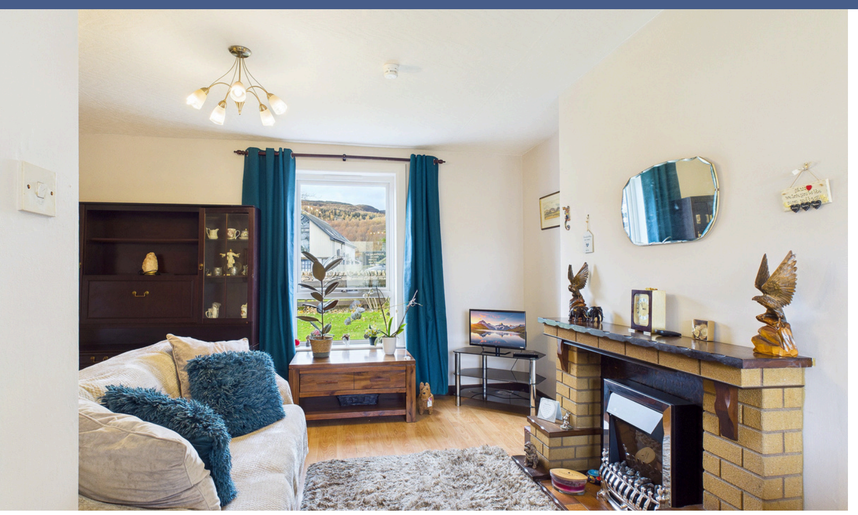
4 Myrtlefield
Aviemore
PH22 1SB



Offers over £180,000 are invited

Three-Bedroom Terraced Property in Central Village Location







Features:

- Views towards Craigellachie Nature Reserve & Cairngorm Mountains
- Dual Aspect Living and Dining Space with Patio Doors to Garden
- UPVC Double Glazing & Oil-Fired Central Heating
- Converted Attic Space
- Front and Rear Garden Spaces
- Off Street Parking and Timber Shed
- Close To Local Amenities

CONTACT US :
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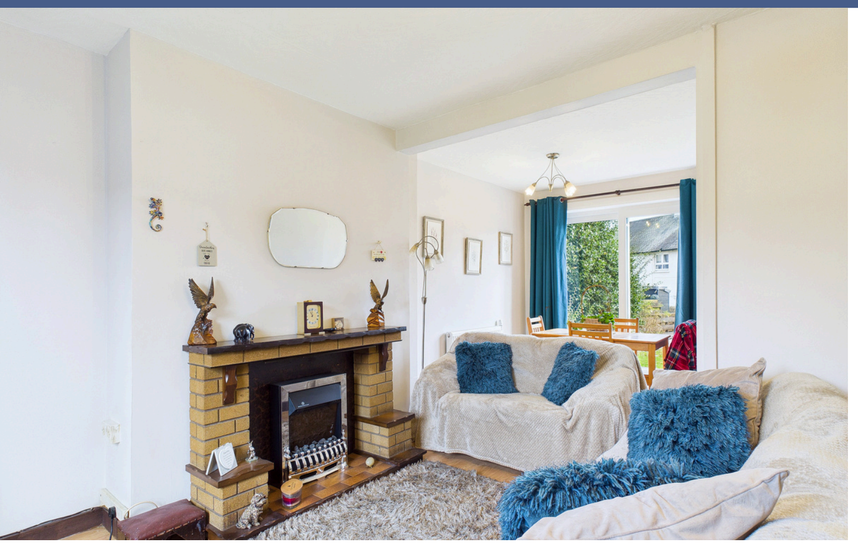
4 Myrtlefield is a three-bedroom terraced home occupying a convenient central position in the heart of Aviemore. Enjoying an enviable setting, the property boasts views towards the Craigellachie Nature Reserve from the front and the Cairngorm Mountains to the rear.

The accommodation begins with a welcoming and spacious entrance hallway, leading through to a bright dual-aspect living and dining area. Patio doors from the dining space provide direct access to the rear garden, creating an ideal setting for everyday family living and entertaining. The comfortable living room is centred around an attractive brick fireplace, currently fitted with an electric fire. To the rear of the property, a separate kitchen provides ample space for appliances and benefits from a door leading directly to the garden.

On the first floor, there are two generously proportioned double bedrooms, a single bedroom, and a wet room-style shower room. A discreet access hatch leads to a converted attic room, offering useful additional space suitable for a variety of purposes.

Further benefits include uPVC double glazing and oil-fired central heating. With its spacious accommodation, attractive outlooks, and highly convenient location close to local amenities and the village school, 4 Myrtlefield would make an excellent family home.









For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on
07981 807 965.

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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 property benefits from gardens to both the front and rear, allowing residents to enjoy sunlight throughout the day. The front garden is predominantly laid to lawn and enclosed by timber fencing, with a paved pathway leading to the entrance door. To the rear, the garden is also mainly laid to lawn and features a paved pathway and a patio area adjacent to the patio doors, providing an ideal space for outdoor dining and relaxation. Double gates offer convenient access to a gravelled off-street parking area, while a timber garden shed and oil tank are positioned within the grounds.

INCLUDED
All floor coverings, curtains, blinds and light fittings.

SERVICES
Electricity, water and drainage.

COUNCIL TAX
Council tax band C (£2032.28 p.a. 2026/27), including water rates. Discounts are available for single person occupancy.







HOME REPORT
A Home Report is available for this property. Please use the following link:
·Reference: https://app.onesurvey.org/Pdf/HomeReport
·Postcode: PH22 1SB
·EPC Rating: D
·Home Report Value: £180,000

PRICE
Offers Over £180,000 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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