

2 Muirton Aviemore PH22 1SF

Offers Over £300,000 are invited

Immaculate Three Bedroom
Bungalow in Cul-de-Sac Location



Features:

- Immaculate Three Bedroom Detached Bungalow In Cul-de-Sac Location
- Wood Burning Stove, Oil Fired Central Heating & Full Double Glazing
- Bright, Spacious Lounge and Dining Area
- Off Street Parking & Single Attached Garage
- Low Maintenance Garden

CONTACT US :
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2 Muirton is an attractive three bedroom detached bungalow with an attached garage, set within a private residential cul-de-sac of similar properties at the north end of Aviemore. The property is in immaculate condition and features a spacious double aspect lounge with wood burning stove, dining room, modern kitchen with walk in pantry, master bedroom with en-suite, and two further bedrooms with built in storage.

The family bathroom has a large built in linen cupboard. There is a loft hatch in the entrance hall for access to extra storage. The property benefits from UPVC double glazing and oil-fired central heating.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

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.

OUTSIDE

The garden is open plan to the front with gravel car parking space for several cars, driveways to each side of the property with one accessing the garage. The rear garden is laid to lawn with a timber garden shed and there is also a pedestrian access door to the garage. There is an Italian stone BBQ, oil tank, rotary clothes dryer and outside tap. The garage has an up and over vehicle door and an internal room suitable for storage.

INCLUDED

All floor coverings, blinds and light fittings. All integrated kitchen appliances will also be included.

SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band E - £2740.24 p.a. (2025/26) 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:

·<https://caledoniaestateagency.sharepoint.com>

·Postcode: PH22 1SF

·EPC Rating: D

·Home Report Value: £300,000

PRICE

Offers Over £300,000 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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