44 Ionad Macaonghais
Aviemore
PH22 1TG

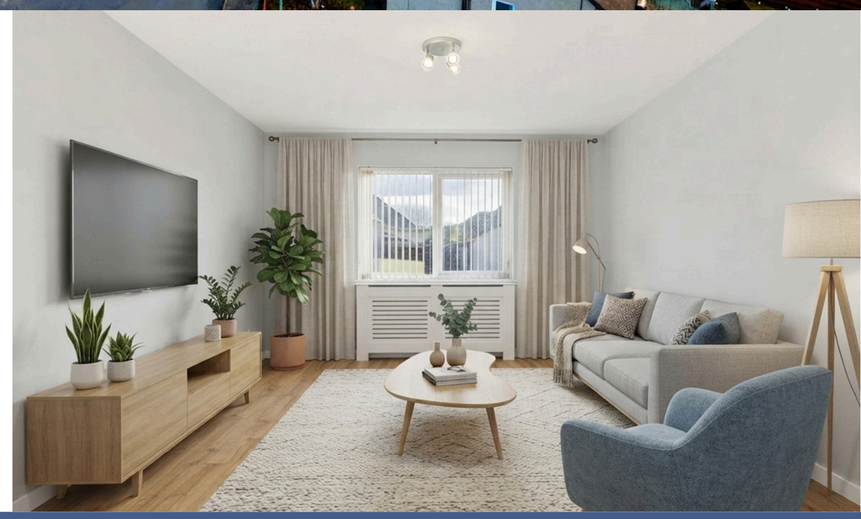
Offers over £210,000 are invited

Two-Bedroom Semi Detached Bungalow in Quiet Cul-de-Sac Location









Features:

- Limited Mountain Views
- Plenty of Storage Space
- UPVC Double Glazing & Electric Economy Heating
- Fully Enclosed Garden with Timber Shed
- Off Street Parking
- Close To Local Woodland Walks & Bike Trails

CONTACT US :
CALEDONIA ESTATE AGENCY
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PH22 1RH
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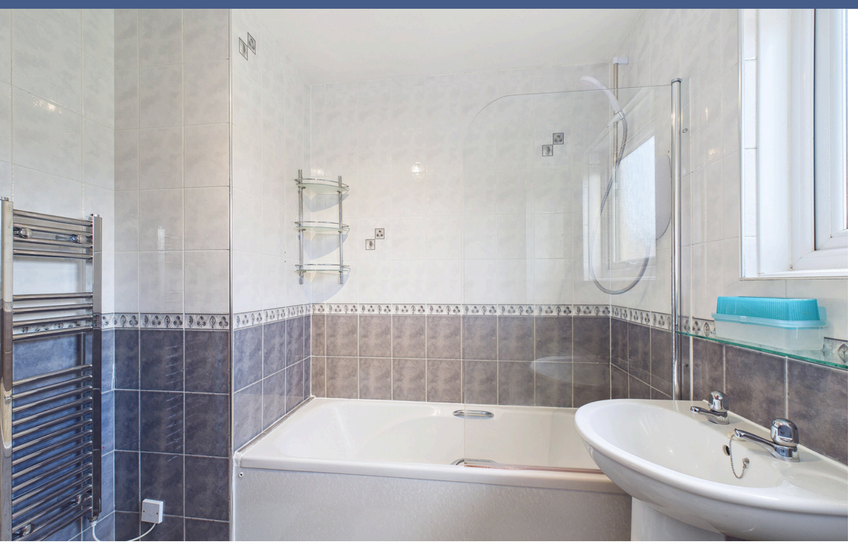
44 Ionad Macaonghais is a two-bedroom semi-detached bungalow, peacefully situated in a quiet cul-de-sac at the northern end of Aviemore. The property enjoys an enviable location close to woodland walks, the Speyside Way and the renowned Spey Valley Golf Course, offering easy access to a wide range of outdoor pursuits.

The accommodation centres around a bright and spacious living room with ample space for dining. The modern fitted kitchen provides excellent storage, including a large cupboard, and offers direct access to the rear garden. There are two generously sized double bedrooms, both benefiting from built-in wardrobes, while the family bathroom is fitted with a shower over the bath and a heated towel rail. An entrance porch and three useful hallway cupboards complete the accommodation.

Further benefits include UPVC double glazing, electric economy heating and a partially floored loft space with ladder access, providing valuable additional storage. Several neighbouring properties have extended into the loft, offering potential for future development, subject to the necessary consents.

With its desirable location, practical layout and scope for enhancement, this property would make an ideal home for a couple, small family or retiree, as well as an attractive 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.

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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 enjoys an open-plan front garden, predominantly laid to gravel, with driveway parking and a paved pathway leading to the entrance. To the rear, the fully enclosed garden is bordered by timber fencing and is mainly laid to lawn, providing a private outdoor space. A patio area offers an ideal spot for outdoor furniture, complemented by raised timber planting beds. Additional features include a timber garden shed for useful outdoor storage and a rotary clothes dryer.

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

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 1TG
·EPC Rating: D
·Home Report Value: £210,000

PRICE
Offers Over £210,000 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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