

# 3 Spey Avenue Boat of Garten PH24 3BE

Offers Over £170,000 are invited

Two Bedroom, End Terrace Bungalow  
in Sought After Village Location



## Features:

- Modern Fitted Kitchen
- Timber Double Glazing & Oil Fired Central Heating
- Generous Garden Grounds
- Off Street Parking for Two Cars
- Close to Local Woodland & Riverside Walks, Bike Trails and Golf Course

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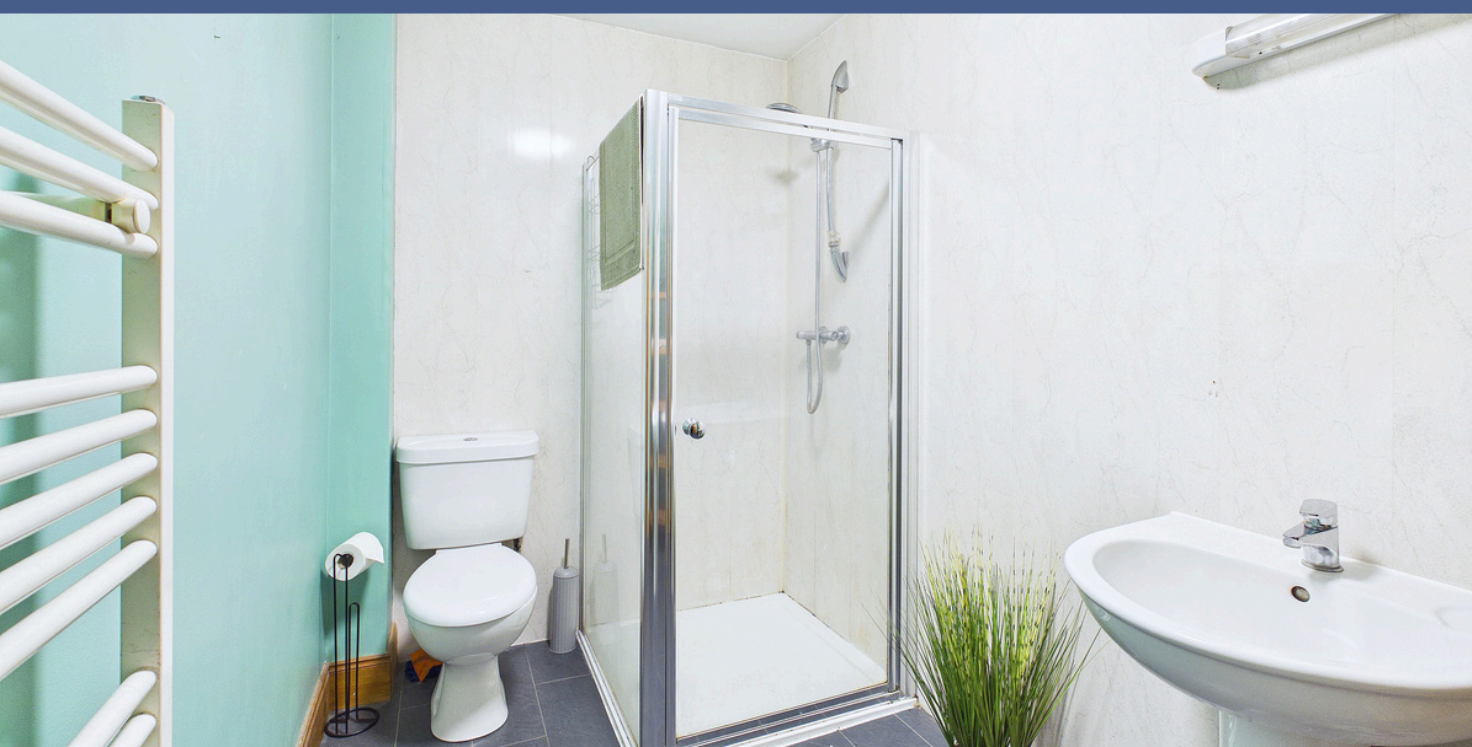


3 Spey Avenue is an end-terrace, two-bedroom bungalow set on a generous corner plot in the highly sought-after village of Boat of Garten.

The accommodation is centred around a welcoming living room, complete with a feature log burner and patio doors opening onto the rear garden, creating a bright and comfortable living space. The property also offers a modern fitted kitchen, a well-appointed shower room, and a versatile box room, ideal for use as a home office.

To the front of the property are two well-proportioned double bedrooms, one of which benefits from an attractive open fireplace.

Further features include timber double glazing, an electric wet heating system, and a loft hatch providing access to additional storage.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

The Cairngorms National Park, known as the outdoor capital of the North, in one of the most accessible parts of the Highlands having excellent links to both North and South via the A9 trunk road and the main line railway. The airport in Inverness gives access to all the main English cities and further afield. The surrounding countryside is a haven for wildlife, with red deer, badgers and squirrels amongst some of the abundant inhabitants. There is a wealth of excellent rural sporting facilities, such as stalking and grouse shooting, along with trout and salmon fishing.

There are also many outdoor pursuits available within the National Park, such as hill walking, climbing, mountain biking, wind surfing, skiing and snowboarding. There are also a number of renowned golf courses in the area - including the championship Spey Valley course in Aviemore - all within stunning countryside settings. The village of Boat of Garten provides a post office/store, hotel with bar and restaurant, coffee shop, gallery, excellent restaurant, primary school, community hall and parish church. Leisure facilities include an 18 hole golf course and tennis courts.

## OUTSIDE

To the front of the property, there is a gravelled area providing off-street parking for two vehicles. The frontage also features a lawned section and a paved pathway leading to the front door. A side gate offers access to the enclosed rear garden, which benefits from a generous lawned area, a patio adjacent to the rear door, and a gravel section. Additional features include log storage, a rotary clothes dryer, and an outside tap.

## INCLUDED

Fitted floor coverings, curtains, blinds and light fittings.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Band B £1778.24 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:

·<https://app.onesurvey.org/Pdf/HomeReport>

·Postcode: PH24 3BE

·EPC Rating: F

·Home Report Value: £170,000

## PRICE

Offers over £170,000 are invited. The seller reserves the right to accept 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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