

12 Ski Road Cottages Aviemore PH22 1QH

Offers Over £535,000 are invited

Well Presented Four Bedroom, Three Bathroom Property in Highly Sought After Location at Coylumbridge



Features:

- Double Aspect Lounge with Patio Doors Opening to Sun Terrace
- Modern Fitted Kitchen/Dining Area with Integrated Appliances & Adjoining Utility Room
- Nordan Double Glazing, Air Source Heat Pump, Wood Burning Stove & Karndean Flooring
- Generous Enclosed Garden Space
- Driveway with Space for Multiple Vehicles
- Close to Local Walks and Bike Trails

CONTACT US :

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12 Ski Road Cottages is a well presented and rarely available four-bedroom, three-bathroom home, tucked away in a peaceful cul-de-sac within the highly sought-after area of Coylumbridge, on the edge of Aviemore.

The heart of the home is a welcoming double aspect open-plan living space, filled with natural light and designed for modern family living. Patio doors open directly onto the outdoor decking area, creating a seamless connection between indoors and out and providing the perfect setting for relaxing or entertaining during the warmer months. The contemporary fitted kitchen offers a range of integrated appliances and ample space for dining, while an adjoining utility room provides additional practicality and access to the rear garden. Completing the ground floor accommodation is a fourth double bedroom and a shower room.

Upstairs, there are three generously proportioned double bedrooms, all benefiting from built-in wardrobes, including the master bedroom with its own en-suite shower room. A family bathroom serves the remaining bedrooms, while the spacious landing offers a versatile area that could be utilised as a home office, reading nook or cosy sitting area.

The property benefits from an air source heat pump, underfloor heating on the ground floor and “Nordan” double glazing throughout.



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



Set on the doorstep of the stunning Rothiemurchus Forest, this exceptional home is perfectly placed for those who enjoy the outdoors, with an extensive network of walking and cycling trails accessible directly from the property. Offering spacious accommodation, energy efficiency and an enviable Highland setting, 12 Ski Road Cottages would make a superb family home.

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 a generous, enclosed garden, predominantly laid to lawn, providing an excellent space for outdoor enjoyment. A raised decking area accessed directly from the living room offers the perfect setting for outdoor dining and furniture, creating a seamless blend of indoor and outdoor living. To the front, there is a lock-block driveway providing parking for multiple vehicles, with a paved pathway leading to the entrance door.

INCLUDED

Fitted floor coverings, blinds and light fittings. Integrated kitchen appliances will also be included.

SERVICES

Mains electricity, water, and drainage.

COUNCIL TAX

Currently Band F (£3597.47 2026/27) includes water rates. Discounts are available for single occupancy.



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HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1QH
- Energy Performance Certificate Rating: Band E
- Home Report Value: £535,000

PRICE

Offers Over £535,000 are invited for this property.

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

Viewings are by appointment 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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