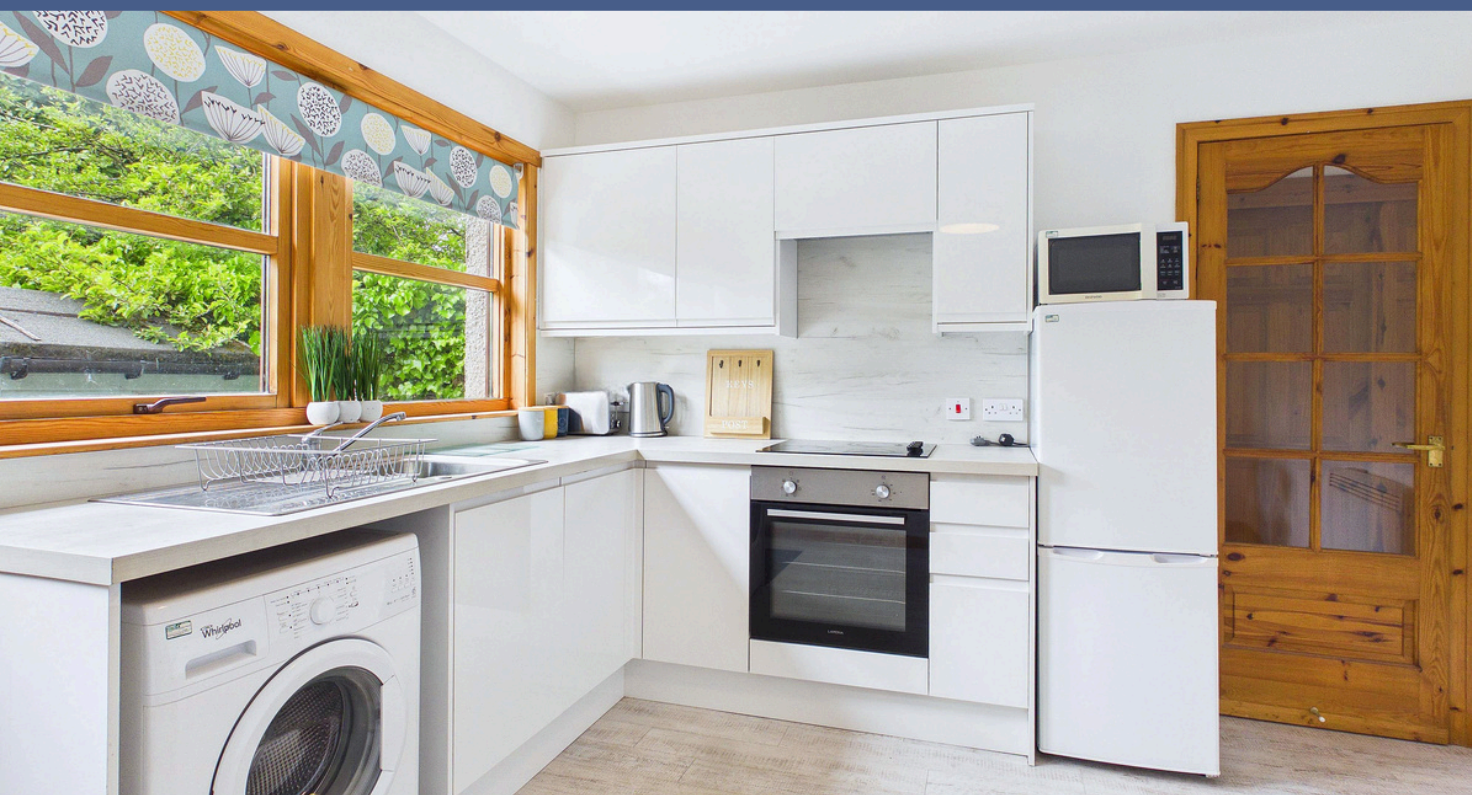


15 Braeriach Court
Aviemore
PH22 1TL

OFFERS OVER £175,000

Two Bedroom Terraced Property
in Courtyard Development Close
to Local Amenities



Features:

- Modern Fitted Kitchen & Bathroom
- Wood Burning Stove, Electric Storage Heating and Timber Double Glazing
- Low Maintenance Garden Spaces with Timber Garden Shed
- On Street Parking for Multiple Cars
- Close to Local Walks & Bike Trails

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



15 Braeriach Court is a two-bedroom terraced home, ideally situated within a courtyard development at the northern end of Aviemore, close to a range of local amenities.

The accommodation on the ground floor comprises a welcoming living room featuring a wood-burning stove, a modern fitted kitchen with space for dining, and a well-appointed family bathroom. Upstairs, the property offers two generously proportioned double bedrooms, both benefiting from built-in wardrobes.

Additional features include timber double glazing throughout, electric economy heating, and ample storage provided by well-sized cupboards on both floors.

The property would make an ideal residential or buy to let property set in a convenient village 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

The front garden is fully enclosed by a timber fence and designed for low maintenance, featuring a combination of gravel and paving slabs. The rear garden is also enclosed and fully slabbed, with access to a pathway at the back. It includes a timber shed for outdoor storage and provides space for garden furniture. On-street parking is available nearby for multiple vehicles.

INCLUDED

Floor coverings, light fittings, curtains and blinds. Integrated kitchen appliances will also be included.

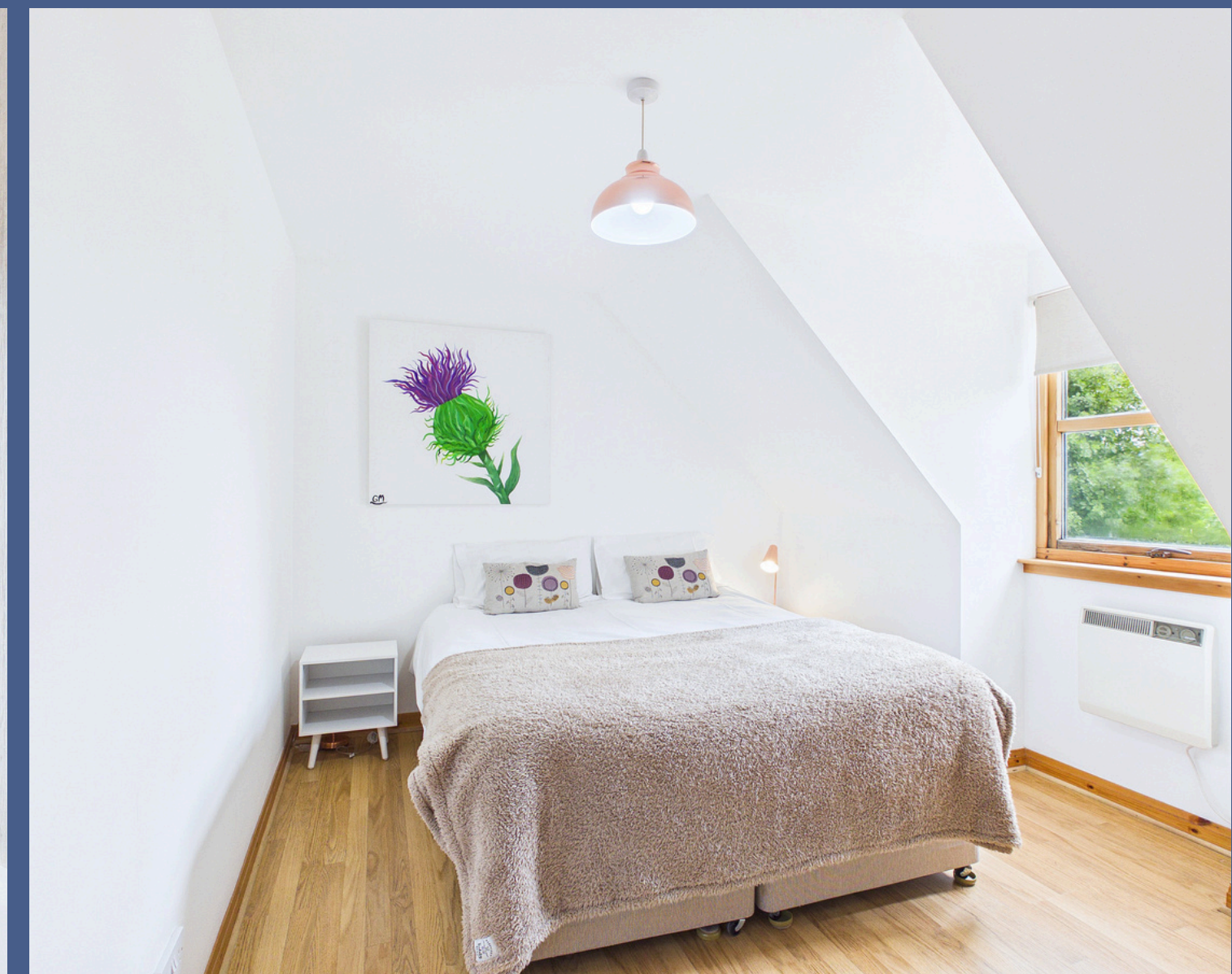
SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently council tax band B (£1778.24 per annum 2026/27) including water rates.

Discounts available for single occupancy.



WWW.CALEDONIAESTATEAGENCY.CO.UK



HOME REPORT

A Home Report is available. This can be downloaded by using the following link:

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

Postcode: PH22 1TL

Home Report Value: £175,000

EPC Band: D

PRICE

Offers Over £175,000 are invited for this property.

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.



WWW.CALEDONIAESTATEAGENCY.CO.UK





CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD

AVIEMORE

PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



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.

WWW.CALEDONIAESTATEAGENCY.CO.UK

