

10 Railway Terrace Aviemore PH22 1SA

Offers over £250,000 are invited

Three-Bedroom Mid Terrace
House in Popular Residential
Area of Aviemore



Features:

- Spacious Living Room with Stone Fireplace & Wood Burning Stove
- Views of the Cairngorm Mountains to the back
- Private Enclosed Garden Space
- Partial Double Glazing and Oil Fire Central Heating
- On Street Parking
- Close to Local Amenities

CONTACT US :
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10 Railway Terrace is a traditional stone-built mid-terrace cottage, ideally positioned in the heart of the village, this characterful home was originally constructed circa 1898 to accommodate railway workers. The property successfully blends modern comforts with many of its original period features and appeal.

At the heart of the home is the inviting lounge, featuring an exposed stone accent wall with recessed shelving on either side and a cosy wood-burning stove, creating a warm and welcoming focal point. The bright kitchen features patio doors that open out onto the rear garden. A bright entrance porch with a large storage cupboard offers practical everyday convenience, while the family bathroom benefits from the added luxury of electric underfloor heating. Completing the ground floor accommodation is a bedroom located at the foot of the staircase.

Upstairs, the spacious master bedroom enjoys attractive views towards the Cairngorm Mountains, while a further bedroom and a convenient WC complete the first-floor accommodation. The property further benefits from oil-fired central heating and partial double glazing.

Offering a wonderful combination of character, comfort and convenience, this delightful property would make an excellent family home all within easy reach of Aviemore's wide range of amenities and outdoor pursuits.



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 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

A shared pathway leads to the front entrance, complemented by a neatly maintained gravelled area. A timber storage shed provides excellent space for outdoor equipment, while an external oil tank and outside tap add further practicality.

The rear garden is accessed via the patio doors from the kitchen and offers a private, enclosed outdoor retreat. Thoughtfully landscaped with patio paving and bordered by wooden fencing, mature hedging, trees and shrubs, it provides an attractive and sheltered space for relaxing or entertaining. A further timber garden shed offers additional storage, and a second outside tap is conveniently located within the garden.

INCLUDED

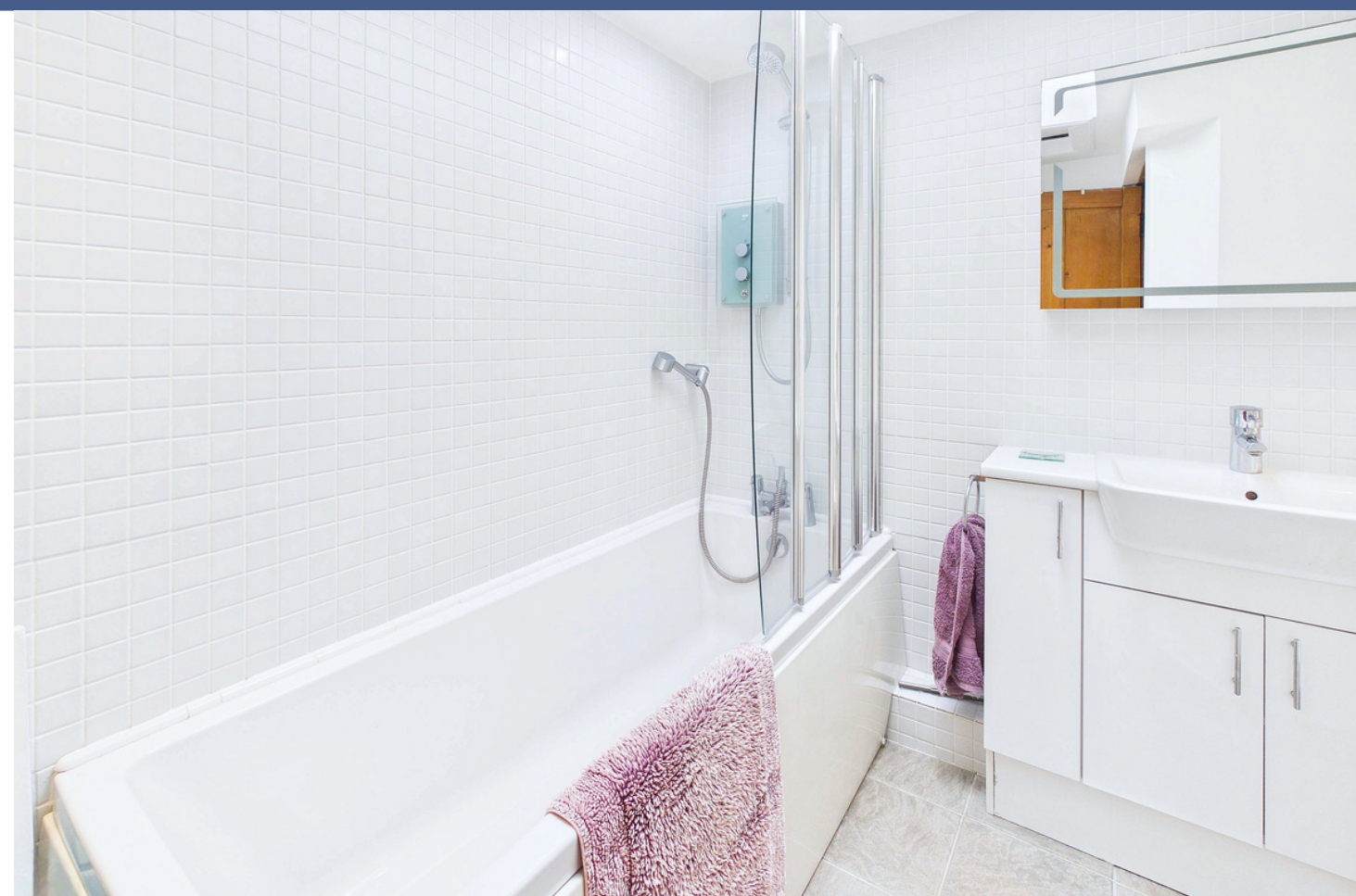
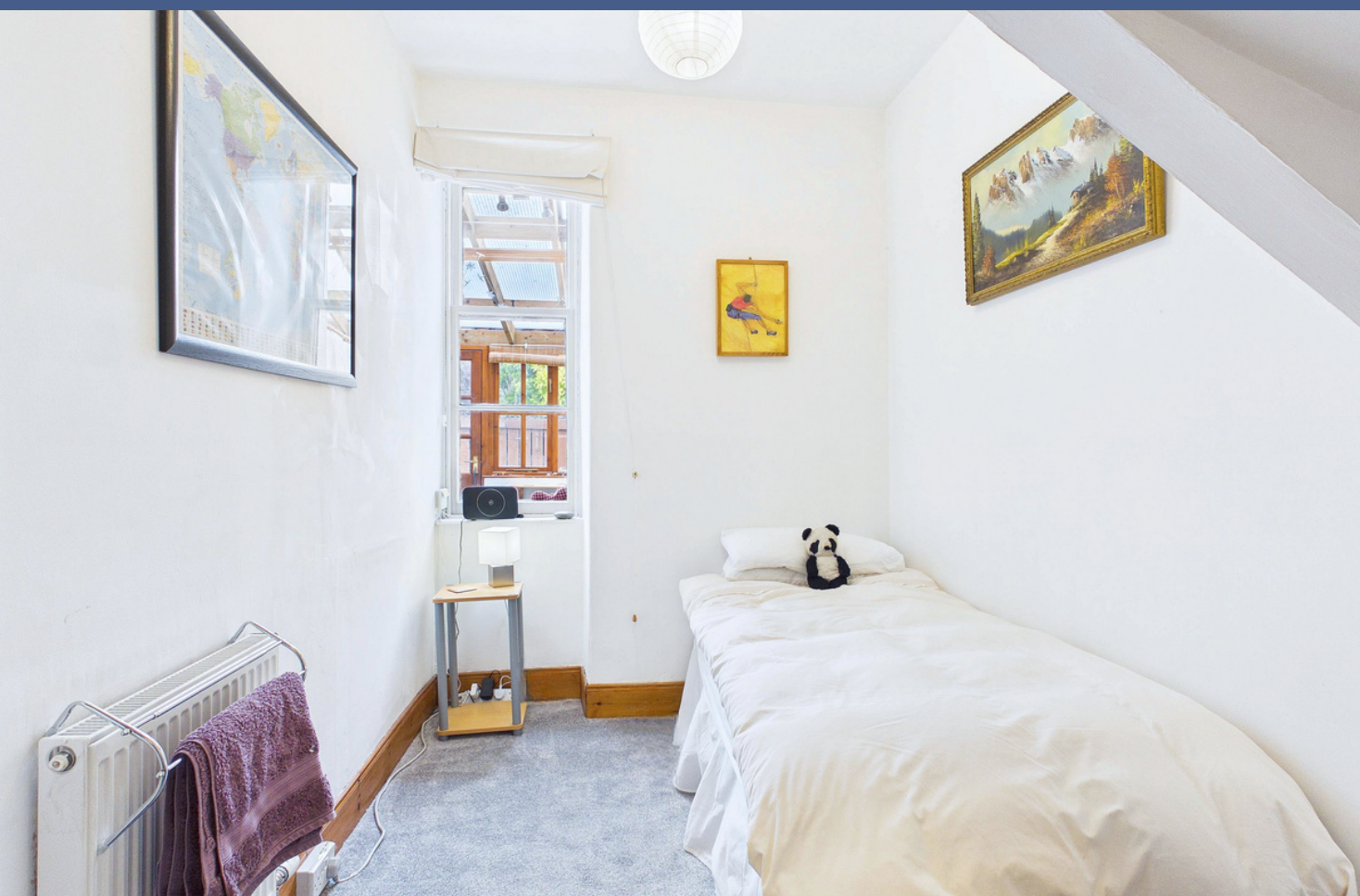
All floor coverings, curtains, blinds and light fittings.

SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band C (£2032.28 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: [10 Railway Terrace Home Report](#)
- Postcode: PH22 1SA
- EPC Rating: E
- Home Report Value: £250,000

PRICE

Offers Over £250,000 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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