

42 Strathspey Avenue
Aviemore
PH22 1SN

OFFERS OVER £325,000

Beautifully Extended Four Bedroom
Property Offering Panoramic Views of The
Cairngorms



Features:

- Open Plan Living Space with Multi Fuel Stove & French Doors Opening to The Garden
- Eco-Friendly Air Sourced Heating & Solar Panels
- Stunning Double Aspect Bedroom With A Breathtaking Balcony
- Well Maintained Garden Grounds & Detached Garage
- Close To Local Woodland Walks & Bike Trails

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Strathspey Avenue is a highly desirable residential area of Aviemore, with walking distance of all amenities and facilities. No 42 is 4 bedroom detached villa which has been extended and upgraded to a very high standard. The property benefits from a fantastic extension which offers an amazing open plan living space and a breathtaking balcony giving panoramic views of the Cairngorm Mountain. Other notable benefits include the eco-friendly air sourced heat pump, solar panels, multifuel stove and full double glazing. This efficient family home is in great condition and offers great flexibility. The property has a self-contained annex which has been beautifully designed and includes high quality specifications. The current owners use it as air BnB but could be used as a granny flat or simply as additional accommodation. This property will be perfect for residential living as it is situated very close to Aviemore primary school and all the local amenities but could also be utilised as holiday home or buy to let.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



Aviemore village itself offers many amenities, including primary school and community centre, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and 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.

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.

ACCOMMODATION:

Entrance Vestibule 2.97m x 1.62m

Glazed security door opens to entrance vestibule. Built-in storage cupboard. Coat hooks. Recessed lighting. Radiator. Oak laminate flooring. Door open plan kitchen, lounge and dining area.

Lounge/Kitchen/Dining Area 6.55m x 6.68m

A spectacular double aspect room with windows to the front and side offering great views and an abundance of natural daylight. This fantastic open plan area provides amazing space for hosting friends and family, while also offering a comfortable and cozy space to enjoy the multifuel stove. The dining area offers adequate space for both family and formal dining. The kitchen area includes fitted base and wall units which freestanding appliances and stainless steel sink. Recessed lighting. Smoke alarms. Laminate Oak flooring. Double French doors out to the garden and door to the inner hallway.

Inner Hall

Spacious hallway with two storages cupboards, one housing the electrical consumer unit. Door to shower room and storeroom. Staircase to first floor landing.

Shower Room 1.83m x 2.13m

Three piece white suite comprising of a WC, wall mounted wash hand basin and walk-in shower cubicle with glazed side screen. Heated towel rail. Wall mirror. Toilet accessories. Pendant light. Vinyl flooring.



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Staircase to first floor landing.

A carpeted staircase leads to the first floor landing. Large storage cupboard housing the air sourced boiler and water tank. Loft hatch. Pendant light. Doors off to bedrooms one and two.

Bedroom 1 3.94m x 5.46m

Stunning, extended double aspect bedroom with a beautiful balcony overlooking the Cairngorm Mountain. Walk-in wardrobe offering hanging and storage space. Recessed lighting. Radiator. Fitted carpet.

Bedroom 2 3.18m x 3.18m

Double bedroom with large window giving great views towards Craigellachie Nature Reserve. Built-in wardrobes offering hanging and storage space. Pendant light. Radiator. Fitted carpet.

Bathroom 2.24m x 1.46m

Three piece white suite comprising of a WC, pedestal wash hand basin and a bath with shower over and side screen. Pendant light. Wall tiles. Velux window. Vinyl flooring.

Returning downstairs to self-contained Annex Room.



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Annex

6.62m x 3.84m

Stunning self-contained annex which is currently being used as a successful Air BnB. The accommodation includes a double bedroom and kitchenette, lounge area with patio doors out to a lovely decked area and a shower room. This well designed space offers great flexibility and can be utilised in many ways. The fitted kitchen includes base and wall units which incorporate a stainless steel sink and a two ring hob. The bedroom benefits from fitted wardrobes and dressing area. Recessed lighting. Radiators. Vinyl tiled flooring. Windows and doors to the front.

Garden

The front of the property is accessed via a gravel driveway which leads to the detached garage. A raised decked area sits in front of the annex offering a great space for enjoying the evening sun. A mixture of plants, trees, and shrubs. A path leads around to the rear garden and main entrance door.

The rear garden has been beautifully maintained, mainly laid to lawn with mature plants, trees, and shrubs. Timber outbuilding offering office/gym space. Woodstore. Pedestrian door to the garage. Gate offering direct access to playing field.

INCLUDED

Carpets, light fittings & floor coverings. Timber out building is not included but may be available on separate negotiation with seller.

SERVICES

Mains electricity, water & drainage.



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COUNCIL TAX

Currently Band E. Currently £22489 P.A (2024/25)

Discounts available for single occupancy.

HOME REPORT

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

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=mIrgVpWQIOXONTlKFj9UA%3d%3d>
- Postcode: PH22 1SN
- Energy Performance Certificate Rating: Band B

PRICE

Offers Over £325,000 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 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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