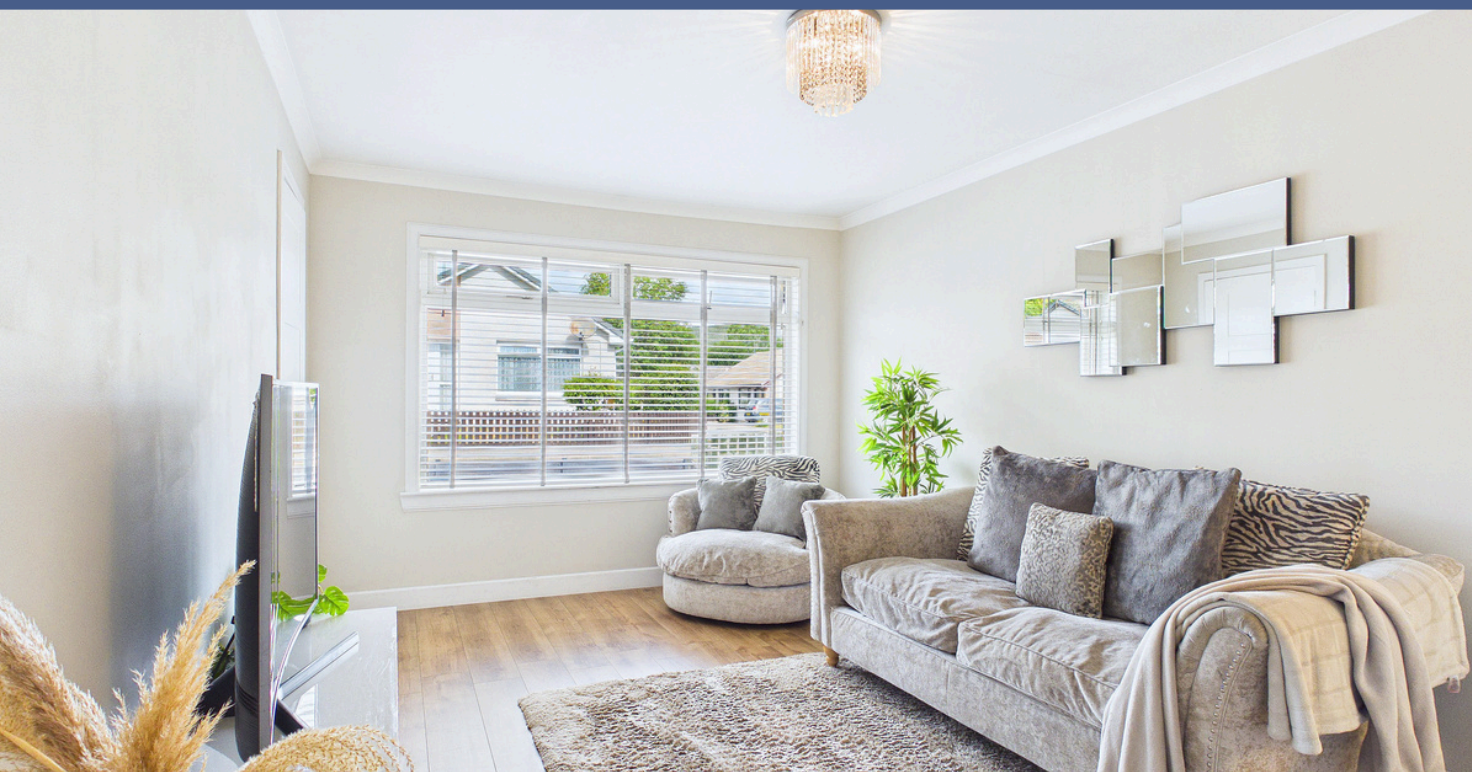


# 6 Spey Avenue Aviemore PH22 1SP

Offers Over £245,000 are invited

Well Presented Three Bedroom, Two-Bathroom Semi Detached, Extended Bungalow



## Features:

- Modern Fitted Kitchen with Integrated Appliances
- Electric Economy Heating and UPVC Double Glazing
- Patio Doors to the Garden
- Low Maintenance, Fully Enclosed Rear Garden with Decking & Patio Areas.
- Timber Garden Shed
- Off Street Parking for Two Cars

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

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

01479 810 531



6 Spey Avenue is a well presented three-bedroom semi-detached bungalow that has been significantly enhanced by a rear extension, creating a spacious and versatile family home. Upon entering the property, you are welcomed into a bright and generously proportioned living room, with a hallway leading to two well-sized double bedrooms and a family bathroom.

The rear extension has transformed the living accommodation, creating a stylish open-plan kitchen, dining and family area. The modern kitchen is fitted with an attractive range of units and integrated appliances, seamlessly flowing into a spacious living and dining space overlooking the rear garden. Large patio doors flood the room with natural light and provide direct access to the private outdoor area, making it ideal for both everyday living and entertaining. The master bedroom is situated within the extension, offering a peaceful retreat complete with built-in wardrobe and a well-appointed en-suite shower room. Further benefits include electric Economy heating, uPVC double glazing throughout, and access to additional loft storage.

Ideally situated in a convenient village location close to Dalhousie Golf & Country Club, this property would make an excellent permanent residence or buy-to-let investment opportunity.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

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 Dalhousie, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence. This is complemented by an abundance of wildlife and a diversity of recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, mountain biking and skiing, to name but a few.



## OUTSIDE

The front garden has been designed with ease of maintenance in mind, featuring gravel with a paved pathway leading to the front door. To the side of the property, there is convenient off-street parking for two vehicles. The fully enclosed rear garden is bordered by timber fencing and offers a low-maintenance outdoor space ideal for relaxing and entertaining. A decked area and patio provide ample room for outdoor furniture, while a lawn and lower level artificial grass area add further versatility. Additional benefits include a timber shed for outdoor storage and an external water tap.

## INCLUDED

Floor coverings, light fittings, curtains and blinds. Integrated kitchen appliances will also be included.

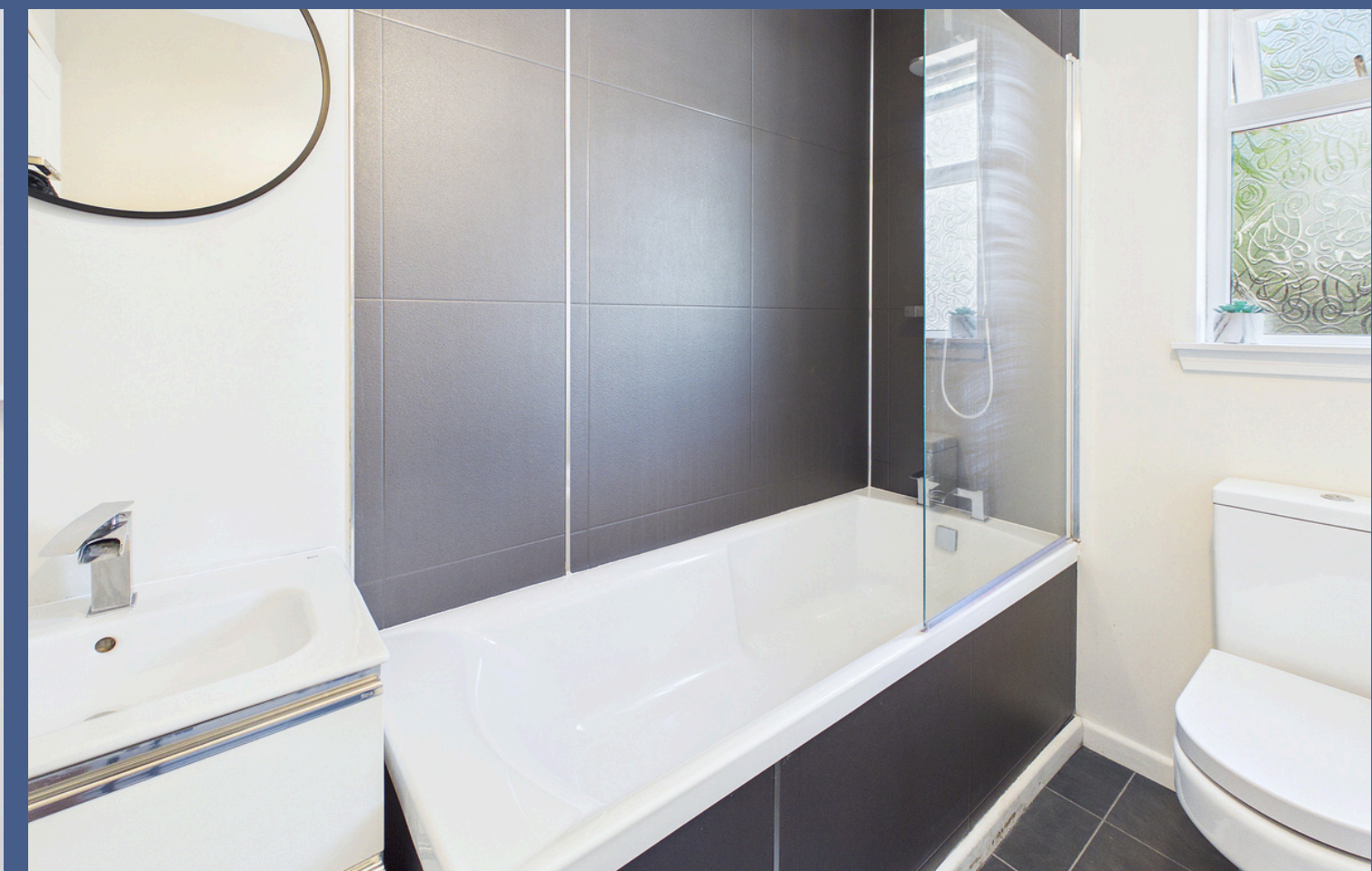
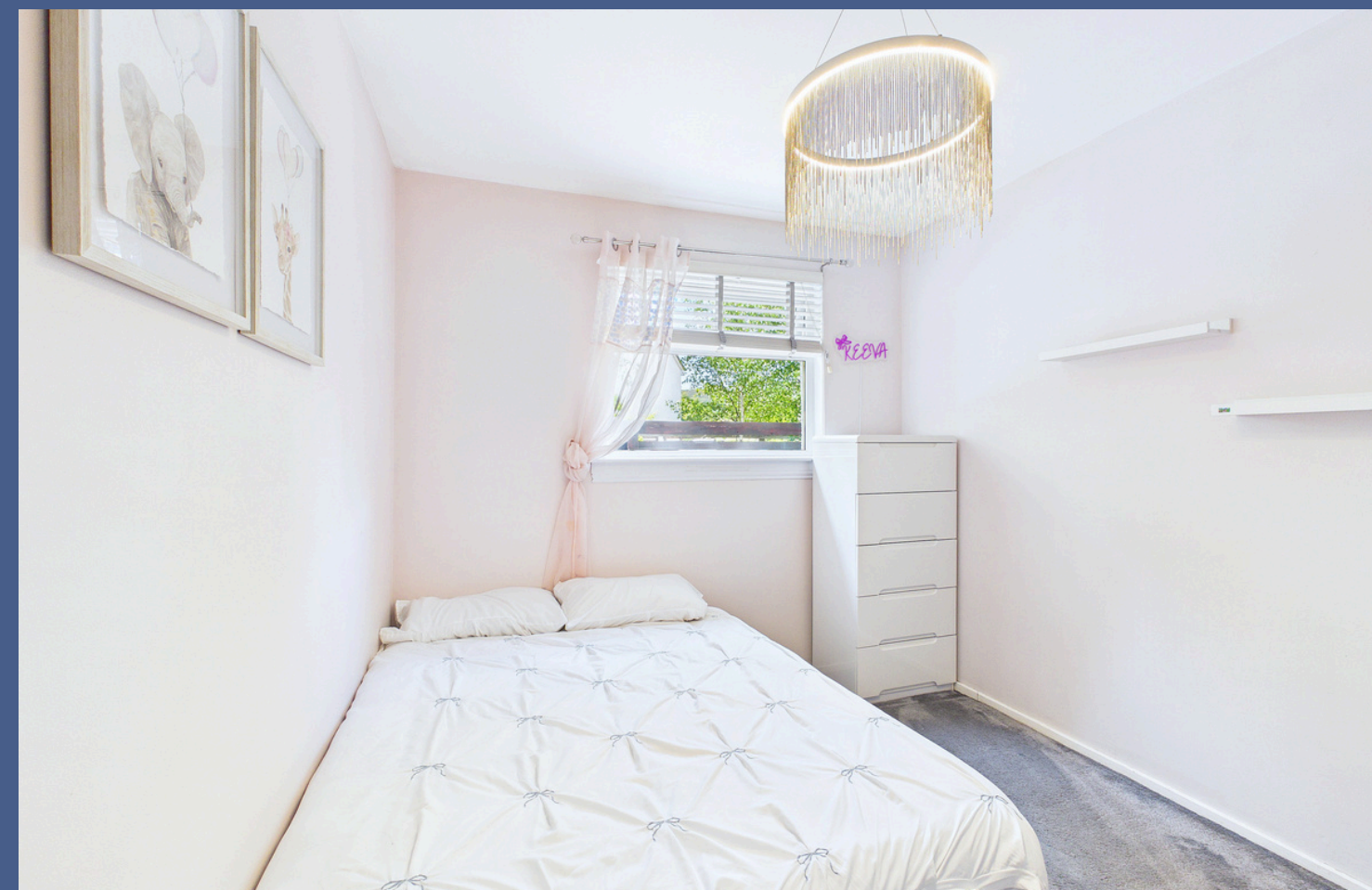
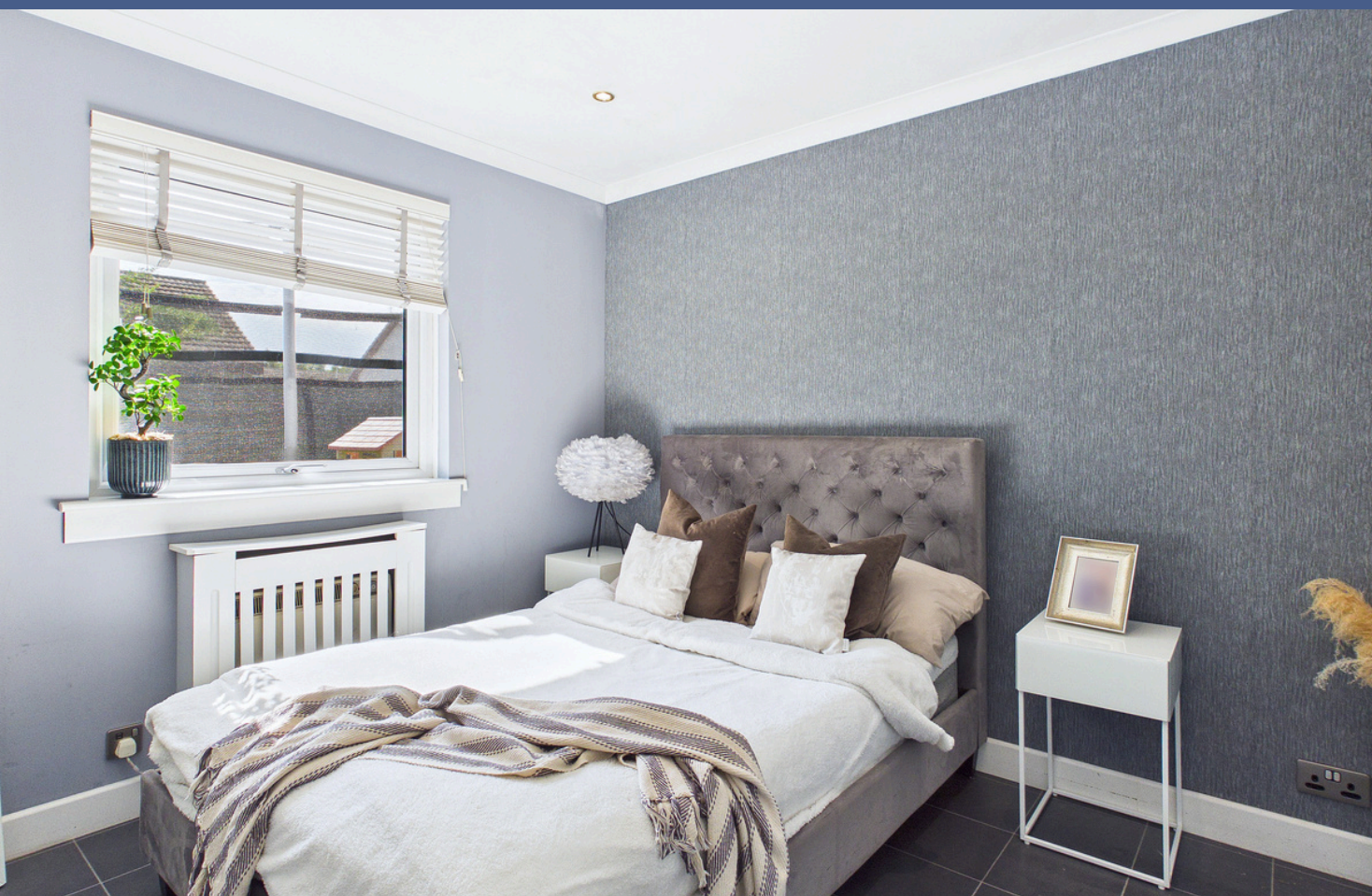
## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently council tax band D (£2286.31 per annum 2026/27) including water rates.

Discounts available for single occupancy.



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## HOME REPORT

A Home Report is available. This can be downloaded by using the following link:

Ref: <https://app.onesurvey.org/Pdf/HomeReport>

Postcode: PH22 1SP

Home Report Value: £245,000

EPC Band: E

## PRICE

Offers Over £245,000 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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