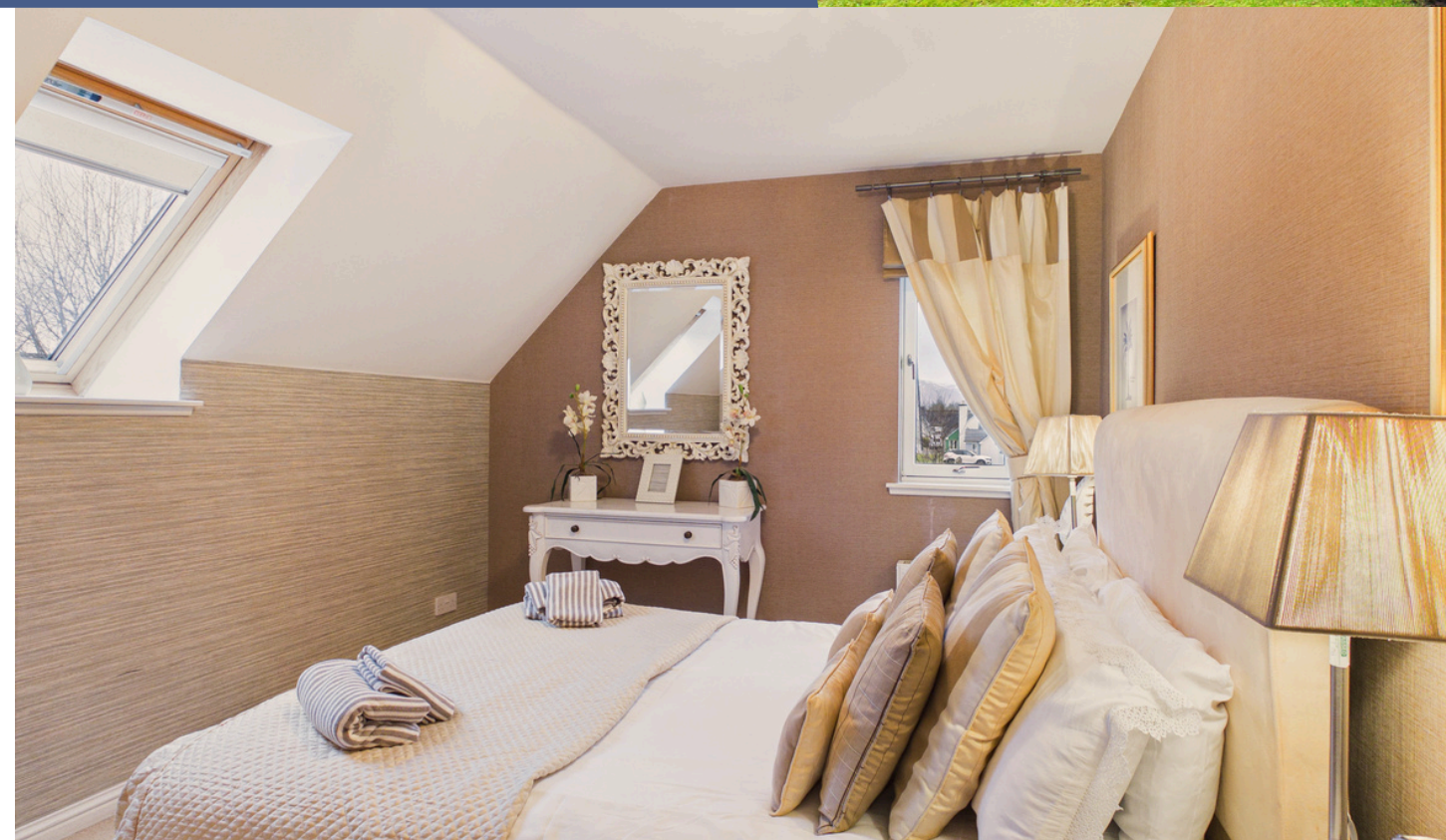


# 9 Mitchell Road Aviemore PH22 1SH

Offers Over £440,000 are invited

Beautifully Finished Four Bedroom  
Detached Villa Situated in a Private  
Cul-de-Sac Location



## Features:

- Double Aspect Lounge Offering Views Of Craigellachie Nature Reserve
- Open Plan Kitchen & Dining Area
- Four Double Bedrooms Benefiting from Built-In Wardrobes
- Full Double Glazing & Gas Central Heating
- Integrated Garage, Enclosed Garden & Off-Street Parking
- Close to Countryside Walks and Bike Trails

CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531



9 Mitchell Road is a stunning four-bedroom detached villa in a private cul-de-sac in the Lochan Mor development at the North end of Aviemore. Built in 2006, this property was the original show home for the development and occupies a substantial corner plot offering privacy and space.

The generously proportioned accommodation features a comfortable living room space with patio doors onto the front garden benefitting from the late afternoon/evening sun. The spacious kitchen-diner features patio doors to the south facing enclosed garden. The kitchen benefits from integrated appliances including a double oven, hob, extractor fan, fridge-freezer and dishwasher. There is also a utility room with access to the garage and a twin bedroom with adjacent shower room on the ground floor. Upstairs there are three double bedrooms with the master bedroom ensuite and a family bathroom. The master bedroom features a Juliet balcony with views to the hills. There are two storage cupboards and a hatch to access the loft. The property benefits from full double glazing and gas central heating.

The property would make an ideal residential or second home being within reach of the many amenities and facilities in the area. 9 Mitchell Road is currently run as a STL with approved license in place which is transferrable.



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 property is situated at the end of a quiet cul-de-sac with its own monoblock driveway with off street parking for multiple cars and access to the garage through an up and over door. The generous front garden is open plan and mainly laid to lawn with trees and shrubs. The garden to the side is enclosed with timber fencing, laid to lawn and features a patio area for garden furniture. There is a rear door from the garage to the enclosed garden. Outside tap.

## INCLUDED

All floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included. Furniture will be available on separate negotiation with the seller.

## SERVICES

Electricity, water, and drainage.

## COUNCIL TAX

Currently run as a business. Rateable value £5800.

For residential purposes, 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://app.onesurvey.org/Pdf/HomeReport>

·Postcode: PH22 1SH

·EPC Rating: D

·Home Report Value: £440,000

## PRICE

Offers Over £440,000 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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