

35 Craig na Gower Avenue
Aviemore
PH22 1RW

Offers over £285,000 are invited

Spacious Three-Bedroom Semi Detached
Home In A Highly Desirable Residential
Area



Features:

- Living Room with Beautiful Views Across the Craigellachie Nature Reserve
- Quiet End Of Cul-De-Sac Location With Driveway
- Idyllic Garden Grounds To The Front and Rear
- Summer House, Timber Garden Shed, Greenhouse and Single Garage
- Double Glazing, LPG Gas Central Heating and Electric Fire
- Within Walking Distance Of Local Amenities And Facilities

CONTACT US :
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Craig-Na-Gower Avenue is a highly sought-after residential area, ideally situated in the heart of Aviemore and within easy reach of a wide range of local amenities and facilities. Tucked away at the end of a peaceful cul-de-sac, No. 35 is a spacious semi-detached home offering bright, well-proportioned accommodation throughout.

The generously sized living room features a focal fireplace and enjoys lovely views towards the Craigellachie Nature Reserve. The well-equipped kitchen includes an integrated double oven, gas hob, pantry-style cupboard and a recess for a fridge/freezer. Adjoining the kitchen is a dining room with a characterful wood-panelled ceiling and patio doors opening directly onto the garden, creating an ideal space for both family living and entertaining.

The master bedroom overlooks the rear garden and benefits from a spacious en-suite shower room. A second double bedroom, also positioned to the rear, features a built-in mirrored double wardrobe, while the third double bedroom is located at the front of the property and enjoys views over the front garden. A family bathroom, complete with both a separate shower and bath, completes the accommodation.

Offering generous living space in a prime location, 35 Craig-Na-Gower Avenue 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.

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 Dalhousie, 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

35 Craig-Na-Gower Avenue benefits from a block-paved driveway providing off-street parking and leading to the single garage. The beautifully landscaped front garden is thoughtfully planted with a variety of mature shrubs and flowering plants, complemented by a lawn and an attractive decking area positioned in front of the summer house. This tranquil outdoor space offers the perfect setting for relaxing in the sunshine while enjoying the visiting wildlife. A paved pathway leads around the side of the property, where a bin store and propane gas cylinder are discreetly located. To the rear, the private landscaped garden enjoys a lovely mix of lawn and planted areas, creating an attractive outdoor environment. A generous decking area provides ample space for outdoor furniture, making it ideal for al fresco dining and entertaining.

Further features include a greenhouse, timber shed, pedestrian access to the garage, an outside tap, rotary clothes dryer and a water butt, adding to the practicality and appeal of this well-maintained garden.

INCLUDED

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

SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band E (£2944.16 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: <https://app.onesurvey.org/Pdf/HomeReport>

·Postcode: PH22 1RW

·EPC Rating: F

·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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