

11 Carn Sleamhainn  
Aviemore  
PH22 1LG

OFFERS OVER £290,000

Three Bedroom Bungalow  
Occupying Generous Plot in  
Quiet Cul-De-Sac



Features:

- Contemporary Fitted Kitchen with Garden Views
- Bright Dual Aspect Lounge & Dining Area
- Electric Storage Heating and Timber Double Glazing
- Generous Garden Space
- Close to Dalfaber Golf and Country Club, Woodland Walks & Bike Trails

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

01479 810 531



Situated in a quiet cul-de-sac, 11 Carn Sleamhainn is a three-bedroom detached bungalow occupying a generous corner plot. The property boasts a bright and spacious dual-aspect lounge and dining area, alongside a contemporary fitted kitchen complete with integrated oven, hob and dishwasher, looking out over the garden.

Accommodation comprises three well-proportioned double bedrooms and a family bathroom. Further benefits include timber double glazing, electric storage heating, and a loft hatch providing additional storage space.

This bungalow would be ideal for families or those seeking a peaceful setting in a highly desirable residential area, backed by woodland and within easy reach of Dalhousie Golf and Country Club, as well as a variety of scenic walking trails.



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.

## OUTSIDE

The front garden is designed in an open-plan style, predominantly laid to lawn, with a paved pathway leading to the front door and off-street parking for two vehicles. To the side and rear, the generous garden grounds are bordered by timber fencing and are mainly laid to grass, complemented by a patio area ideal for outdoor dining and garden furniture.

## INCLUDED

Floor coverings, light fittings, curtains and blinds. Integrated kitchen appliances will also be included. The majority of the furniture is available on separate negotiation with the seller. All personal items will be removed.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently council tax band E (£2944.16 per annum 2026/27) including water rates.  
Discounts available for single occupancy.



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## HOME REPORT

A Home Report is available. This can be downloaded by using the following link:

Ref: <https://app.onesurvey.org/Pdf/HomeReport>

Postcode: PH22 1LG

Home Report Value: £290,000

EPC Band: F

## PRICE

Offers Over £290,000 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

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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