

# 20 Braeriach Court Aviemore PH22 1TL

OFFERS OVER £175,000

Beautifully Finished Two Bedroom  
Villa Situated In A Popular  
Residential Area of Aviemore



## FEATURES :

- Stylish Kitchen & Modern Bathroom Suite
- Spacious Lounge & Well Proportioned Bedrooms
- New UPVC Double Glazing & Air Source Heat Pump
- Private Front & Rear Garden Grounds
- Communal On-Street Parking
- Close To Local Woodland Walks & Bike Trails

## CONTACT US :

CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

01479 810 531





No 20 Braeriach Court is an attractive 2 bedroom terraced house, located within a courtyard development just off Dalfaber Drive. This beautifully finished and recently upgraded villa benefits from two double bedrooms, modern bathroom suite, bright lounge and a stylish kitchen and dining area. Other notable benefits include the new UPVC double glazed windows and an eco-friendly and efficient air source heat pump. All fitted floor coverings and internal doors have also been recently modernised making this house a ready to go family home or an ideal property for a first time buyer looking at getting themselves on the property ladder. The property has been very well looked after and is being sold in immaculate condition. The property is situated within walking distance to all local facilities and has direct access onto local walks and bike trails. Viewing is highly recommended to appreciate the excellent condition of this affordable villa.



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 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.

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.



## OUTSIDE:

The front garden is enclosed with wooden fencing and gated. The garden is mainly laid to lawn with gravel borders and a paved path leading to the front door. Timber bike store.

The rear garden is also fully enclosed and gated. The easy maintainable rear garden is mainly laid to gravel with a slabbed patio area for garden furniture. Air source heat pump and outside tap. Direct access on to the local orbital footpath.

## INCLUDED

Curtains, floor coverings and light fittings. All integrated kitchen appliances.

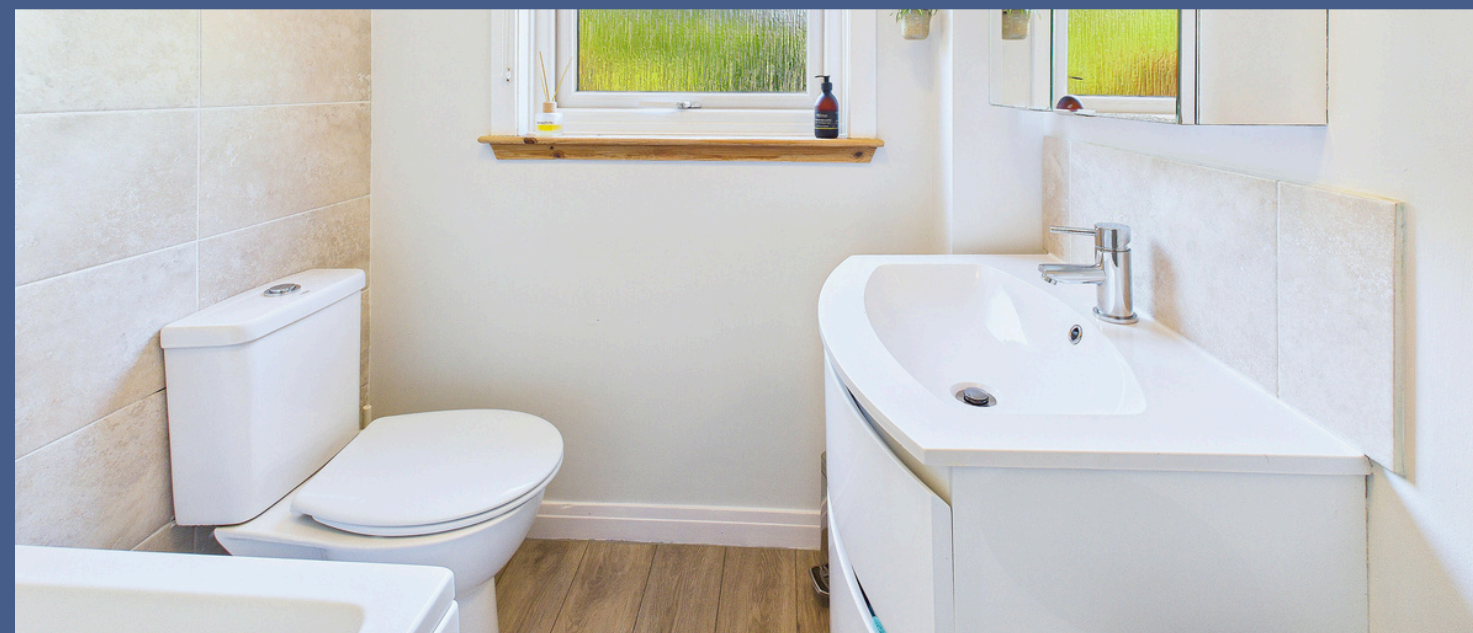
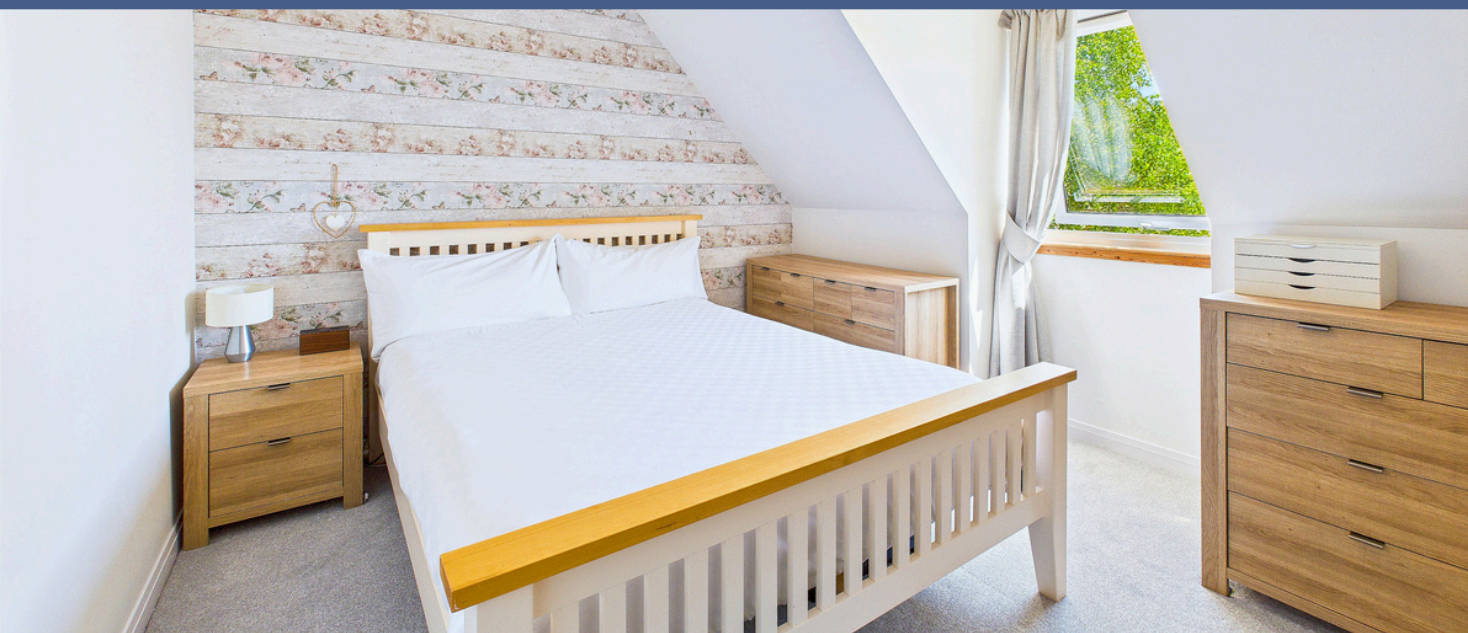
## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band B (£1535 p.a. 2025/26) includes water rates.

Discounts available for single occupancy.



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## HOME REPORT

A Home Report is available for this property - please use the following link and reference:

Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=0uTe7cABg3lLkPGB7xmZ1A%3d%3d>

Postcode: PH22 1TL

Energy Performance Certificate Rating: C

Home Report Value - £1750,000

## PRICE

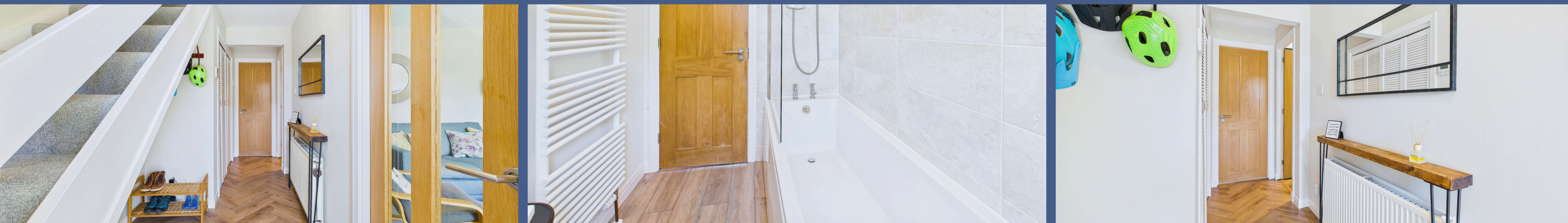
Offers Over £175,000 are invited for this property. The seller reserves the right to accept a suitable offer at any time.

## 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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