

Craigowrie
14 Dalfaber Park
Aviemore
PH22 1QF

Offers Over £895,000 are invited.

A Rare Opportunity To Acquire One Of
Aviemore's Most Distinguished Homes,
Offering Panoramic Views Across The
Cairngorm Mountain And Spey Valley
Championship Golf Course.



Features:

- Open Plan Kitchen/Dining Area & Bright Sun Room
- Two South Facing Lounges Offering Incredible Views
- Principle Bedroom With 4 Piece Bathroom Suite & Walk-In Wardrobe
- Oil Central Heating, Multiple Fire Places & Full Double Glazing
- Substantial Garden Grounds
- Private Driveway & Triple Car Garage

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
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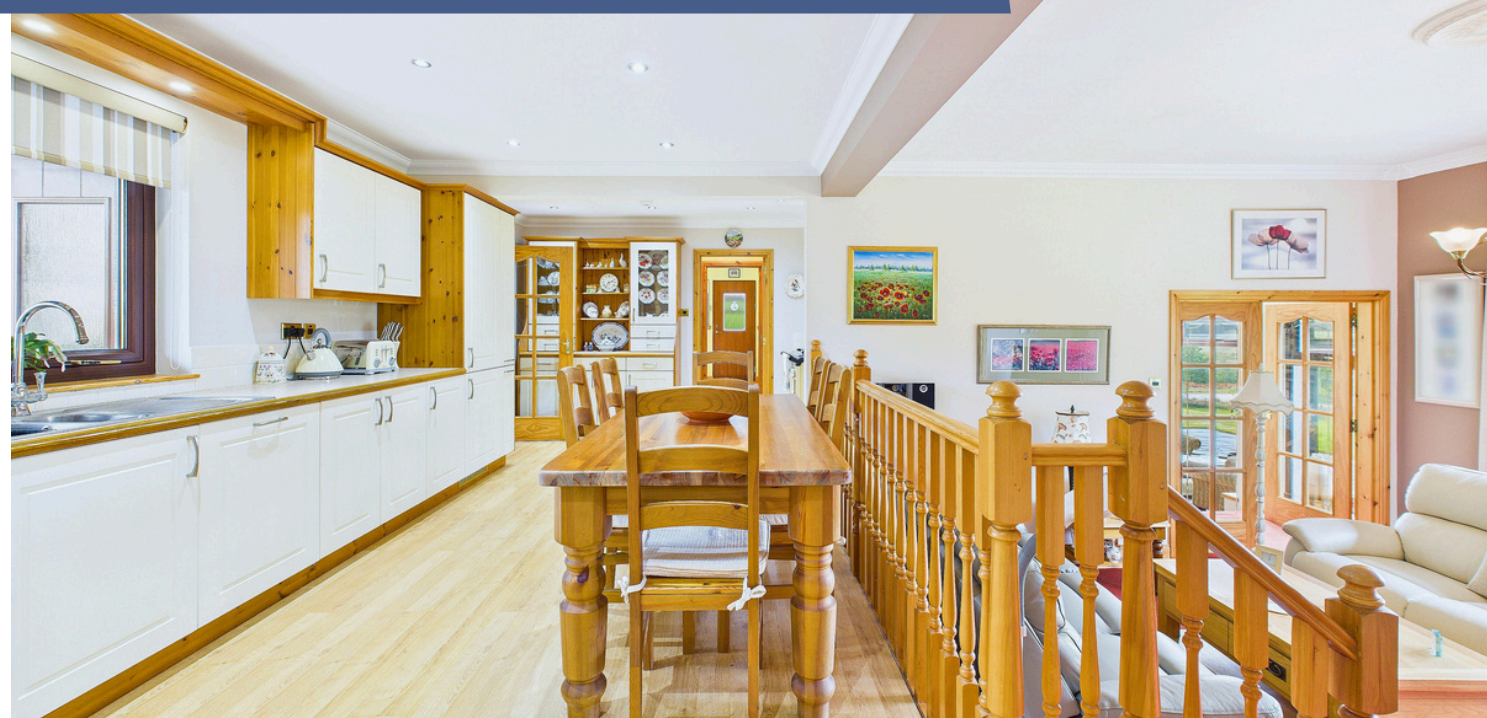
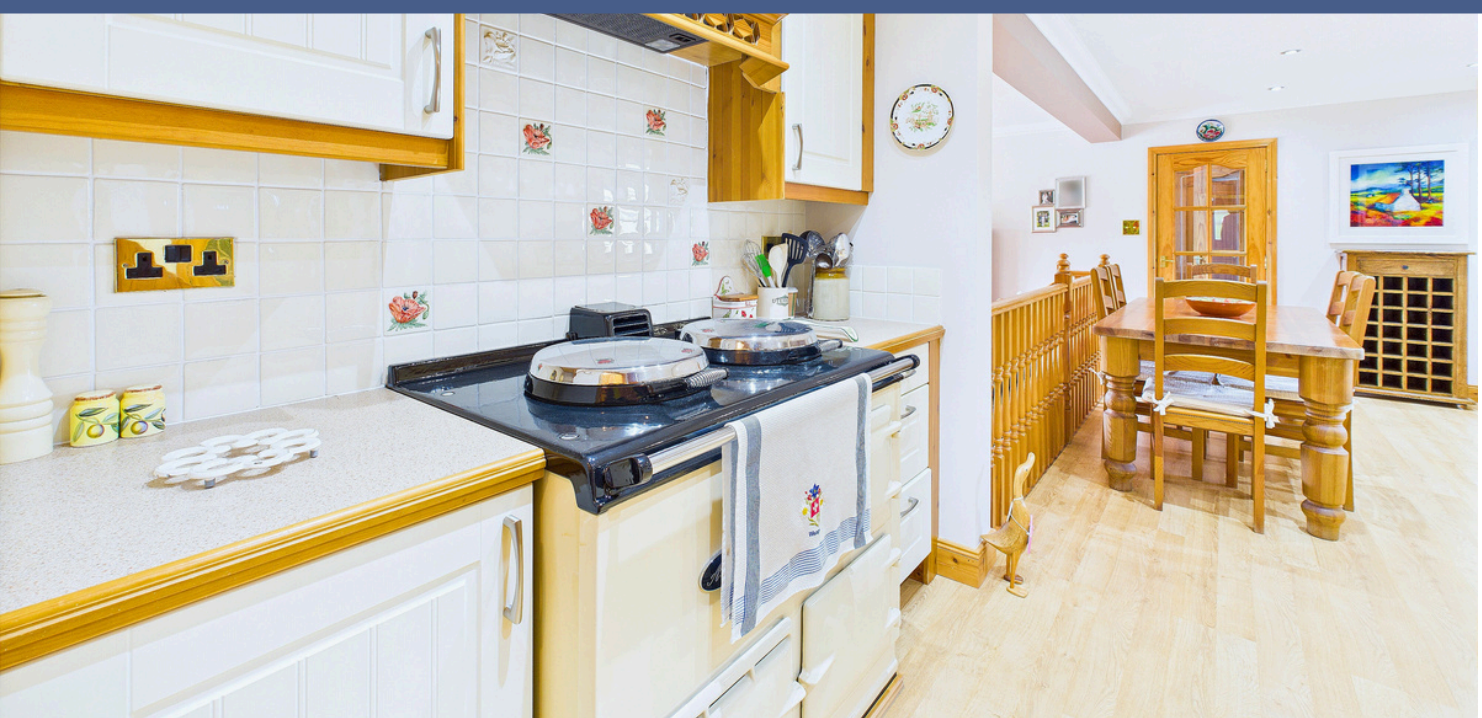
01479 810 531



A rare opportunity to acquire one of Aviemore's most distinguished homes, offering panoramic views across the Cairngorm Mountains and Spey Valley Championship Golf Course.

"Craigowrie" is an exceptional five-bedroom detached villa set within approximately 1.2 acres of beautifully landscaped garden grounds, enjoying a commanding position overlooking the Spey Valley Championship Golf Course. Offering elegance, space, and an unrivalled outlook, this remarkable property is designed for those seeking a truly outstanding Highland residence.

Occupying a prime position in Dalfaber Park, "Craigowrie" offers uninterrupted views widely regarded as the best in the valley. The location combines the peace and privacy of a prestigious residential enclave with close proximity to Aviemore's amenities, outdoor pursuits, and transport links.



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 Park is one of Aviemore's most prestigious and sought-after residential locations, celebrated for its tranquil setting, generous plot sizes, and spectacular views across the Cairngorm Mountains and Spey Valley. The development is characterised by an attractive mix of high-quality, detached homes, many of which enjoy panoramic views over the Spey Valley Championship Golf Course. Wide tree-lined avenues, landscaped gardens, and a sense of space create an appealing blend of privacy and community.

In short, Dalfaber Park is the perfect choice for those seeking an exclusive address in the heart of the Highlands, combining natural beauty, recreational opportunities, and a welcoming community atmosphere.

Accommodation

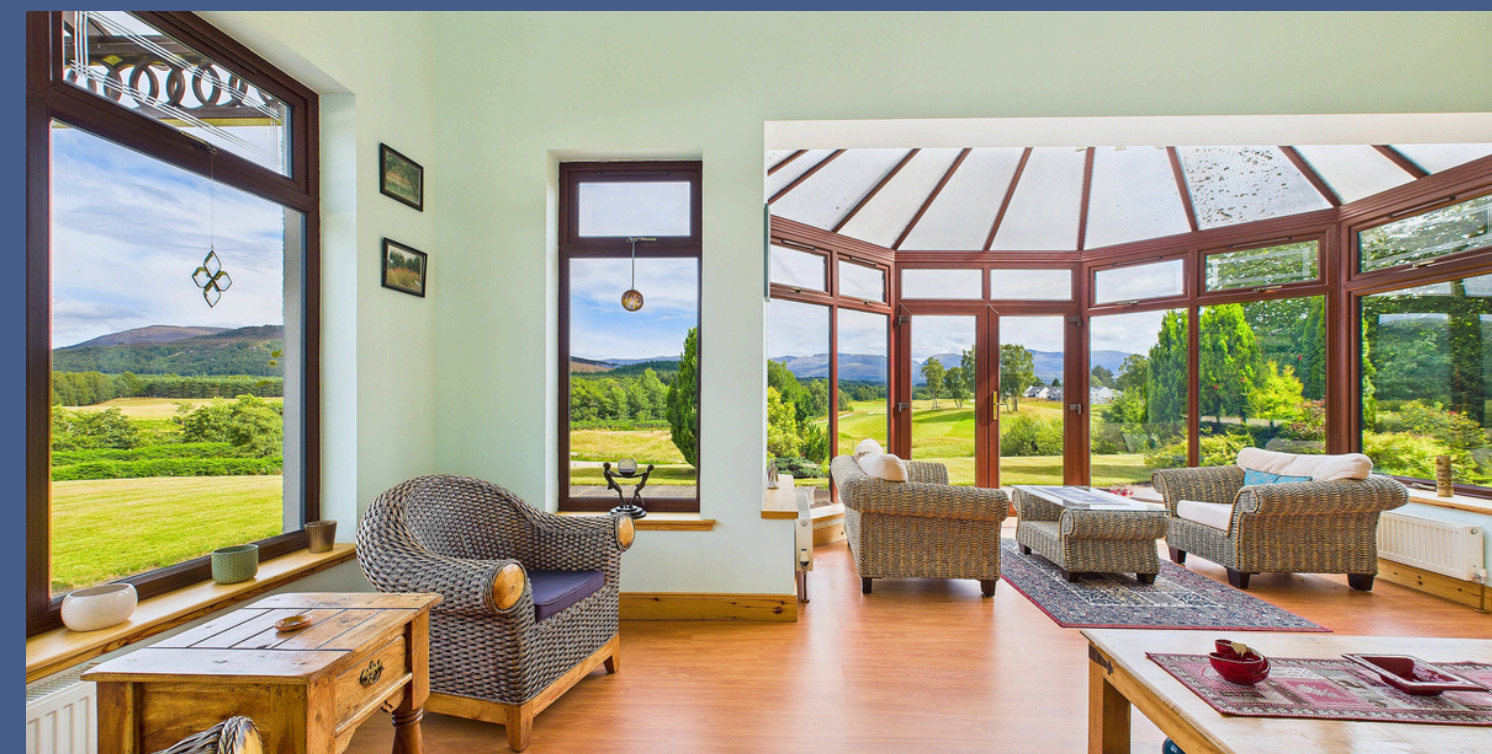
The expansive and versatile layout has been thoughtfully designed to maximise light, views, and comfort. The accommodation includes:

- Five well-proportioned bedrooms.
- Three bathrooms and three WCs.
- Two formal lounges offering breath-taking views.
- Open-plan kitchen and dining area – perfect for family life and entertaining.
- Bright sunroom with wraparound views of the Cairngorms.
- Family room and dedicated home office.
- Utility/ Laundry room.

Garage

Integrated triple car garage with electric up and over doors, power and lighting. Spacious storeroom. Internal pedestrian access door allowing access to the property.

The vast well maintained garden grounds are enclosed by post and wire fencing and laid to lawn with some mature plants, trees and shrubs. There is a large, paved patio area to the front which offerings the most incredible views. Gravel parking area to the side with access to spacious storage sheds. Outside tap and oil tank.



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Features & Specification

- Oil-fired central heating and full double glazing.
- Feature open fireplaces in multiple rooms.
- Immaculately maintained landscaped gardens extending to approx. 1.2 acres (Land security in place and will be discussed at viewing)

INCLUDED

Fitted floor coverings, light fittings and all integrated kitchen appliances. Other items are available by separate negotiation.

SERVICES

Mains electricity, water and drainage. Telephone. Internet.

COUNCIL TAX

Currently council tax band G (£3991 per annum) Including water rates.
Discounts available for single occupancy.



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HOME REPORT

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

- Postcode: PH22 1QF
- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=wFzUxfEC3JqJLyf7%2bd9qUA%3d%3d>
- Energy Performance Certificate Rating: Band D
- Home Report Value: £875,000

PRICE

Offers Over £895,000 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 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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