

20 Farm Road Aviemore PH22 1AP

Offers over £585,000 are invited

Four 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 & Utility Room
- Luxury Porcelanosa Bathroom Suites
- Beautiful Views of the Spey Valley Golf Course
- Generous Enclosed Garden Space with Views of the Cairngorm Mountains
- 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
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AVIEMORE

PH22 1RH
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20 Farm Road is an exceptional four-bedroom detached villa, occupying a prime position within one of Aviemore's most sought-after residential developments and enjoying fantastic views across the prestigious Spey Valley Golf Course.

The beautifully presented accommodation is arranged over two floors and comprises a bright dual-aspect lounge, flooded with natural light, and a spacious open-plan kitchen and dining area featuring a bespoke German-designed kitchen complete with integrated appliances. A practical utility room, convenient WC, and a versatile fourth double bedroom complete the ground floor accommodation, offering flexibility for guests, home working or multigenerational living.

Upstairs, the property boasts three generous double bedrooms, including a superb master suite with en-suite shower room, together with a beautifully appointed family bathroom. All bathrooms are finished with premium Porcelanosa sanitary ware, reflecting the exceptional quality and attention to detail that is evident throughout the home.

Designed with both comfort and sustainability in mind, the property benefits from energy-efficient air source heating and full uPVC double glazing. 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.



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

20 Farm Road presents a rare opportunity to acquire a high-specification family home in an outstanding Highland setting, with some of Aviemore's finest outdoor amenities right on the doorstep.

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 has been thoughtfully designed to complement its stunning surroundings. A lock-block driveway provides ample off-street parking for up to three vehicles and leads to a semi-detached single garage. A paved walkway guides visitors to the front entrance, while a side gate allows easy access to the rear garden. To the rear, a generous, enclosed garden is mainly laid to lawn and enclosed by timber fencing, providing an excellent outdoor space for families, entertaining, or simply enjoying the peaceful setting. The garden takes full advantage of the property's enviable position, boasting spectacular views across Spey Valley Golf Course and towards the dramatic Cairngorm Mountain range. Additional external features include a rotary clothes dryer, outdoor power points, an external water tap, and an energy-efficient air source heat pump.

INCLUDED

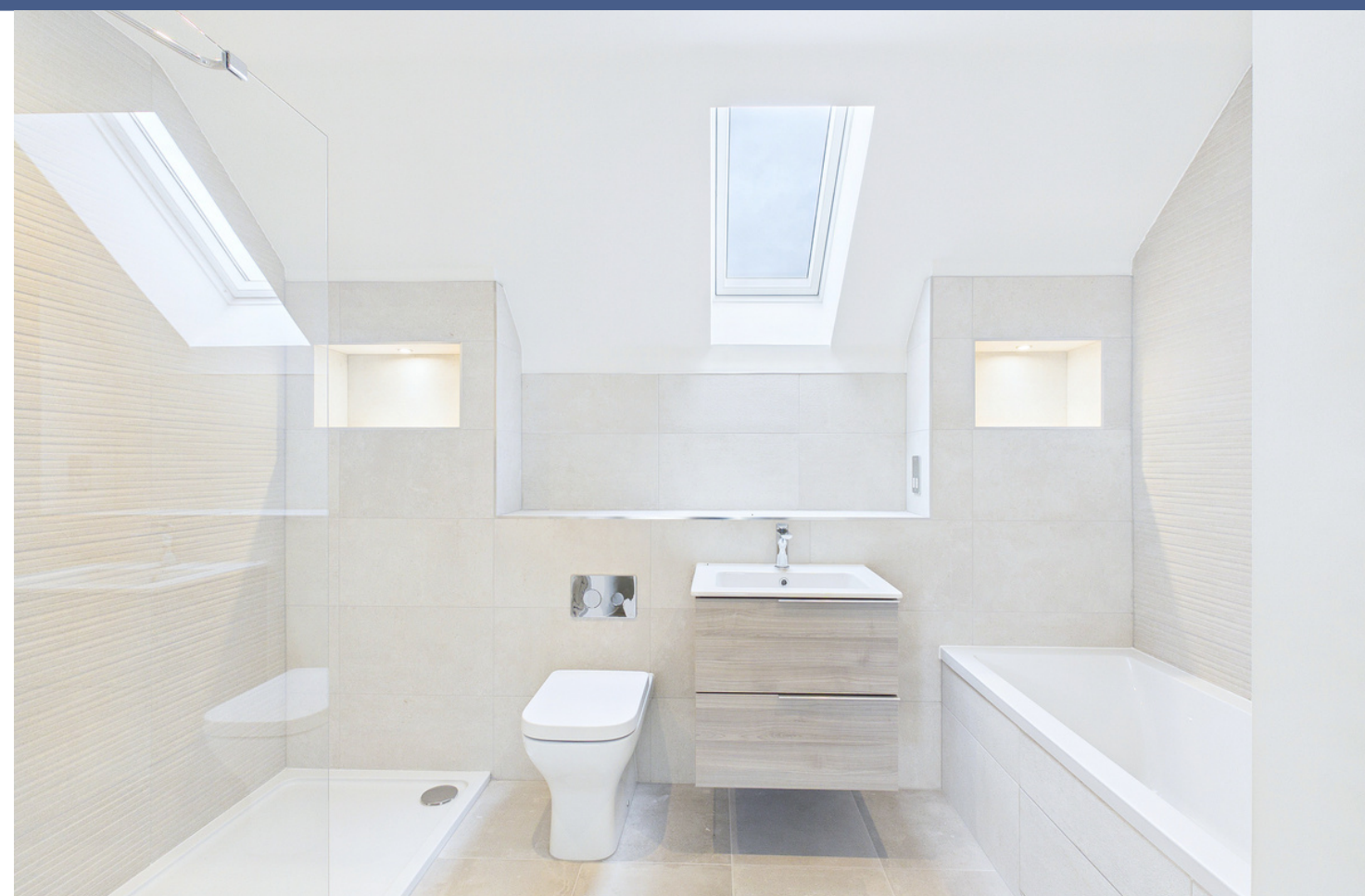
All kitchen appliances will be included.

SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band F (£3597.47 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: [20 Farm Road Home Report](#)
- Postcode: PH22 1AP
- EPC Rating: B
- Home Report Value: £585,000

PRICE

Offers Over £585,000 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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