

21 Paterson Road
Aviemore
PH22 1TN

Offers over £215,000 are invited

Immaculately Presented Two Bedroom
Semi-Detached Property in Quiet Cul-de-Sac



Features:

- Views of the Cairngorm Mountains to the Side
- Family Bathroom and WC
- Private Enclosed Garden Space at Rear with Timber Garden Shed
- UPVC Double Glazing and Gas Central Heating
- Off Street Parking for Two Cars
- EV Charging Point
- Close to Local Walks and Cycle Tracks

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



21 Paterson Road is an immaculately presented two-bedroom semi-detached home, situated in a peaceful cul-de-sac on the northern edge of Aviemore.

The accommodation is centred around a welcoming open-plan lounge and dining area, with patio doors providing direct access to the rear garden and allowing plenty of natural light to flood the space. The separate kitchen enjoys attractive views towards the Cairngorm Mountains. A convenient WC and useful hall storage cupboard complete the ground floor accommodation.

Upstairs, there are two generous double bedrooms, both benefiting from built-in wardrobes, along with a family bathroom and an additional storage cupboard. The property further benefits from uPVC double glazing, gas central heating, and a partially floored loft, providing valuable additional storage space.

Presented in excellent condition throughout, this attractive home would be ideally suited to first-time buyers, those looking to downsize, or as a 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 Dalfaber, 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 is open plan and mainly laid to lawn, complemented by hedging plants and attractive wooden planters. A paved pathway leads from the front entrance, continuing round the side of the property to the rear garden.

The rear garden is fully enclosed by timber fencing, creating a private and secure outdoor space ideal for relaxation during the warmer months. The garden features a combination of lawn and patio areas, along with a lean-to pergola providing sheltered seating. Additional benefits include a substantial timber shed for outdoor equipment storage, an outside tap, and an EV charging point.

INCLUDED

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

SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band C (£2032.28 p.a 2026/27) 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: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1TN
- EPC Rating: D
- Home Report Value: £215,000

PRICE

Offers Over £215,000 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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