

3 Cairngorm Avenue Aviemore PH22 1RY

Offers Over £200,000 are invited.

Beautifully Presented Three-Bedroom
Semi-Detached Villa



Features:

- Spacious open plan living accommodation
- High-quality kitchen with upgraded worktops
- Feature wood-burning stove
- South-facing garden with pergola
- Air source heating & Full double glazing
- Private driveway with EV charging point
- Popular residential location close to local amenities and outdoor attractions

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



Situated in a popular residential area of Aviemore, 3 Cairngorm Avenue is a beautifully presented three-bedroom semi-detached villa offering an affordable, energy-efficient home that's perfect for first-time buyers, young families, or those looking to downsize.

The heart of the home is the bright open-plan lounge, kitchen and dining area, creating a fantastic space for both everyday living and entertaining. A feature wood-burning stove provides a cosy focal point, while the contemporary kitchen has been enhanced with high-quality upgraded worktops, combining style with practicality.

Upstairs, the property offers three generous double bedrooms, with two enjoying wonderful open views to the rear. A modern family bathroom completes the accommodation. Further features include full double glazing and an air source heat pump, providing excellent energy efficiency and low running costs.



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

Located within easy reach of Aviemore's excellent range of amenities, schools, woodland walks and outdoor pursuits, this superb home offers an exceptional opportunity to enjoy modern Highland living in the heart of the Cairngorms.

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

Externally, the south-facing rear garden has been thoughtfully designed to make the most of the sunshine, featuring an attractive pergola that provides the ideal setting for outdoor dining or relaxing. To the front, a private driveway offers off-street parking and benefits from an EV charging point.

INCLUDED

Fitted floor coverings and blinds. All integrated kitchen appliances will also be included.

SERVICES

Mains electricity, water and drainage. Telephone.

COUNCIL TAX

Currently Band C £1891 p.a. (2025/26) including water rates.

Discounts are available for single person occupancy.



WWW.CALEDONIAESTATEAGENCY.CO.UK



HOME REPORT

A Home Report is available for this property. Please use the following link:

- Reference: [3 Cairngorm Avenue - Home Report](#)
- Postcode: PH22 1RY
- Energy Performance Certificate Rating: Band D
- Home Report Value: £200,000

PRICE

Offers over £200,000 are invited for this property.

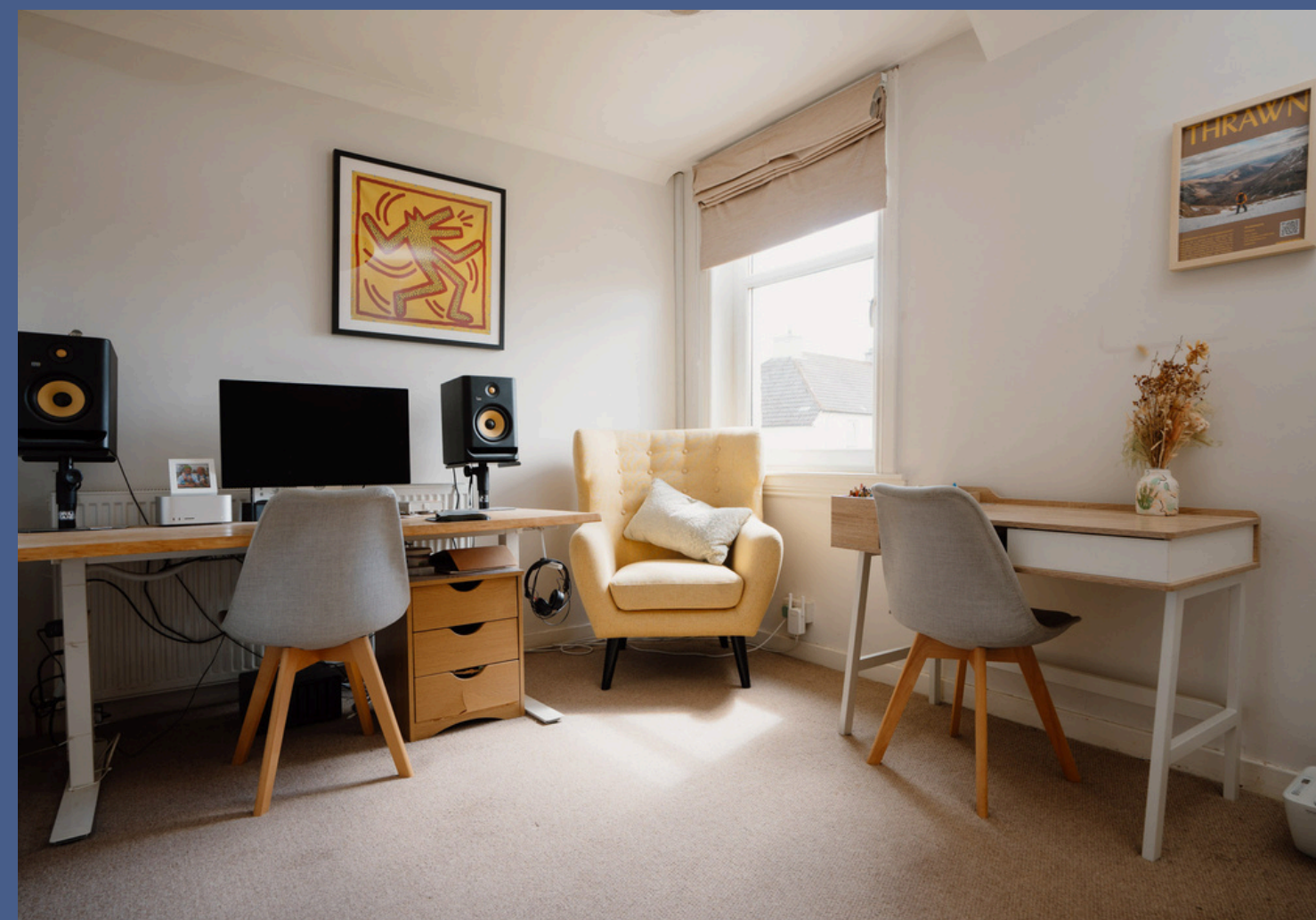
The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is by appointment 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

