

Ranville
Aviemore
PH22 1RL

OFFERS OVER £400,000

Traditional Stone & Slate Villa Set
Within Exceptional Garden
Grounds In The Heart Of
Aviemore



Features:

- Original Features Including Ceiling Coving, Open Fireplaces & Sash Windows
- Spacious Accommodation Throughout
- Beautiful, Established Private Garden Space to the Rear
- Two Timber Garages and Multiple Garden Sheds
- Off Street Parking for Multiple Cars
- Central Village Location Close to All Local Amenities

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Ranville is a charming three-bedroom detached villa, prominently positioned on Aviemore's main street and believed to date back to around 1909. Constructed from traditional stone and slate, this landmark home occupies an exceptionally generous plot surrounded by a mature private garden, offering excellent outdoor space and potential future development opportunities.

Internally, the property retains a wealth of original character features including sash and case windows, ornate ceiling coving, attractive open fireplaces and traditional alcove shelving. The ground floor accommodation includes two spacious front-facing reception rooms, one of which has previously served as a formal dining room, both offering warm and inviting living spaces. To the rear, the large kitchen is centred around a traditional solid fuel range cooker, with an adjoining flexible room suitable as a pantry, home office, study or potential fourth bedroom. The ground floor is further complemented by a shower room along with bright sunroom/porch entrances to both the front and rear of the property.

Upstairs, there are three generously proportioned bedrooms, two featuring original open fireplaces, alongside a family bathroom. One bedroom also benefits from built-in wardrobes and a useful laundry cupboard.

Although requiring a degree of refurbishment, Ranville represents a rare opportunity to acquire one of Aviemore's notable traditional homes with substantial garden grounds in a prime central location.



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

Ranville boasts a huge established rear garden mainly laid to lawn with many trees and shrubs round the borders of the property. To the front of the house the garden is mainly laid to lawn, with some border plants and a small garden gate out to the street and the tarred driveway with off street parking for multiple cars.

INCLUDED

All floor coverings and light fittings.

SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band F (£3597.47 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 1RL

·EPC Rating: G

·Home Report Value: £400,000

PRICE

Offers Over £400,000 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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