

# 16 Callart Road Aviemore PH22 1SR

Offers Over £130,000 are invited

Affordable One Bedroom Property  
with South Facing Garden



## Features:

- Bright Lounge & Dining Area
- Spacious Double Bedroom & Family Bathroom
- UPVC Double Glazing & Electric Economy Heating
- Partially Floored Attic Space
- South Facing Front Garden & Off-Street Parking
- Close To Local Woodland Walks & Bike Trails

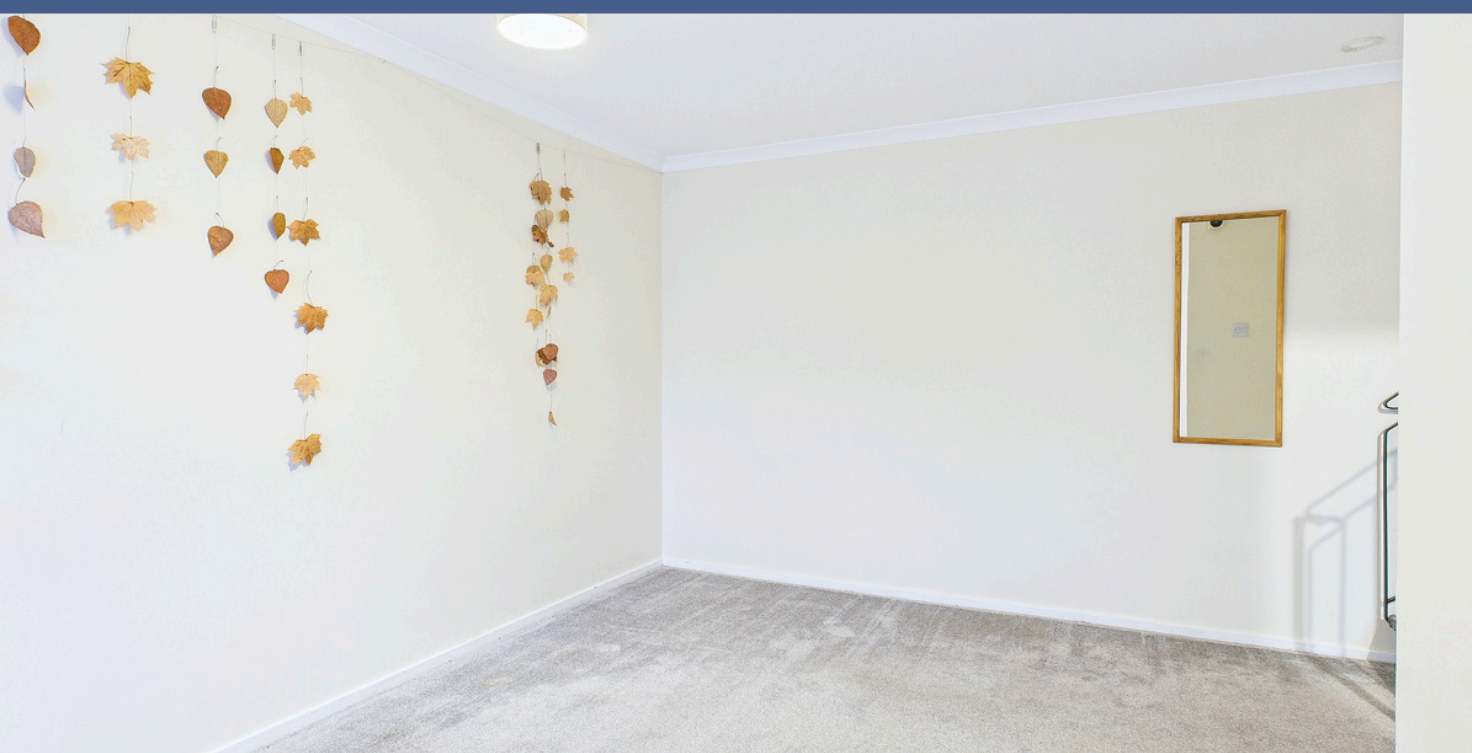
CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531



16 Callart Road is a one-bedroom house within a block of 4 properties, located in the popular residential area of Dalfaber. Its location is within a quiet cul-de-sac, backing on to the local woodland, and not far from village amenities.

This south facing property benefits from a comfortable sitting room with space for dining, a double bedroom with built in wardrobe and views of Craigellachie, small kitchen and family bathroom. Other benefits include full UPVC double glazing and electric economy heating. The attic space is partially floored and accessed by a narrow wooden stair.

The property is perfect for a first-time buyer or a young couple looking at getting on the property ladder. The property could also be bought as a buy to let investment.



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 lies to the front of the property and is open plan and laid to lawn with a driveway for parking. There is a timber garage for storing outdoor equipment.

## INCLUDED

All floor coverings, curtains, blinds and light fittings. All white goods will be included (no guarantee will be given).

## SERVICES

Electricity, water, and drainage.

## COUNCIL TAX

Band B - £11778.24 p.a. (2026/27) including water rates.

Discounts are available for single person occupancy.



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



## HOME REPORT

A Home Report is available for this property. Please use the following link:

·[16 Callart Road Aviemore PH22 1SR.pdf](#)

·Postcode: PH22 1SR

·EPC Rating: D

·Home Report Value: £130,000

## PRICE

Offers Over £130,000 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.



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





CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531



### **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.

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

