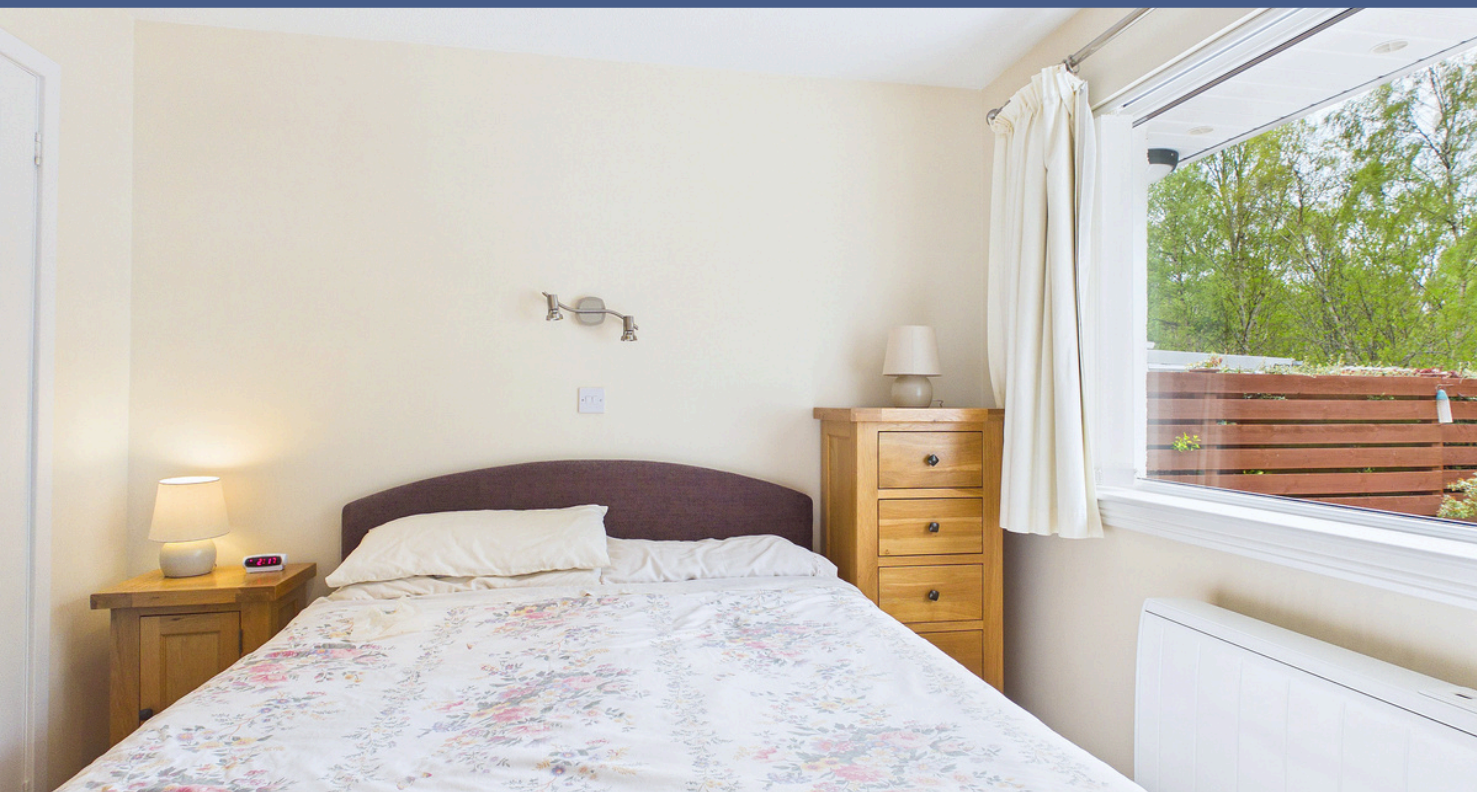


8 Callart Road
Aviemore
PH22 1SR

OFFERS OVER £160,000

One Bedroom, Semi Detached
Bungalow in Popular Residential
Area of Aviemore



Features:

- Double Bedroom with Built In Wardrobe
- UPVC Double Glazing & Quantum Electric Storage Heaters
- Single Car Garage with Access to the Garden
- Enclosed Private Garden Space
- Parking for Multiple Cars
- 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

01479 810 531



8 Callart Road is a well-maintained, one-bedroom semi-detached bungalow, ideally located within a popular residential area of Aviemore. The property offers a bright and welcoming living-dining room, with an adjacent kitchen that enjoys views over the rear garden. The kitchen is well equipped with an integrated oven, hob, and extractor.

To the rear of the property is a comfortable double bedroom featuring built-in wardrobe storage, along with a drying cupboard and shower room.

Further benefits include UPVC double glazing and Quantum electric storage heating. This affordable home presents an excellent opportunity as a permanent residence or a buy-to-let investment.



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 of the property is laid to gravel, providing parking for two vehicles. To the rear, the enclosed garden is bordered by timber fencing and is predominantly gravelled, complemented by planted borders and an attractive central feature with hardy plants and shrubs. A gate at the rear offers direct access to the woodland beyond. Additionally, there is a door providing convenient access to the garage, ideal for storing outdoor equipment.

INCLUDED

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

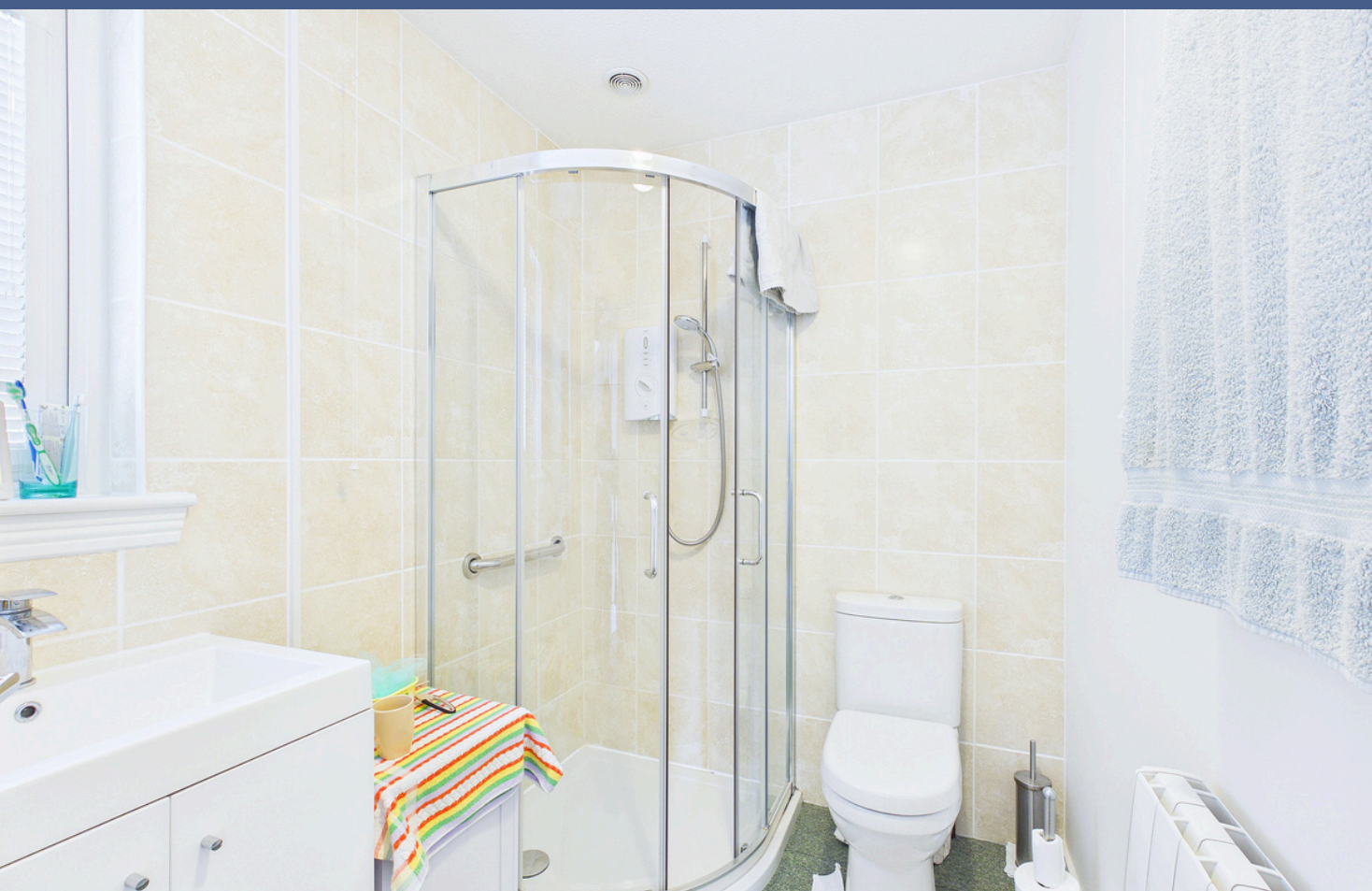
SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band C £2032.28 p.a. (2026/27) including water rates.

Discounts are currently available for single person occupancy.



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HOME REPORT

A Home Report is available for this property. Please copy and paste the link below:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1SR
- EPC Rating C
- Valued at £160,000

PRICE

Offers Over £160,000 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 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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