

# 3 Spey Avenue Aviemore PH22 1SP

Offers Over £175,000 are invited.

Attractive One Bedroom Semi-Detached  
Bungalow With Private Garden Grounds &  
A Detached Garage



## Features:

- Modern Kitchen & Shower Room
- Well Presented With Contemporary Finishings
- Decorative Wall Panelling & Herringbone Flooring
- Landscaped Rear Garden
- Close To Local Woodland Walks & Bike Trails

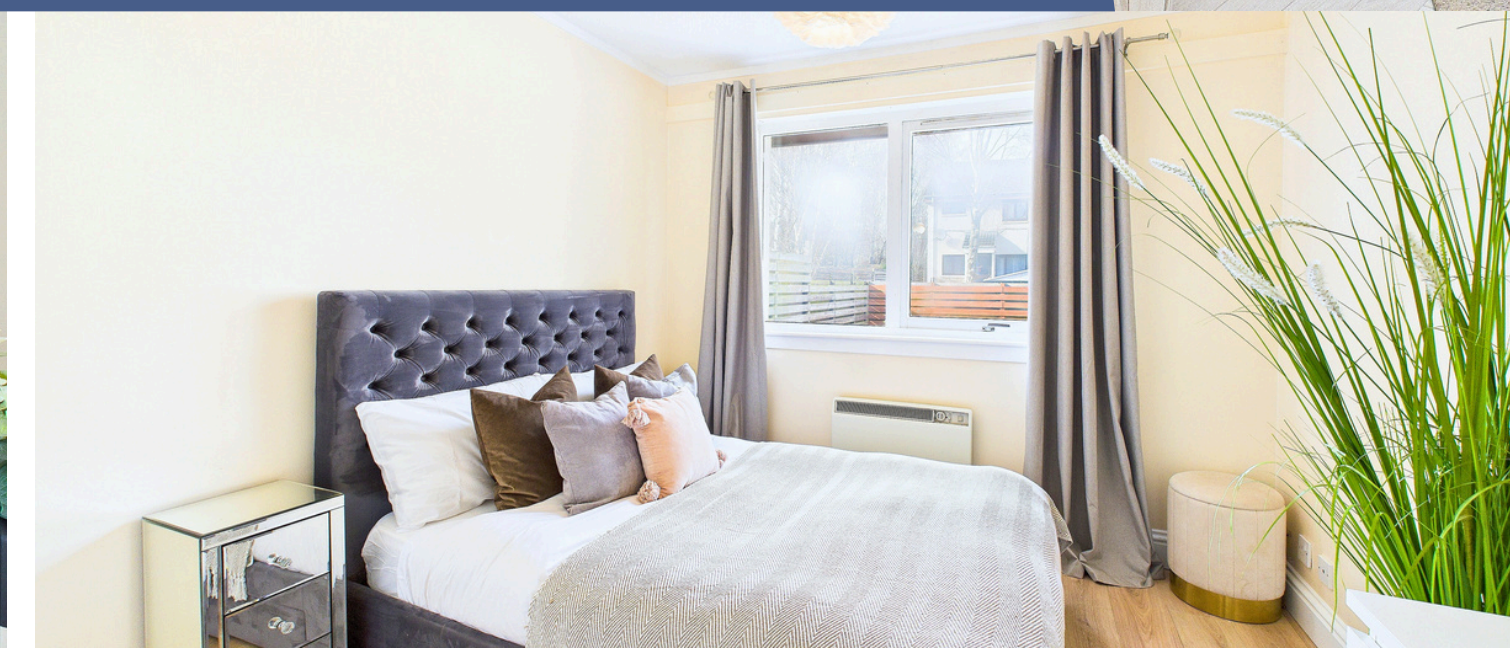
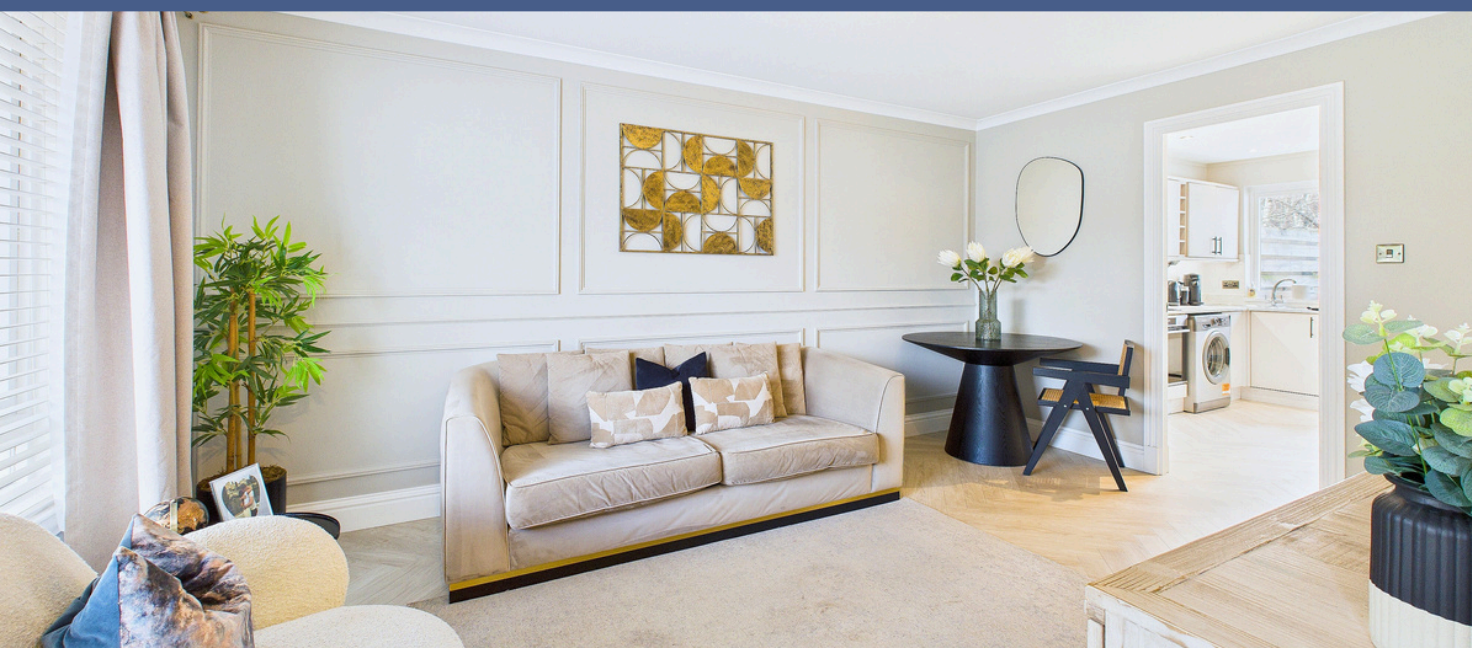
CONTACT US :  
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01479 810 531





3 Spey Avenue is an attractive one bedroom semi-detached bungalow situated in the popular Dalfaber area of Aviemore. This well presented property benefits from a spacious lounge and dining area, modern kitchen, double bedroom, attic room with Velux window and a shower room. The property also benefits from full double glazing, decorative wall paneling, herringbone flooring and electric economy heating. This is an amazing opportunity for someone looking to buy an affordable home, in a great location, close to local amenities.

The property benefits from front and rear garden grounds with a driveway to the side offering access to the single detached garage. The front garden is mainly laid to gravel with some mature trees. The rear garden is fully enclosed and has been recently landscaped to include sleeper planters, a patio area and an artificial lawn. The single detached garage has power, lighting and a manual up and over door. Storage shelving and pedestrian door to the rear.



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.

Dalfaber is a popular residential area, located at the north end of Aviemore, within 1.5 miles of the village centre. The Silverglades properties lie at the south of the residential area with views to the Cairngorms and Craigellachie Mountains. The immediate area has a community shopping centre which includes a Co-op food store & fish & chippy. Dalfaber Golf & Country club is a few minutes walk away with golf courses, swimming pool, bar & restaurant. The property is also close to the pedestrian/cycle path which leads into Dalfaber Road, Old Bridge Inn and the centre of the village.



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 brand new primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and the new 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.

#### INCLUDED

All floor coverings, light fittings, curtains and blinds.

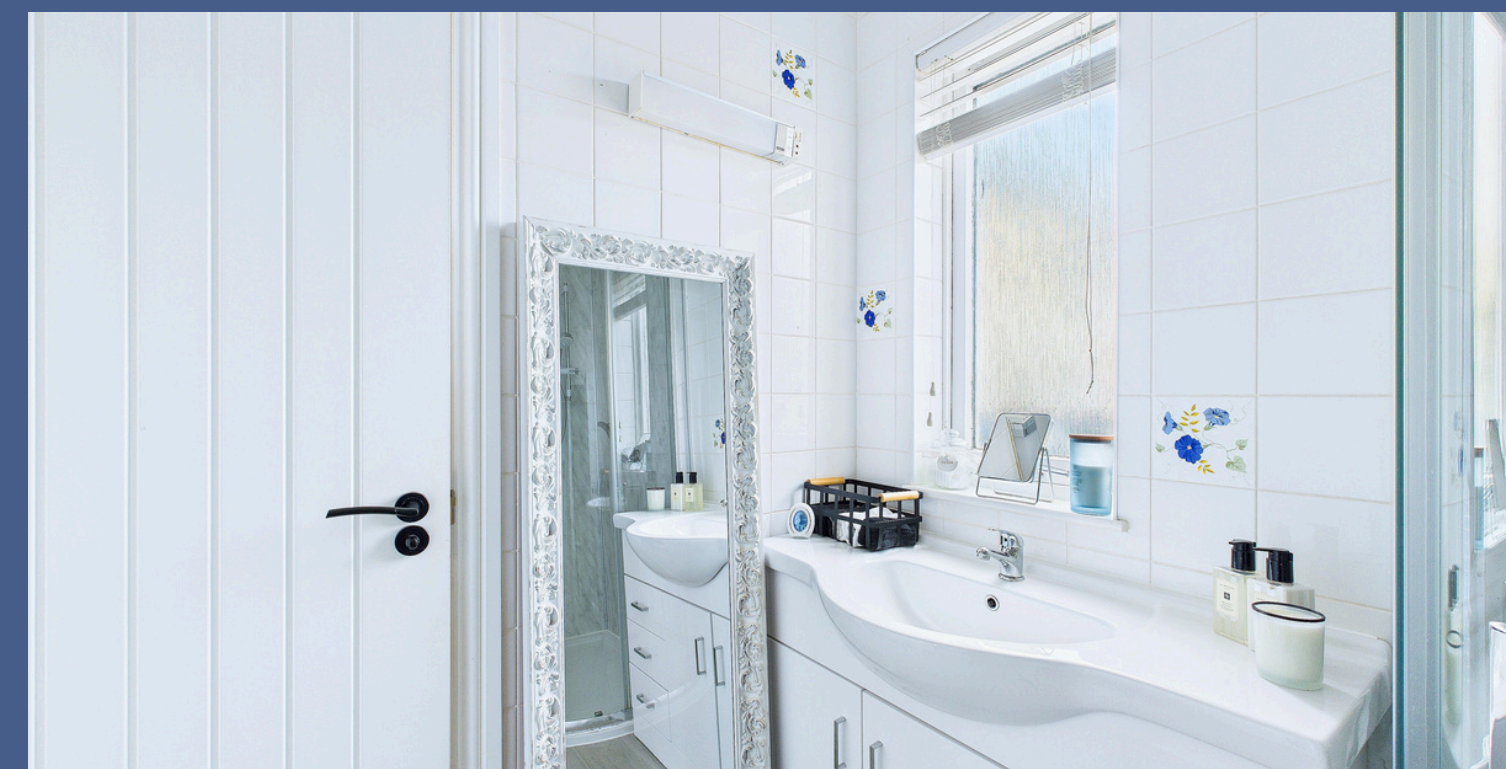
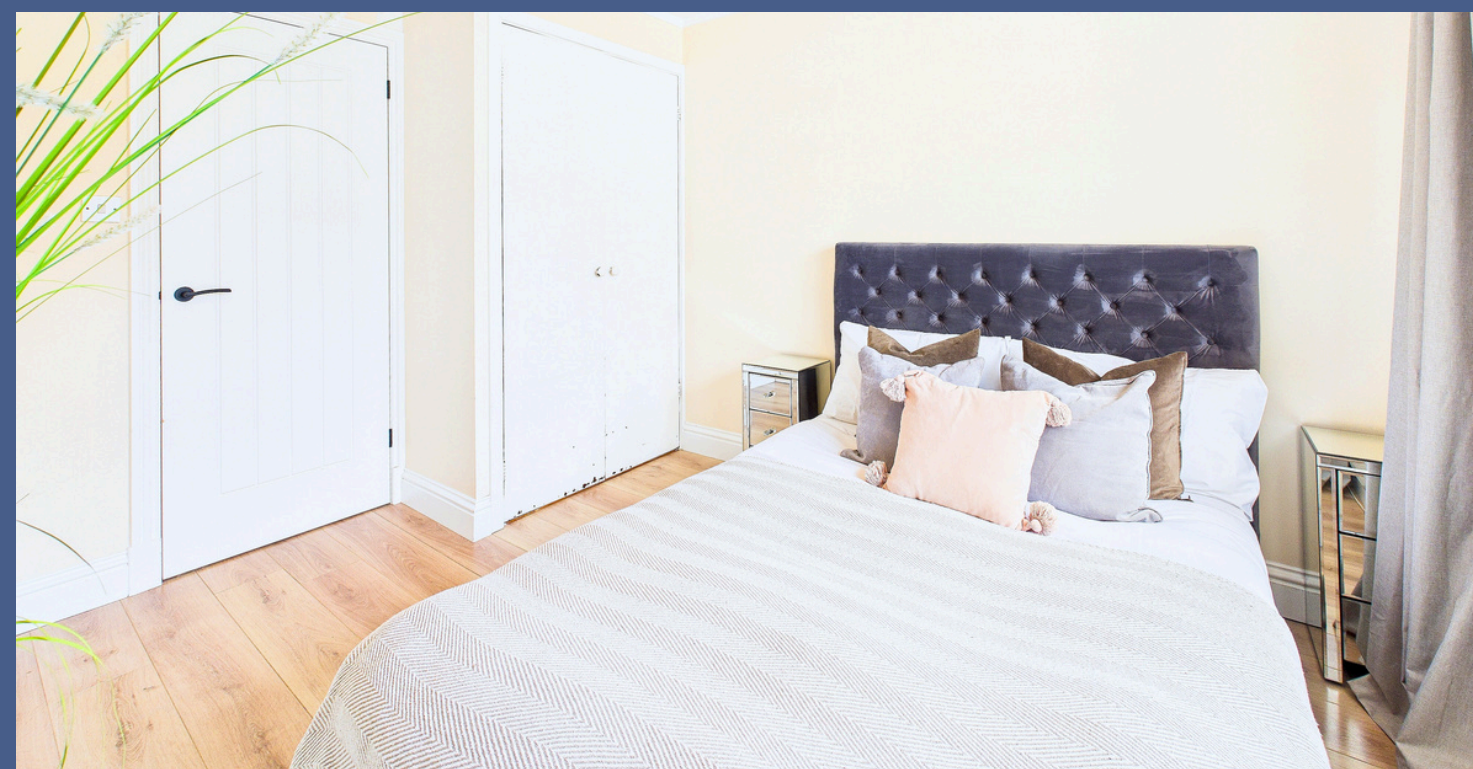
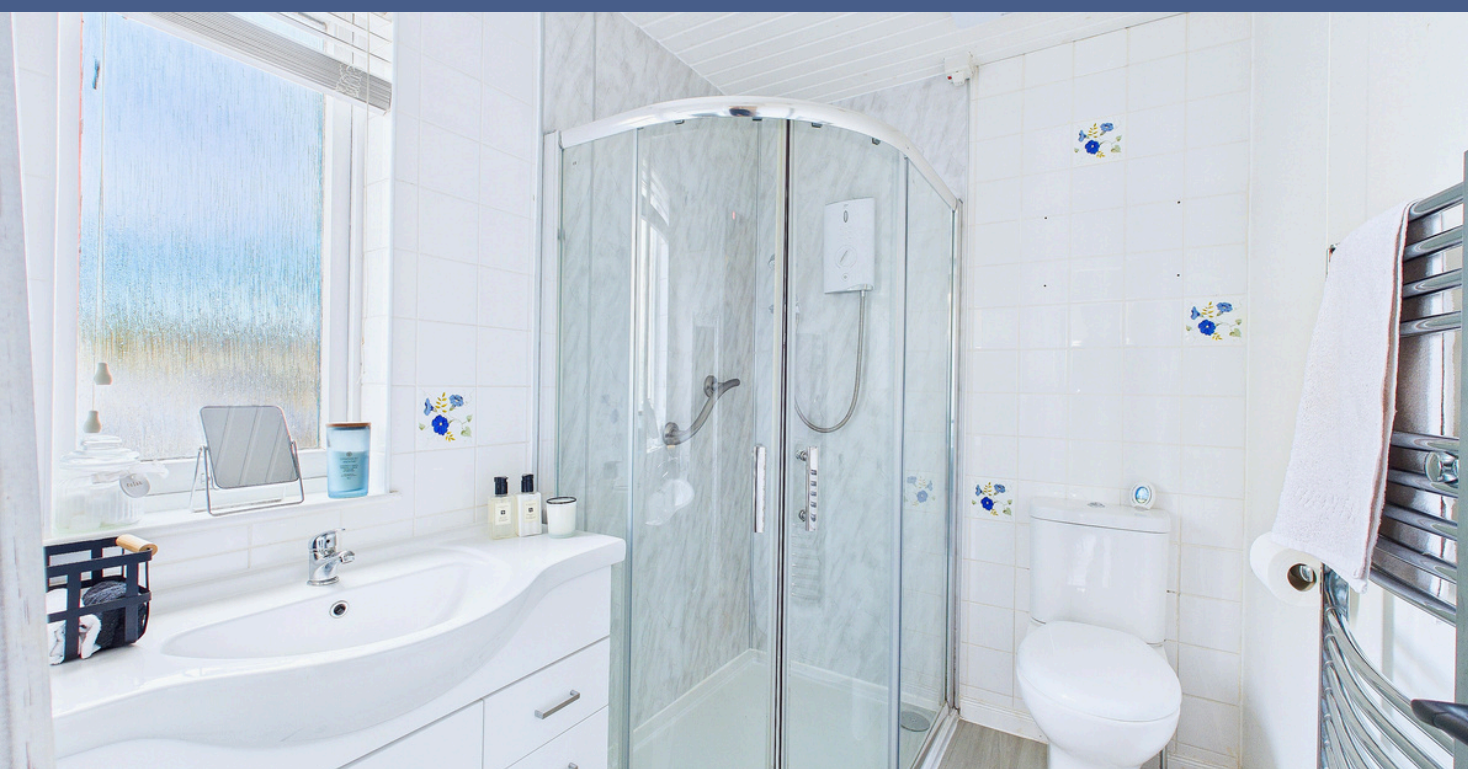
#### SERVICES

Mains electricity, water and drainage. Sky dish.

#### Council TAX

Currently Council Tax Band B (currently £1535 pa 2024/25 including water rates).

Discounts are available for single person occupancy.



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## HOME REPORT

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

- Postcode: PH22 1SP
- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=1rm3%2byBCSnc2t%2fCKLVEwWQ%3d%3d>
- Energy Performance Certificate Rating: Band E
- Home Report Value – £175,000

## 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 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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