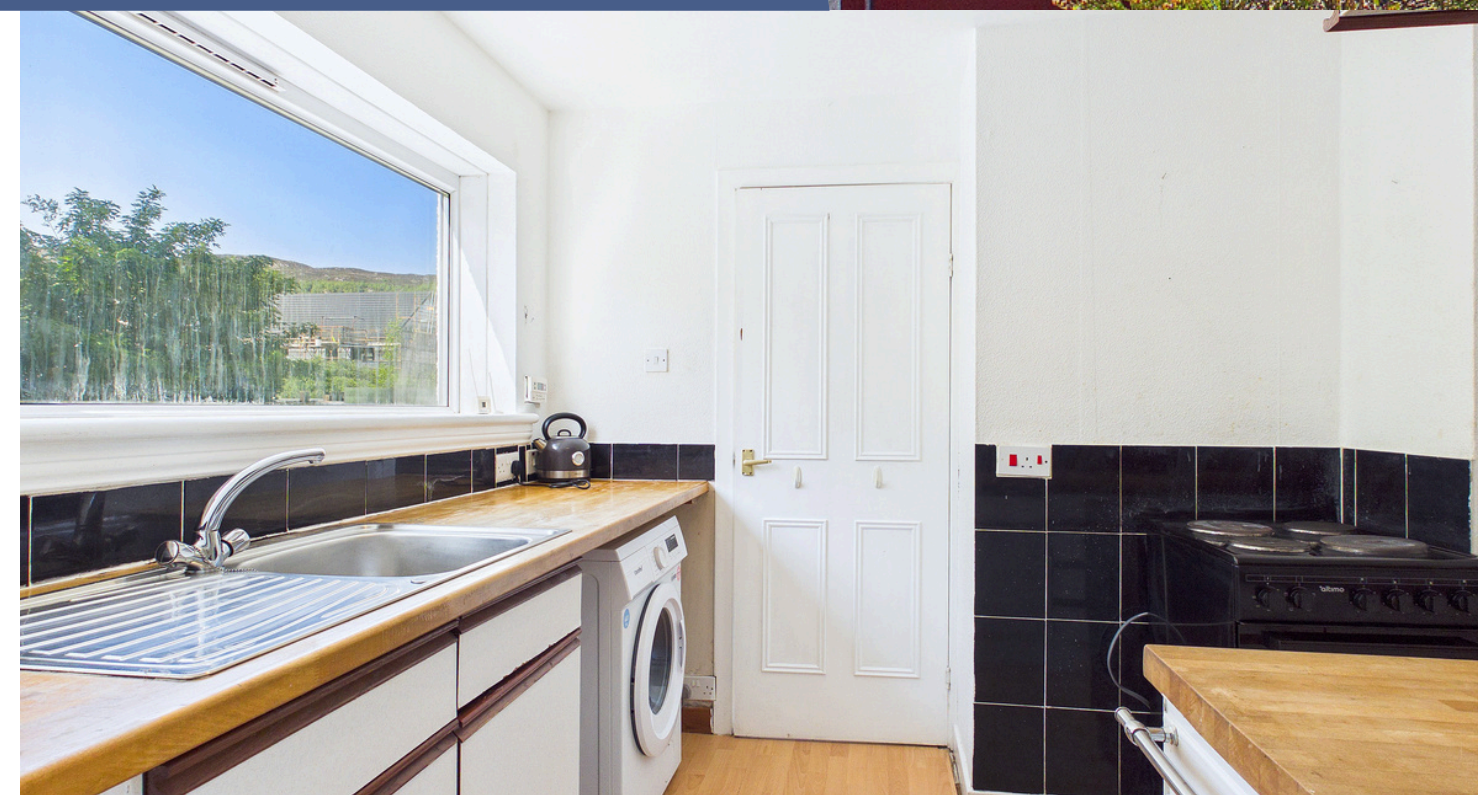


44 Milton Park
Aviemore
PH22 1RS

OFFERS OVER £140,000

Two Bedroom Mid Terrace
Property in Popular Residential
Area



Features:

- Bright Double Aspect Lounge and Dining Room
- Oil Fired Central Heating and Double Glazing
- Views to the Craigellachie Nature Reserve
- On Street Parking
- Central Village Location Close to All Local Amenities

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
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01479 810 531



44 Milton Park is a well-proportioned two-bedroom mid-terrace ex-local authority home, ideally located in the heart of the village.

The property offers a bright dual-aspect lounge/dining room, with a fireplace serving as a central focal point. A welcoming entrance porch leads into the hallway, which features a useful large storage cupboard. The kitchen, though compact, provides direct access to the rear garden and is complemented by a generous understairs cupboard. Upstairs, the property comprises two double bedrooms, one benefiting from a built-in wardrobe and a family bathroom.

The property benefits from oil-fired central heating and double glazing. While the property would benefit from some light cosmetic upgrading, it presents excellent potential.

Situated in a popular residential area of Aviemore, the property is conveniently close to all local amenities.



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 property enjoys both front and rear garden grounds. The front garden is primarily laid to gravel, complemented by a selection of small plants and shrubs. To the rear, the garden is designed for low maintenance and is also laid to gravel, providing an ideal space for outdoor furniture. Additional features include a timber garden shed, oil tank, and rotary clothes dryer. A path and garden gate provide convenient access to the rear parking area.

INCLUDED

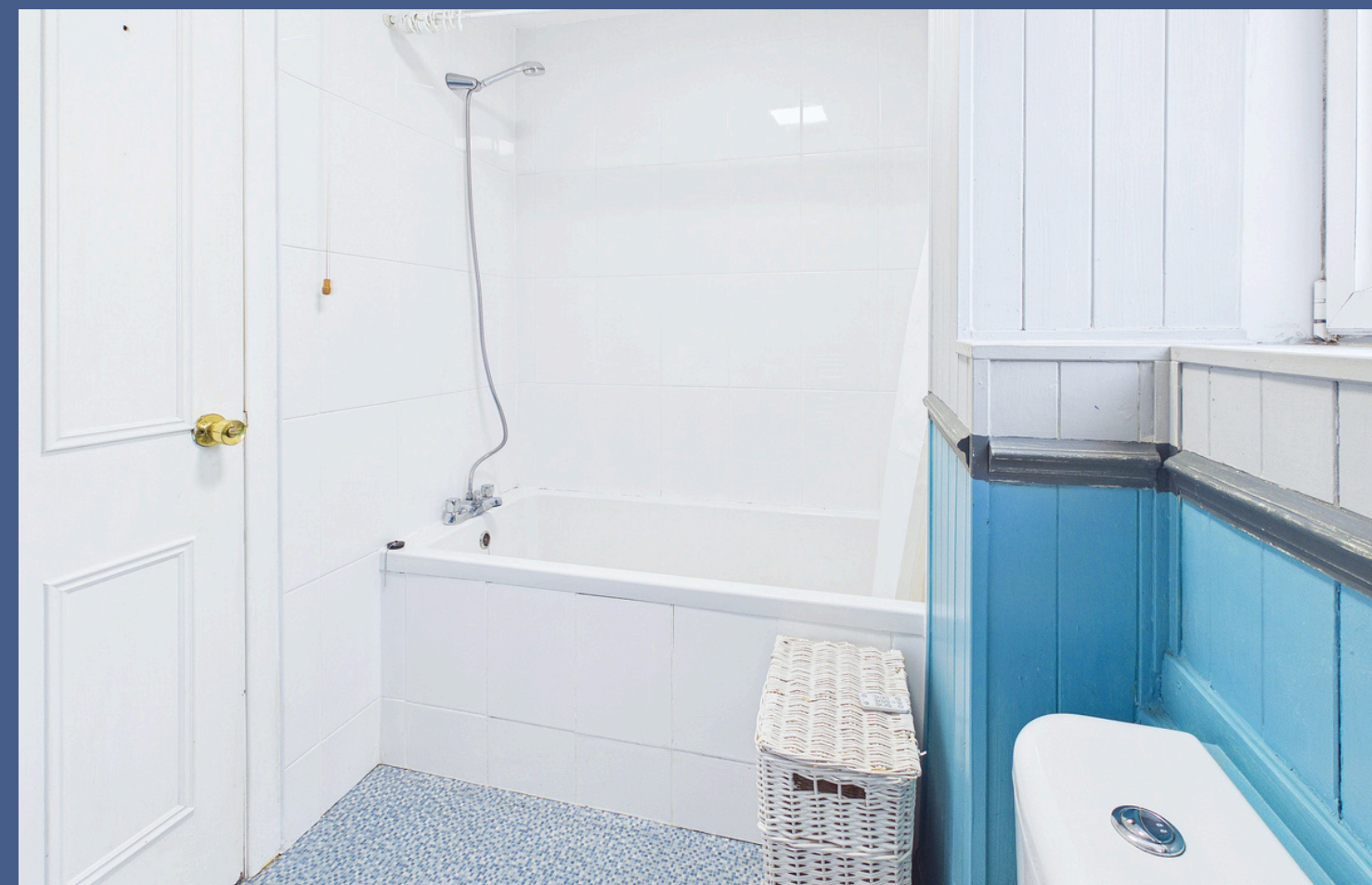
All floor coverings, curtains and light fittings.

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: [44 Milton Park HR.pdf](#)
- Postcode: PH22 1RS
- EPC Rating: D
- Home Report Value: £140,000

PRICE

Offers Over £140,000 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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