

34 Strathspey Avenue
Aviemore
PH22 1SN

OFFERS OVER £320,000

Three Bedroom Detached Villa
with Garage and Generous Garden
Space



Features:

- Bright Modern Fitted Kitchen/Dining Area
- Sunroom with Views of the Garden
- Beautiful Views of the Cairngorm Mountains
- Full Double Glazing and Oil Fired Central Heating
- Garden Gate to Access Local Woodland Walks
- Close to Local Amenities

CONTACT US :
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No 34 Strathspey Avenue is a three-bedroom detached villa which is situated in an exceptional plot backing onto local woodland which attracts an abundance of wildlife and offers a peaceful setting. The house itself benefits from a modern, open plan kitchen and dining area, south facing lounge and a glazed sunroom off the kitchen where you can enjoy views out over the garden. There are three well-proportioned double bedrooms with built in storage, a family bathroom and additional shower room.

To the front, the property enjoys stunning views of the Cairngorm Mountains while further benefits include timber double glazing and oil-fired central heating.

This home presents an excellent opportunity for a family to acquire a spacious property with superb garden grounds, in one of Aviemore's most sought-after residential areas.



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 of the property is approached via a monoblock driveway, leading to a detached single garage. The main entrance is positioned to the right-hand side of the house, while timber gates on both sides provide convenient access to the rear garden.

The rear garden is a particular highlight—fully enclosed and predominantly laid to lawn, it enjoys a desirable west-facing aspect, ensuring sunshine throughout the day. Additional features include a paved patio area, a timber workshop, and the detached single garage. The garden also benefits from direct access to the adjoining woodland, enhancing its appeal. Further practical additions include an oil tank and an outside tap.

INCLUDED

All floor coverings, curtains, blinds and light fittings.

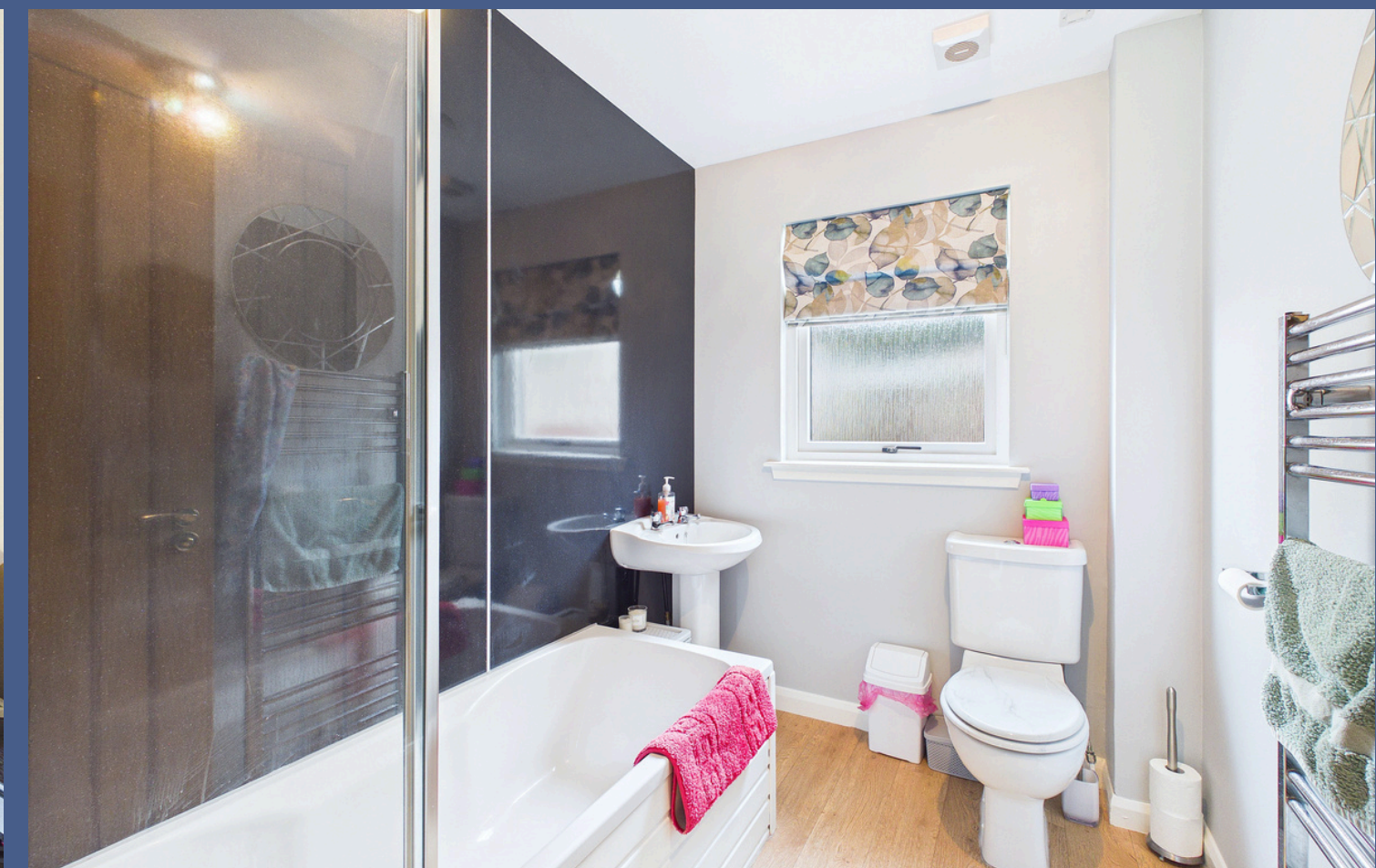
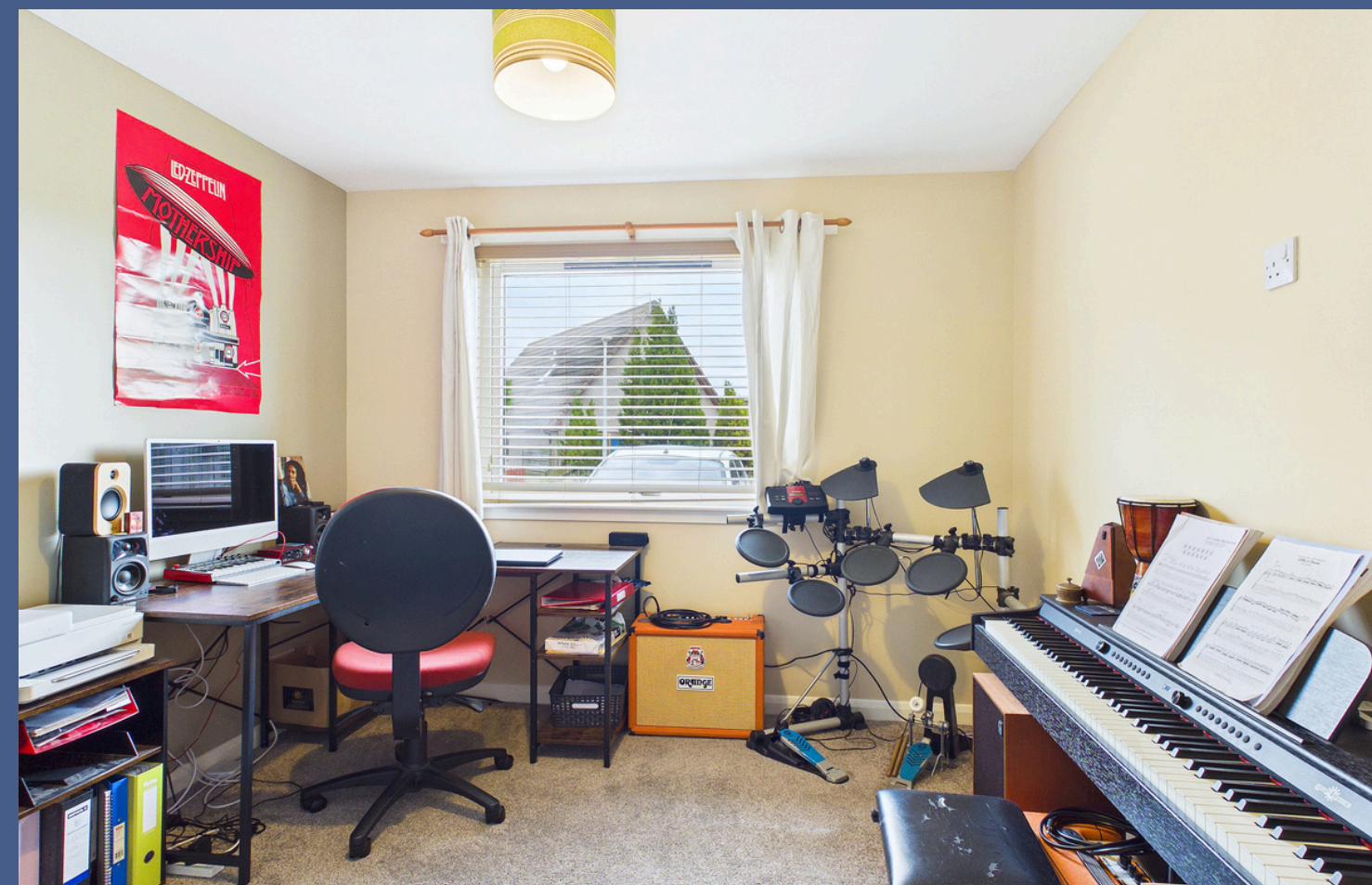
SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band E (£2944.16 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: [34 Strathspey Avenue 2026.pdf](#)
- Postcode: PH22 1SN
- EPC Rating: D
- Home Report Value: £320,000

PRICE

Offers Over £320,000 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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