

18 Allt Mor Aviemore PH22 1QQ

OFFERS OVER £395,000 are invited.

Spacious 3-Bedroom Bungalow In A
Prime Location Benefiting From
Generous Garden Grounds &
Double Garage



FEATURES :

- Beautifully Finished Property With Great Accommodation
- Open-Plan Kitchen & Dining Area
- Future Extension Opportunity
- Oil Fired Underfloor Heating & Wood Burning Stove
- Great Views Of The Cairngorm Mountain
- Sought-After Location at Foot of High Burnside
- Close to Woodland Walks & Bike Trails

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH

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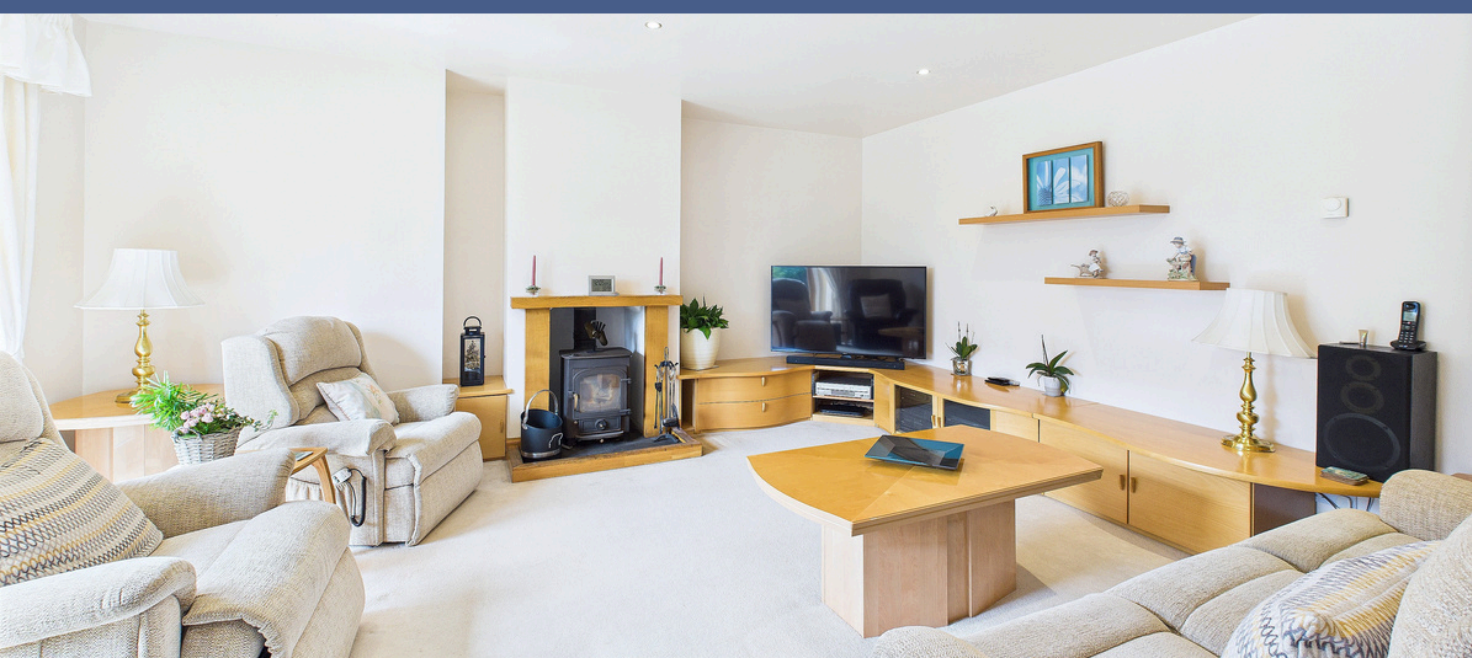
01479 810 531



Set within one of Aviemore's most sought-after residential areas, 18 Allt Mor offers a rare opportunity to own a beautifully presented 3-bedroom detached bungalow at the foot of the prestigious High Burnside development. Perfectly positioned for easy access to woodland walks and scenic bike trails, this home blends comfort, space, and lifestyle in an exceptional location.

The property benefits from a bright and spacious lounge, with French doors that open to the front garden — ideal for entertaining or simply enjoying the peaceful surroundings. The open-plan kitchen and dining area is well-equipped for modern living, complemented by a separate utility room for added convenience.

The property features three generous bedrooms, including a master with en-suite shower room, and an adapted four piece bathroom suite. Outside, a private driveway and double garage provide ample parking and storage.



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.



Whether you're seeking a family home, a peaceful Highland retreat, or a solid investment in one of the Cairngorms' most desirable towns, 18 Allt Mor offers it all — space, style, and unbeatable access to the natural beauty of Aviemore.

Internal viewing is highly recommended in order to fully appreciate the many features on offer in this immaculate detached bungalow.

Aviemore is a bustling village situated at the foothills of the Cairngorms, offering many amenities including primary school, shops, restaurants, hotels and bars, among other attractions.

Garage

Spacious double attached garage with concrete floor and up and over door. High level storage space above. Power and lighting. Pedestrian door to the rear.

Garden

The plot has an open plan frontage with a mixture of trees, shrubs and flower borders as well as the monoblock driveway in front of the garage. The rear is enclosed with timber fencing, gated and is mostly laid to grass with a paved patio providing ample space for outdoor seating.

INCLUDED

Light fittings, floor coverings, curtains and blinds. Some furniture may be available on separate negotiation with the seller.

SERVICES

Mains electricity, water and drainage. Telephone.

COUNCIL TAX

Currently Band F (£3108 per annum 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:

Reference: [18 Allt Mor.pdf](#)

Postcode: PH22 1QQ

EPC Rating C

Home Report Value - £395,000

PRICE

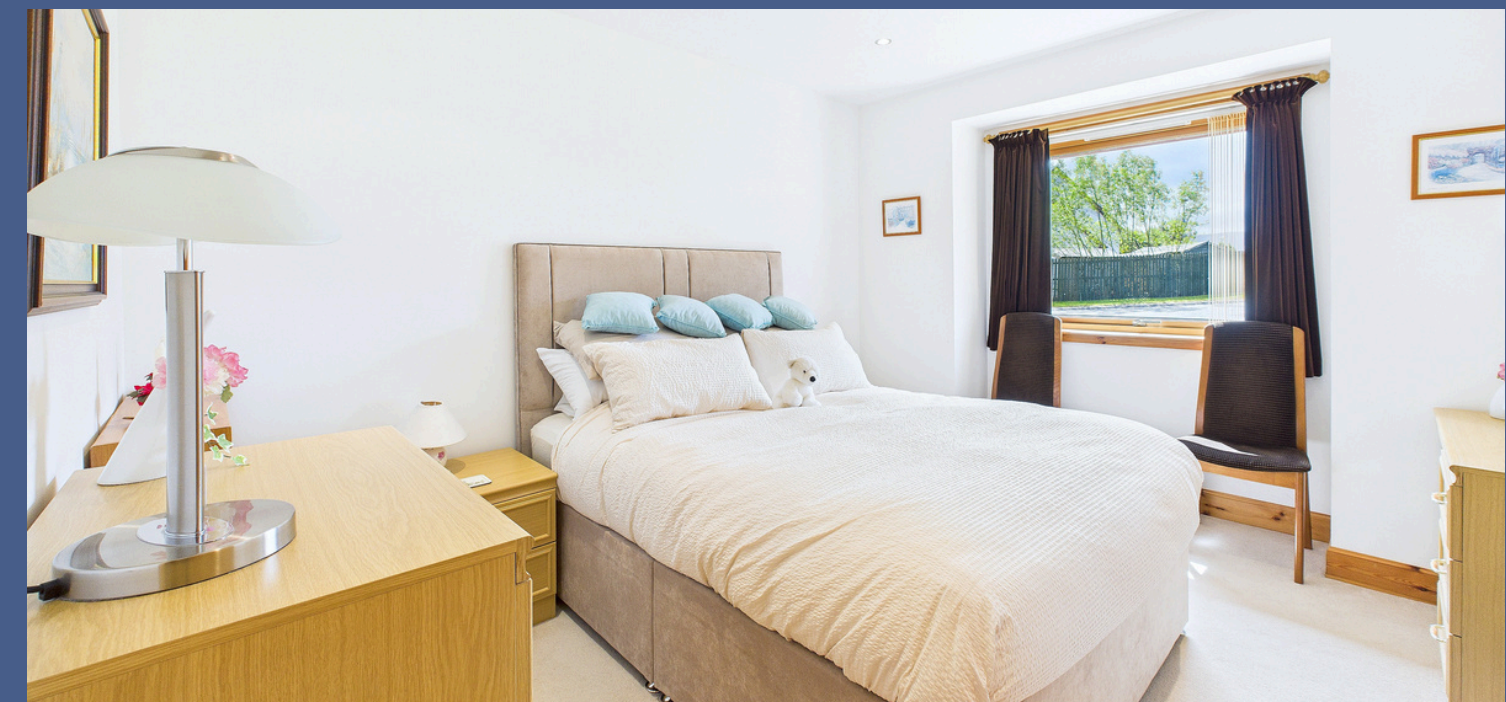
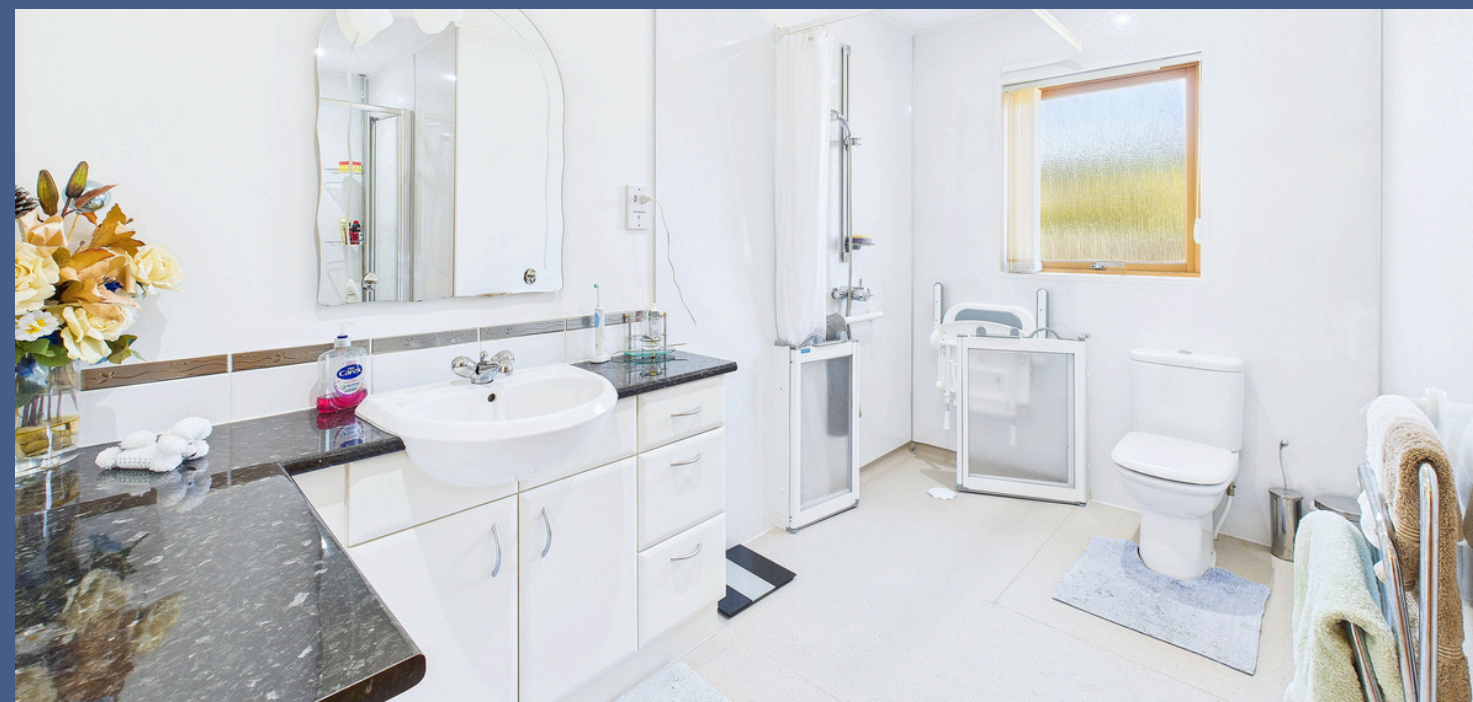
Offers Over £395,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is 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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