

31 Burnside Avenue
Aviemore
PH22 1SE

OFFERS OVER £185,000

Three Bedroom Terraced Property
in Popular Residential Area



Features:

- Mountain Views
- Full UPVC Double Glazing & Electric Storage Heating
- Modern Fitted Kitchen with Door to the Rear Garden
- Spacious Open Plan Living and Dining Room
- Quiet Cul-De-Sac Location Close to Village Amenities

CONTACT US :
CALEDONIA ESTATE AGENCY
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AVIEMORE

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01479 810 531



31 Burnside Avenue is a well-presented three-bedroom terraced home, positioned within a cul-de-sac and conveniently located for access to scenic local walks and a full range of amenities.

The property offers a bright and spacious open-plan living and dining area, complemented by a modern fitted kitchen featuring an integrated Bosch oven and hob. The kitchen also provides direct access to the rear garden, and there is the added convenience of a ground floor WC.

Upstairs, the accommodation comprises three generous double bedrooms, all with built-in wardrobes, along with a linen cupboard and shower room. There are views towards the Cairngorm Mountains and Craigellachie. Further benefits include UPVC double glazing and electric storage heating throughout.

This affordable home would make an excellent family purchase, situated in a popular residential area of Aviemore close to local facilities and services.



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 Dalnaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

OUTSIDE

The front garden is enclosed by timber fencing and finished in low-maintenance gravel with paving slabs. To the rear, the garden is fully enclosed and also laid to gravel, complemented by trees and shrubs, along with a patio area ideal for outdoor seating. A gate provides access to the rear pathway, and there is a convenient external store located by the back door. Ample on-street parking is available for multiple vehicles.

INCLUDED

All floor coverings and light fittings. All integrated kitchen appliances will also be included.

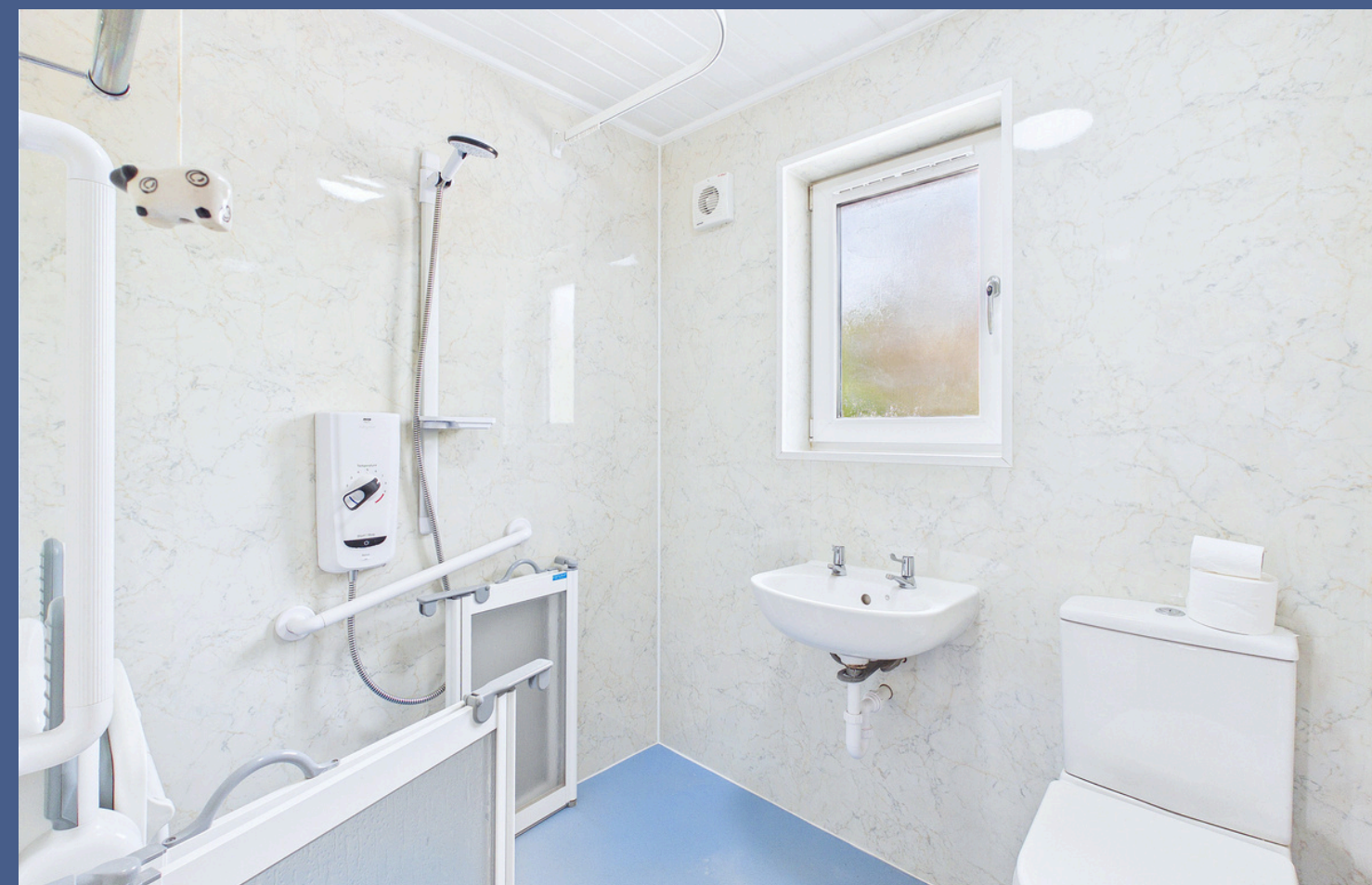
SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band C - £2032.28 p.a. (2026/27) 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 1SE
- EPC Rating: F
- 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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