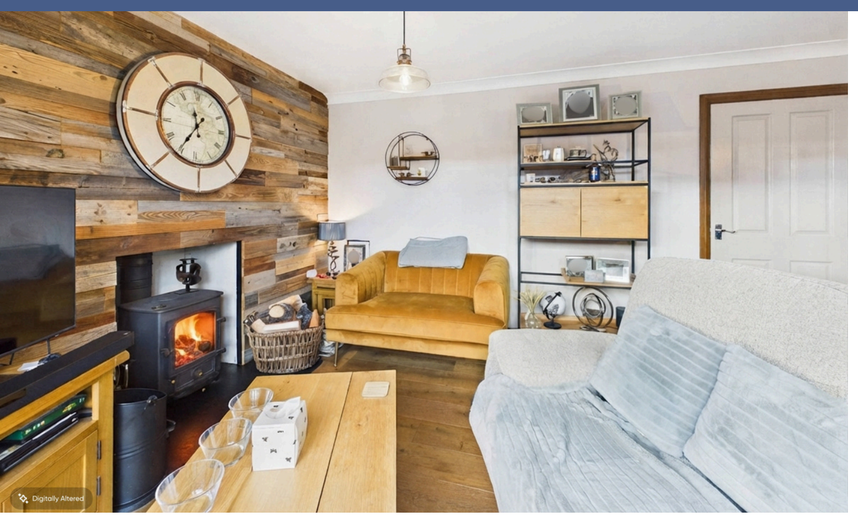
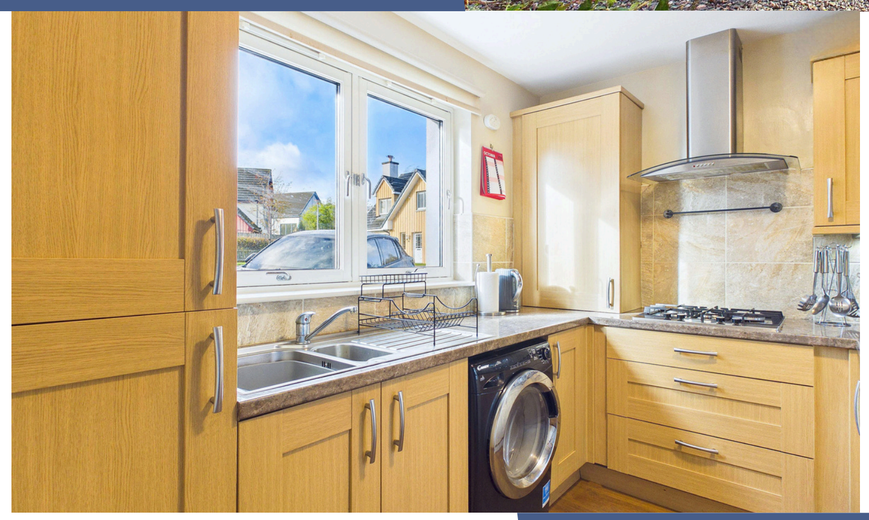
13 Johnstone Road
Aviemore
PH22 1TY

Offers over £230,000 are invited

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









Features:

- Cosy Living Area with Wood Burning Stove and Patio Doors to Garden
- Timber Double Glazing & Gas Central Heating
- Hive Smart Heating Controls
- Enclosed Private Garden Space with Timber Shed
- Off Street Parking for Two Cars
- Close To Local Woodland Walks & Bike Trails

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531

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13 Johnstone Road is a well presented two-bedroom semi-detached home, ideally situated in a quiet cul-de-sac at the northern end of Aviemore.

The property centres around an open-plan living and dining area combining reclaimed wood feature walls, a cosy wood-burning stove and wooden flooring to create a warm, rustic country-cottage feel, with patio doors opening onto the rear garden. The well-equipped kitchen features integrated appliances and a gas hob, while a convenient WC completes the ground floor accommodation.

Upstairs, there are two double bedrooms. The master bedroom enjoys attractive views towards the Craigellachie Nature Reserve, while the second bedroom benefits from stunning views of the Cairngorm Mountain range. The larger bedroom also features two spacious built-in wardrobes. A family bathroom and two useful storage cupboards complete the first-floor accommodation.

Further benefits include LPG gas central heating with Hive smart controls, timber double glazing throughout, and a partially floored loft accessed via a loft ladder, providing excellent additional storage space.









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.

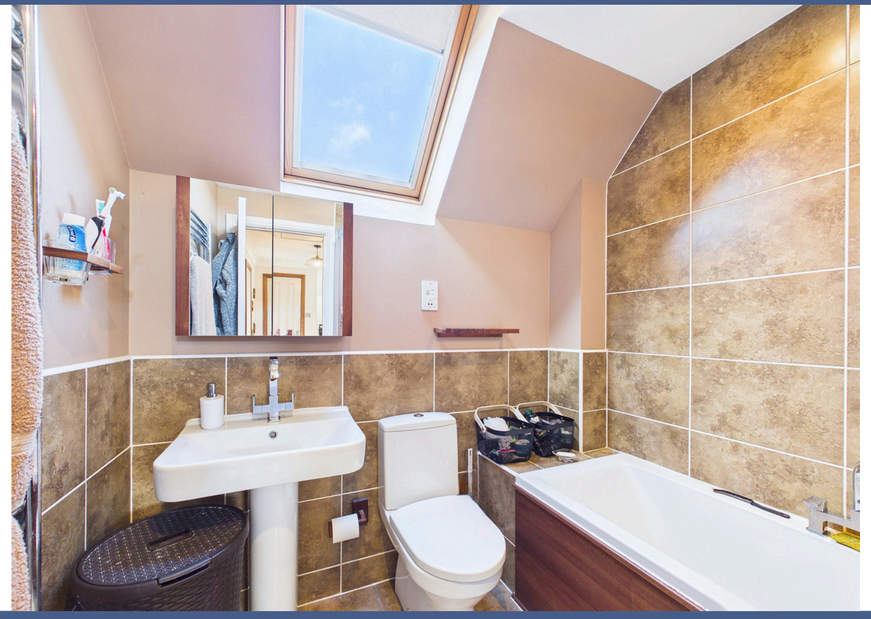
OUTSIDE
The front garden is laid to gravel for ease of maintenance and is complemented by a variety of mature plants, trees, and shrubs. A loc-block driveway provides off-street parking for up to two vehicles. The fully enclosed rear garden is bounded by timber fencing and benefits from a side access gate. Predominantly laid to gravel, the rear garden also features a patio area, ideal for outdoor dining and garden furniture, along with planted borders. A substantial timber shed offers excellent storage for outdoor equipment, while two log stores provide convenient wood storage. Additional features include a rotary clothes dryer and an external water tap.

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

SERVICES
Electricity, water, gas 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 1TY
·EPC Rating: D
·Home Report Value: £230,000

PRICE
Offers Over £230,000 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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