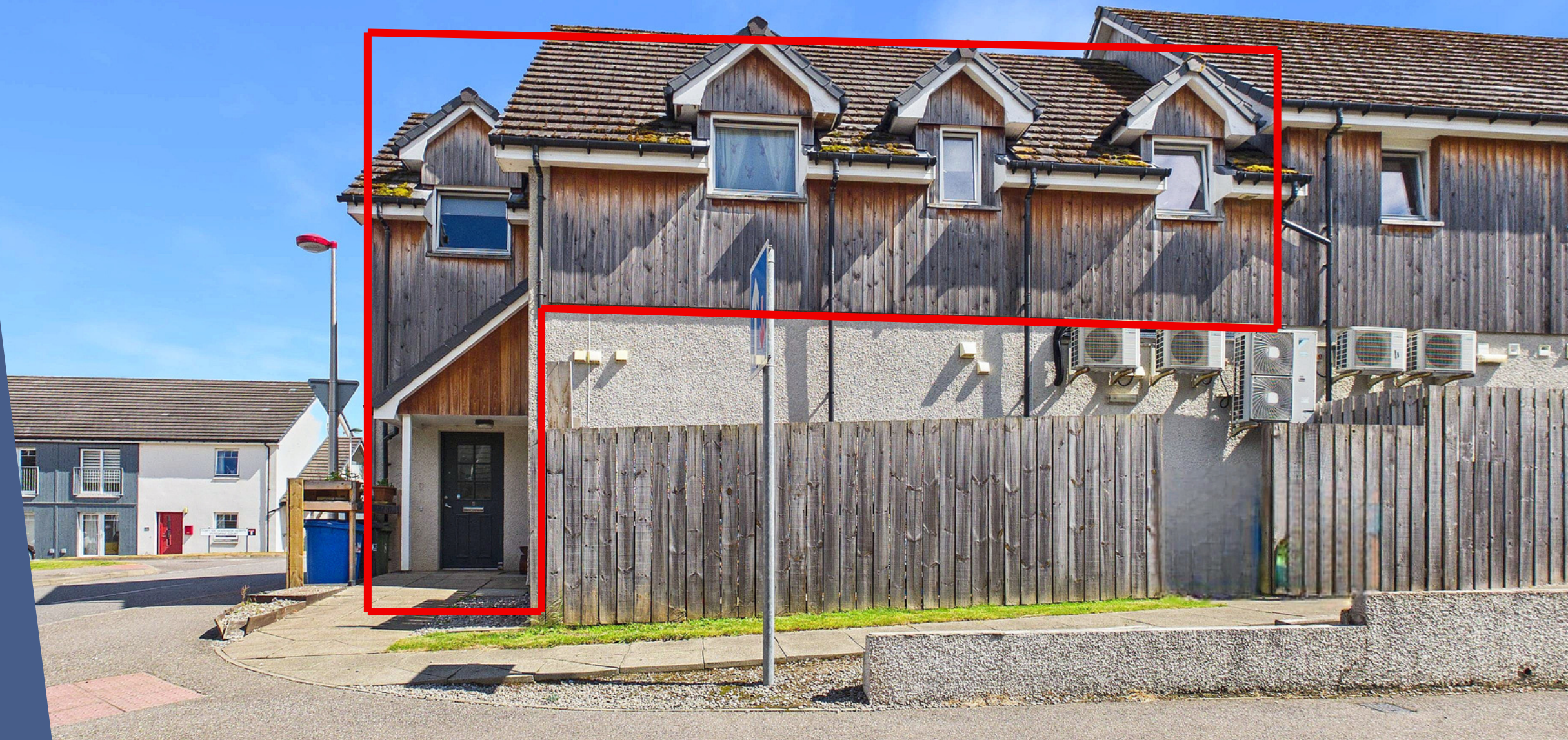


# 8 Granish Way Aviemore PH22 1UQ

Offers Over £175,000 are invited

Two-Bedroom First Floor Apartment in  
Popular Residential Area of Aviemore



## Features:

- Spacious Modern Fitted Kitchen and Bright Living Room
- Hardwood Flooring in Living Room, Kitchen & Hallway Areas
- Views of the Cairngorm Mountains to the front and Craigellachie Nature Reserve to the Rear
- Generous Hallway Space at Entrance for Storage
- Full Double Glazing and Electric Economy Heating
- Communal Car Park
- Close to Local Amenities

CONTACT US :

CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH

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01479 810 531



8 Granish Way is a well presented two-bedroom first-floor apartment, ideally situated in a convenient and popular residential area in the northern part of Aviemore, within easy reach of a wide range of local amenities. Constructed approximately 16 years ago, the property enjoys impressive views towards the Cairngorm Mountains from both the living room and master bedroom, while the rear overlooks the picturesque Craigellachie Nature Reserve.

The accommodation is bright and well-proportioned throughout, featuring a spacious fitted kitchen which connects to a welcoming living room complete with an electric fireplace. Double doors between the two rooms offer flexibility, allowing the spaces to be opened up or separated as desired. There are two double bedrooms, both benefiting from built-in wardrobes, and a family bathroom. A large storage cupboard is located within the first-floor entrance hall, while the ground-floor entrance leads to a spacious private stairwell, providing an ideal area for storing outdoor clothing, bicycles, or recreational equipment.

Further benefits include hardwood flooring, timber double glazing, energy-efficient electric heating, and a loft hatch providing access to a partially floored loft space, offering valuable additional storage. Combining comfortable accommodation, attractive views, and a convenient location, 8 Granish Way would make an excellent permanent residence or buy-to-let investment opportunity.



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 Dalfaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence. This is complemented by an abundance of wildlife and a diversity of recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, mountain biking and skiing, to name but a few.

## OUTSIDE

A paved pathway leads to the entrance with sheltered doorway. Ample parking is available to the front of the property in a communal car park.

## INCLUDED

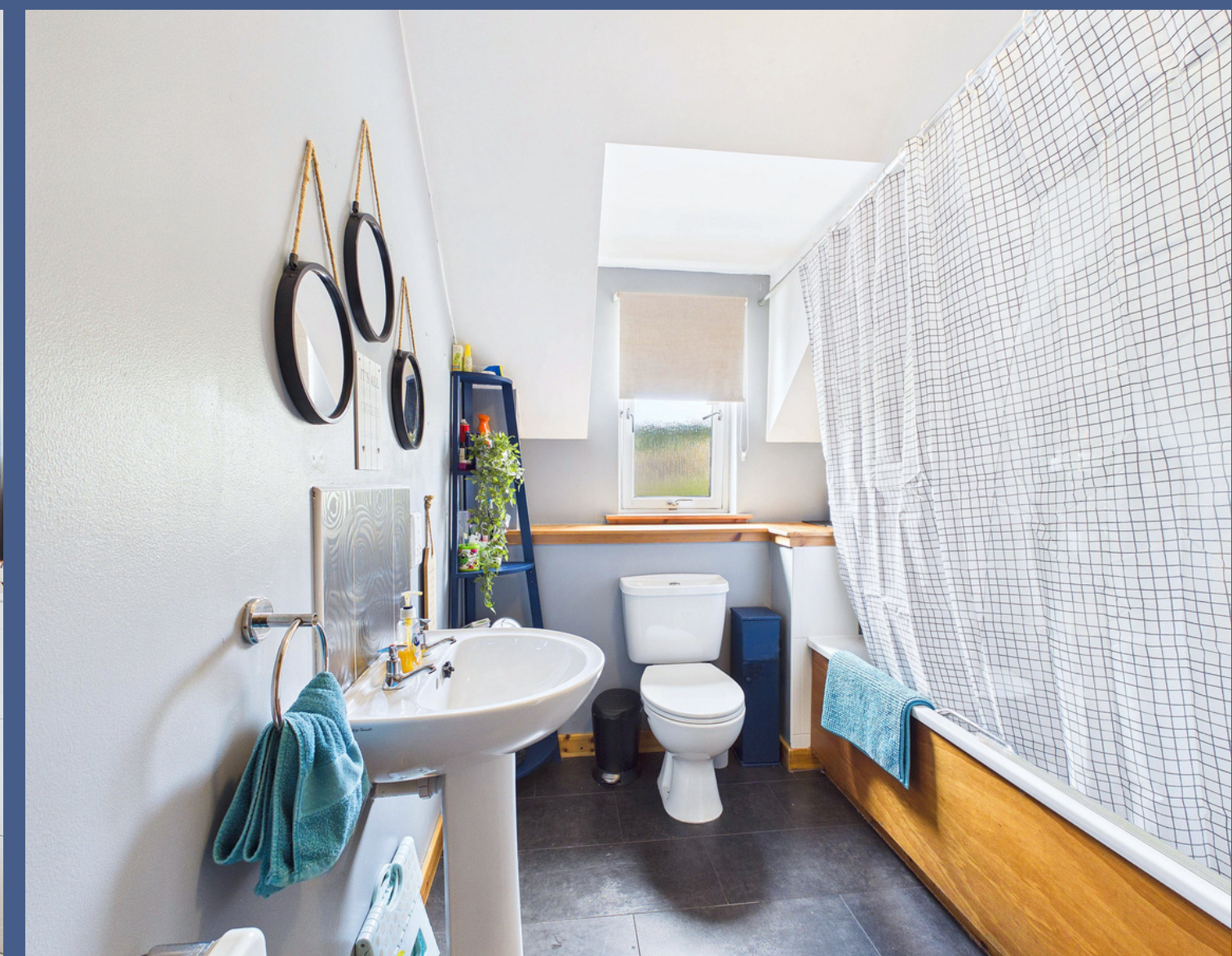
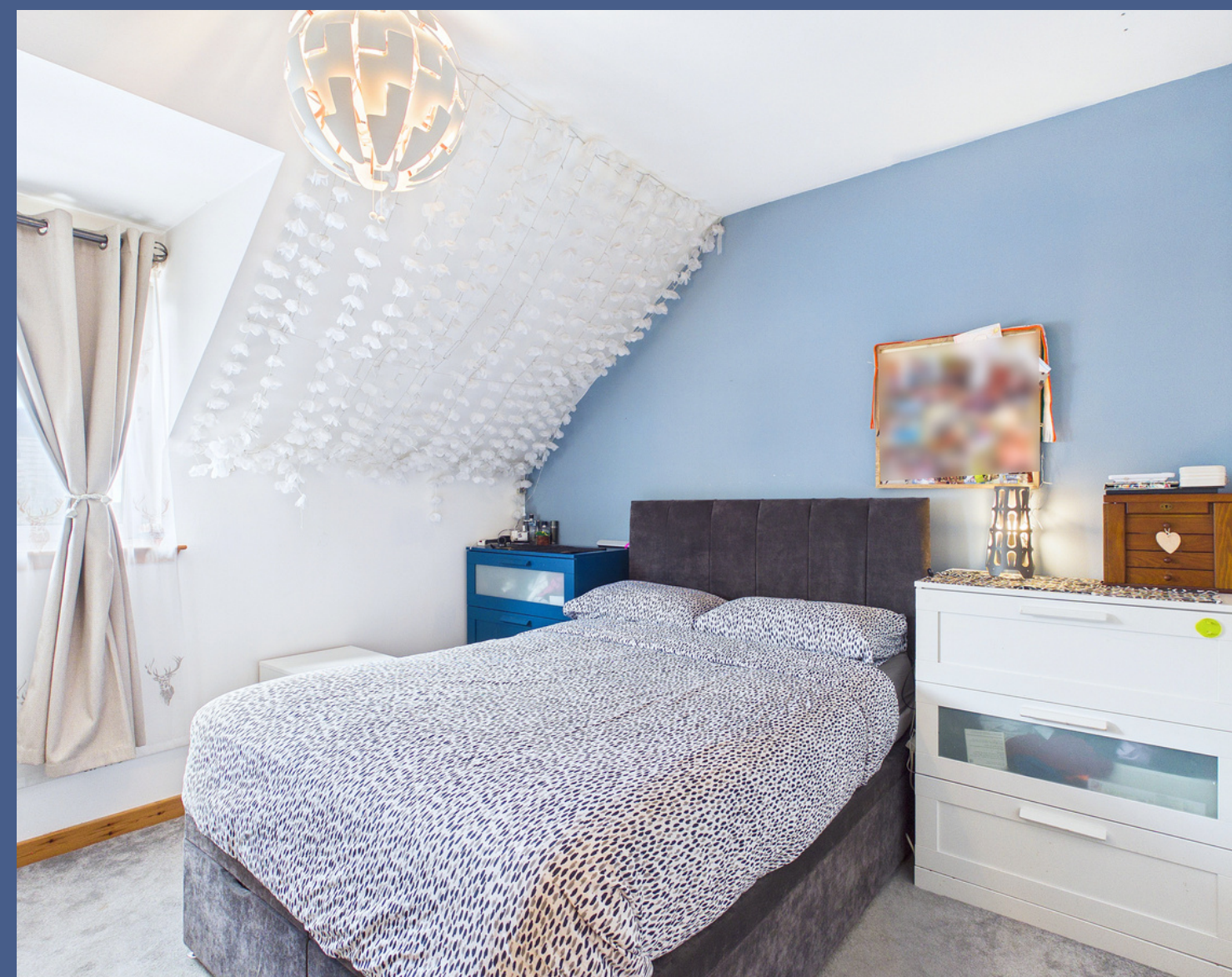
All floor coverings, blinds and light fittings.

## 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: [8 Granish Way Home Report](#)
- Postcode: PH22 1UQ
- EPC Rating: C
- Home Report Value: £175,000

## PRICE

Offers Over £175,000 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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