

# 6 Ben Avon Place Aviemore PH22 1UY

Offers Over £285,000 are invited

Modern and Efficient Three Bedroom  
Semi-Detached Villa Situated Within A  
Newly Built Development In The Heart  
Of Aviemore



## Features:

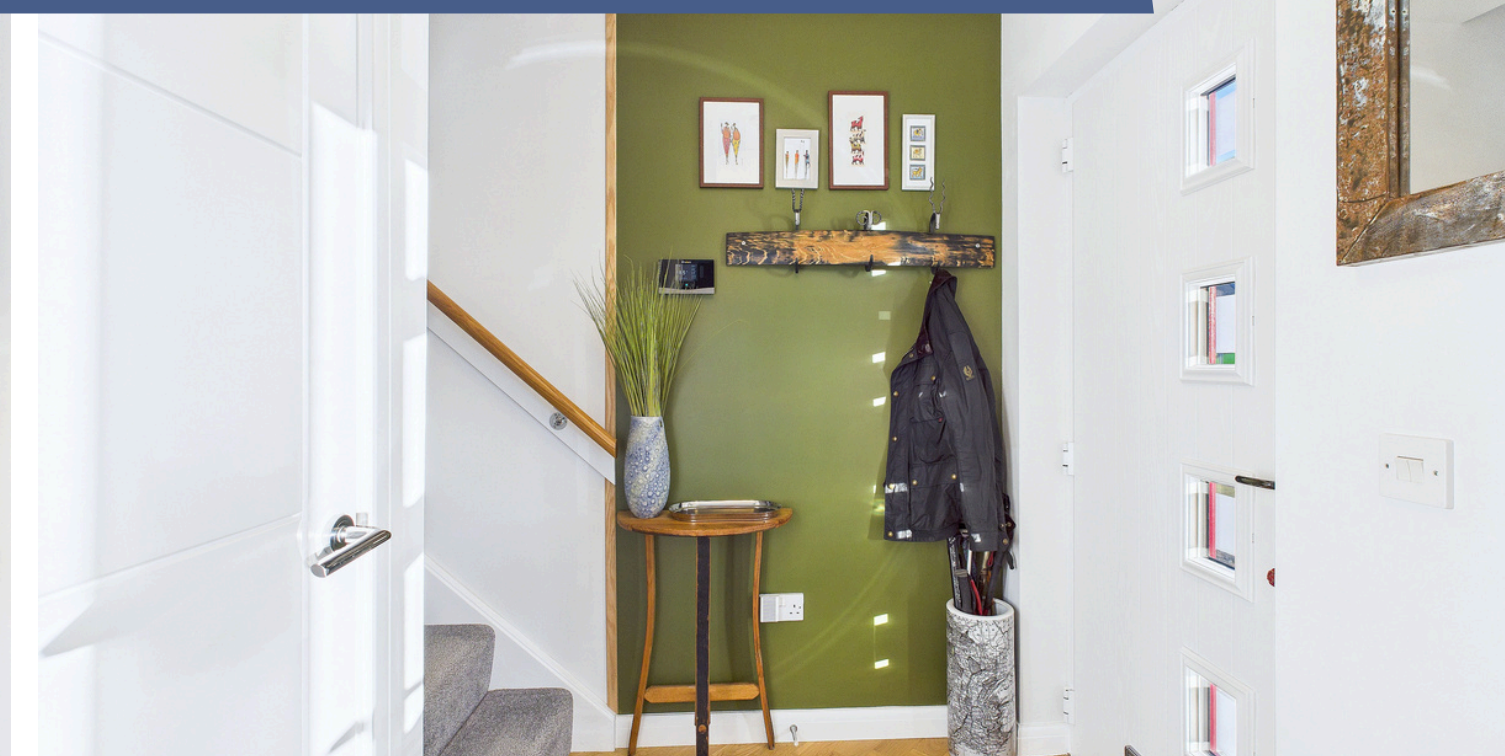
- Modern and Efficient Three Bedroom Semi-Detached Villa
- Ashley Ann Fitted Kitchen with French Doors to the Rear Garden
- Warm and Bright Rooms Throughout
- Eco-Friendly Air Source Smart Heating System and UPVC Double Glazing
- Landscaped Garden with Secure Timber Shed

CONTACT US :  
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6 Ben Avon Place is a modern three-bedroom semi-detached villa set within a newly built development in the heart of Aviemore, close to all local amenities. This immaculate property is warm and inviting and downstairs features a living room and open plan kitchen/dining area with French doors opening to the rear garden. There is also a WC/utility room off the kitchen. The Ashley Ann kitchen has an integrated oven, hob, extractor and dishwasher and plenty of storage units also housing a waste management system.

The accommodation continues upstairs with three bedrooms (two double, 1 single), featuring built in wardrobes and a modern family bathroom. There is a loft hatch and ladder leading to a partially floored loft space for storage. The property benefits from full UPVC double glazing and Vaillant smart controlled eco-friendly air source heating.



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 Dalnaber, all of which have contributed to enhancing the area and creating an all year-round centre of tourism excellence.

## OUTSIDE

The front garden is mainly laid to gravel with paving slabs and some plants. There is parking at the front door and further parking to the side of the street. The rear garden is fully enclosed with timber fencing, side gate with access to the front of the house and a gate to the rear. The garden has been landscaped with plants, apple trees and a patio area with space for garden furniture. The space also houses the air source heat pump, an outside tap and a secure timber garden shed for storing outdoor equipment. The property is situated close to the popular Milton woods where an abundance of walks and bike trails can be found.

## INCLUDED

All floor coverings, curtains, and blinds. All integrated kitchen appliances will also be included.

## SERVICES

Electricity, water, and drainage. Telephone and internet.

## COUNCIL TAX

Band D £2286.31 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:

- <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1UY
- EPC Rating: C
- Home Report Value: £285,000

## PRICE

Offers Over £285,000 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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