

16 Farm Road
Aviemore
PH22 1AP

Offers over £470,000 are invited

Three Bedroom Detached Villa
Set Within One of Aviemore's
Most Sought-After Locations



Features:

- Dual Aspect Living Room with Incredible Views
- Stylish German Kitchen With Integrated Appliances
- Luxury Porcelanosa Bathroom Suites
- Beautiful Views of the Cairngorm Mountains and Spey Valley Golf Course
- Generous Enclosed Garden Space
- Eco-Friendly Air-Source Heating with Heatmiser Controls & Full UPVC Double Glazing
- Off Street Parking & Single Garage
- Beside Golf Course & Riverside Walks

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



16 Farm Road is an exceptional three-bedroom detached villa, situated in one of Aviemore's most desirable residential locations and enjoying magnificent views towards the Cairngorm Mountains. Combining contemporary design with high-quality finishes, this impressive home offers stylish and spacious accommodation perfectly suited to modern family living within the heart of the Cairngorms National Park.

The generously proportioned accommodation comprises a bright dual-aspect lounge, a spacious open-plan kitchen and dining area featuring a bespoke German kitchen with integrated appliances, a practical utility room, and a convenient WC on the ground floor. Upstairs, there are three well-appointed double bedrooms, including a master bedroom with en-suite shower room, together with a beautifully finished family bathroom. All sanitary ware has been supplied by the renowned Porcelanosa, ensuring quality and style throughout.

Designed with both comfort and sustainability in mind, the property benefits from energy-efficient air source heating and full uPVC double glazing. An exceptional newly constructed home offering contemporary, energy-efficient living. Finished to a high standard throughout and ready for immediate occupancy, the property provides a blank canvas for purchasers to complete with floor coverings of their choice.

Occupying a superb position on the edge of the prestigious Spey Valley Golf Course, this outstanding new-build property offers the perfect balance of modern luxury, energy efficiency, and spectacular Highland surroundings, making it an ideal family home or lifestyle purchase.



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

Externally, the property is equally impressive. A lock-block driveway provides off-street parking for up to three vehicles and leads to the semi-detached single garage. A paved pathway welcomes you to the main entrance, while a side gate offers convenient access to the rear garden. The property enjoys a generous, fully enclosed garden, predominantly laid to lawn and bordered by timber fencing, creating a safe outdoor space ideal for families and entertaining. Making the most of its enviable setting, the garden enjoys outstanding open views across Spey Valley Golf Course towards the magnificent Cairngorm Mountains beyond. Further benefits include a rotary clothes dryer, external power points, an outside water tap, and an energy-efficient air source heat pump.

INCLUDED

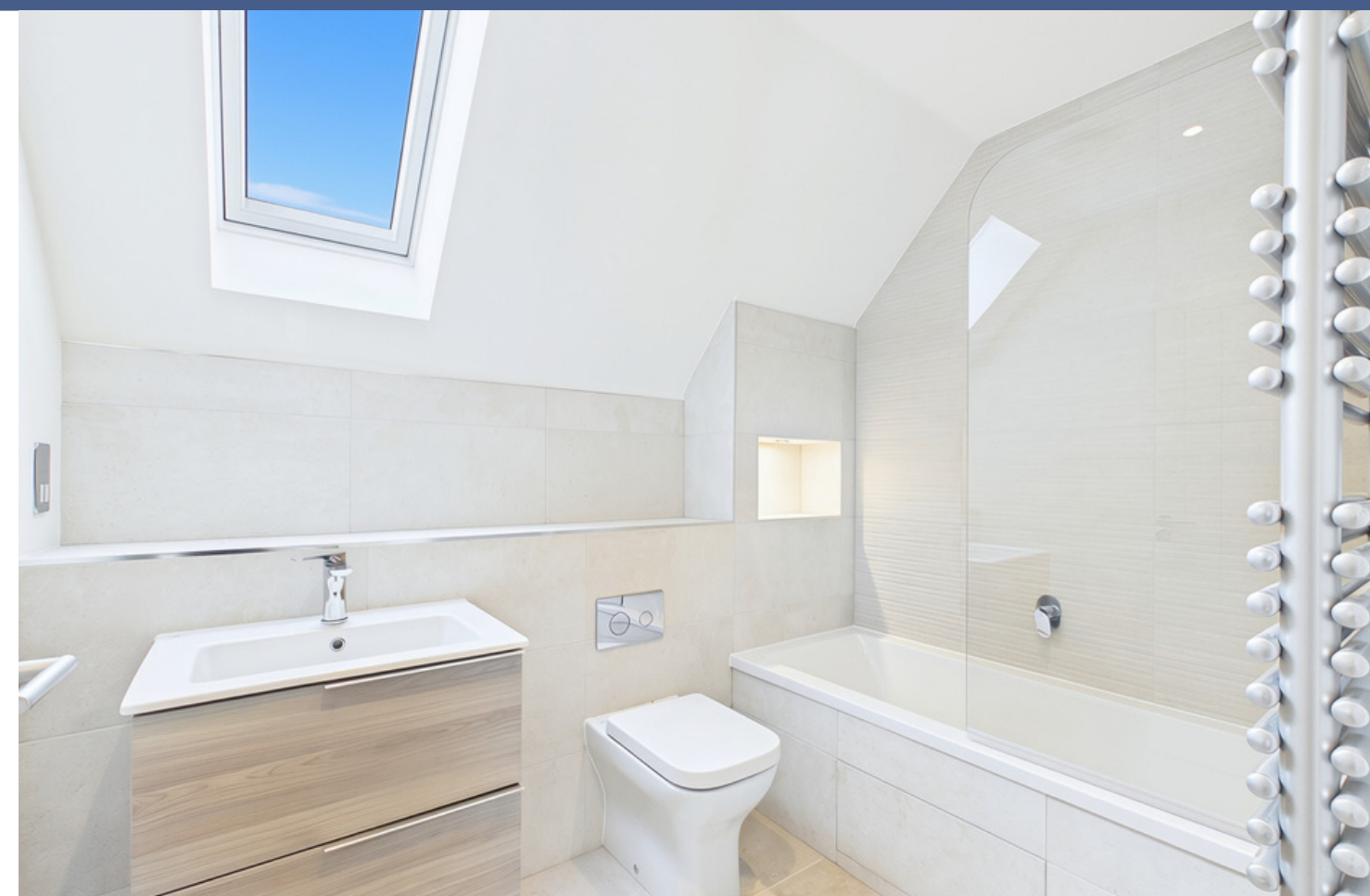
All kitchen appliances will be included.

SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band E (£2944.16 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: [16 Farm Road Home Report](#)
- Postcode: PH22 1AP
- EPC Rating: B
- Home Report Value: £470,000

PRICE

Offers Over £470,000 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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