

2 Paterson Road Aviemore PH22 1TN

Offers Over £400,000 are invited

Well-Appointed Four-Bedroom
Detached Villa with Generous Garden



Features:

- Spacious Lounge with Open Fire
- Contemporary Fitted Kitchen, Dining Room and Utility Room
- Four Double Bedrooms Benefiting from Built-In Wardrobes
- Nordan Timber 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

01479 810 531



2 Paterson Road is a well-appointed four-bedroom detached villa, ideally situated within the sought-after Lochan Mor development at the northern edge of Aviemore.

Offering generously proportioned accommodation throughout, the property is perfectly suited to modern family living. The welcoming lounge provides an elegant and comfortable living space, centred around an attractive open fireplace. The contemporary fitted kitchen is well equipped with a range of integrated appliances, including a double oven, gas hob, extractor hood and fridge-freezer. Complementing the kitchen is a practical utility room with direct access to the integral garage, while the bright and spacious dining room features patio doors opening onto the rear garden, creating an ideal space for both everyday family life and entertaining. A convenient WC completes the ground floor accommodation.

Upstairs, the property offers four well-proportioned double bedrooms, including a generous master bedroom with en-suite shower room. A family bathroom serves the remaining bedrooms, while a useful laundry cupboard provides additional storage and houses the hot water tank. Further benefits include high-quality Nordan timber-framed double glazing, gas central heating, and access to useful loft storage.

Enjoying a desirable residential setting within easy reach of Aviemore's excellent range of amenities, schools and outdoor recreational facilities, this attractive property would make an exceptional family home in the heart of the Cairngorms National Park.



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 of the property is designed for easy maintenance, featuring a neat area of lawn alongside a monoblock driveway providing ample off-street parking for multiple vehicles. The driveway also offers access to the garage via an up-and-over door.

To the rear, the property enjoys a generous, fully enclosed garden bordered by timber fencing, with a side gate providing convenient access. Predominantly laid to lawn and complemented by a selection of mature trees, the garden offers an attractive outdoor space for families and keen gardeners alike. A patio area provides the perfect spot for outdoor dining and entertaining, while a door from the utility room offers direct access to the garden. Additional practical features include an external water tap and a rotary clothes dryer.

INCLUDED

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

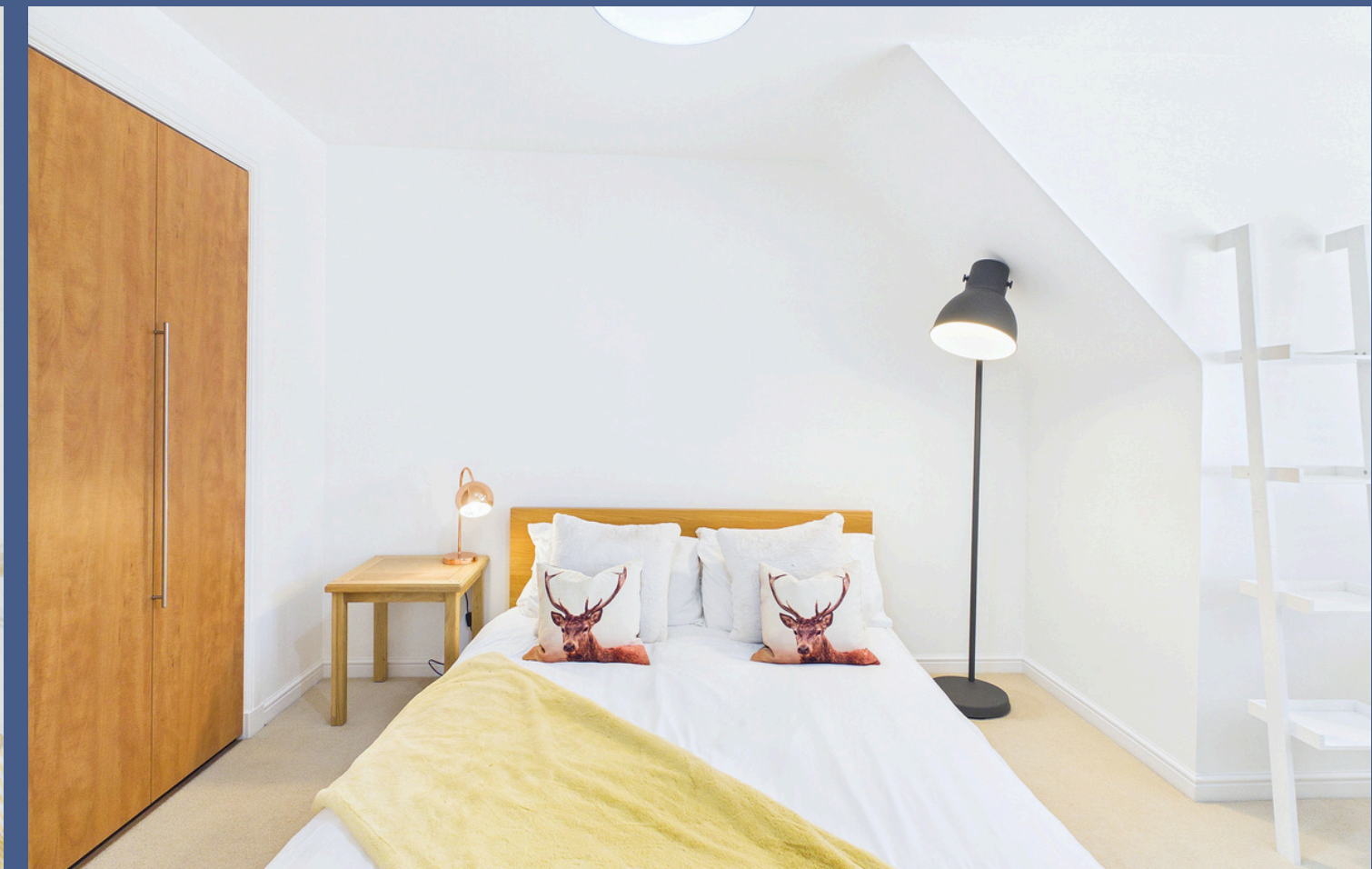
SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band F - £3597.47 p.a. (2026/27) including water rates.

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 1TN

· EPC Rating: D

· Home Report Value: £400,000

PRICE

Offers Over £400,000 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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