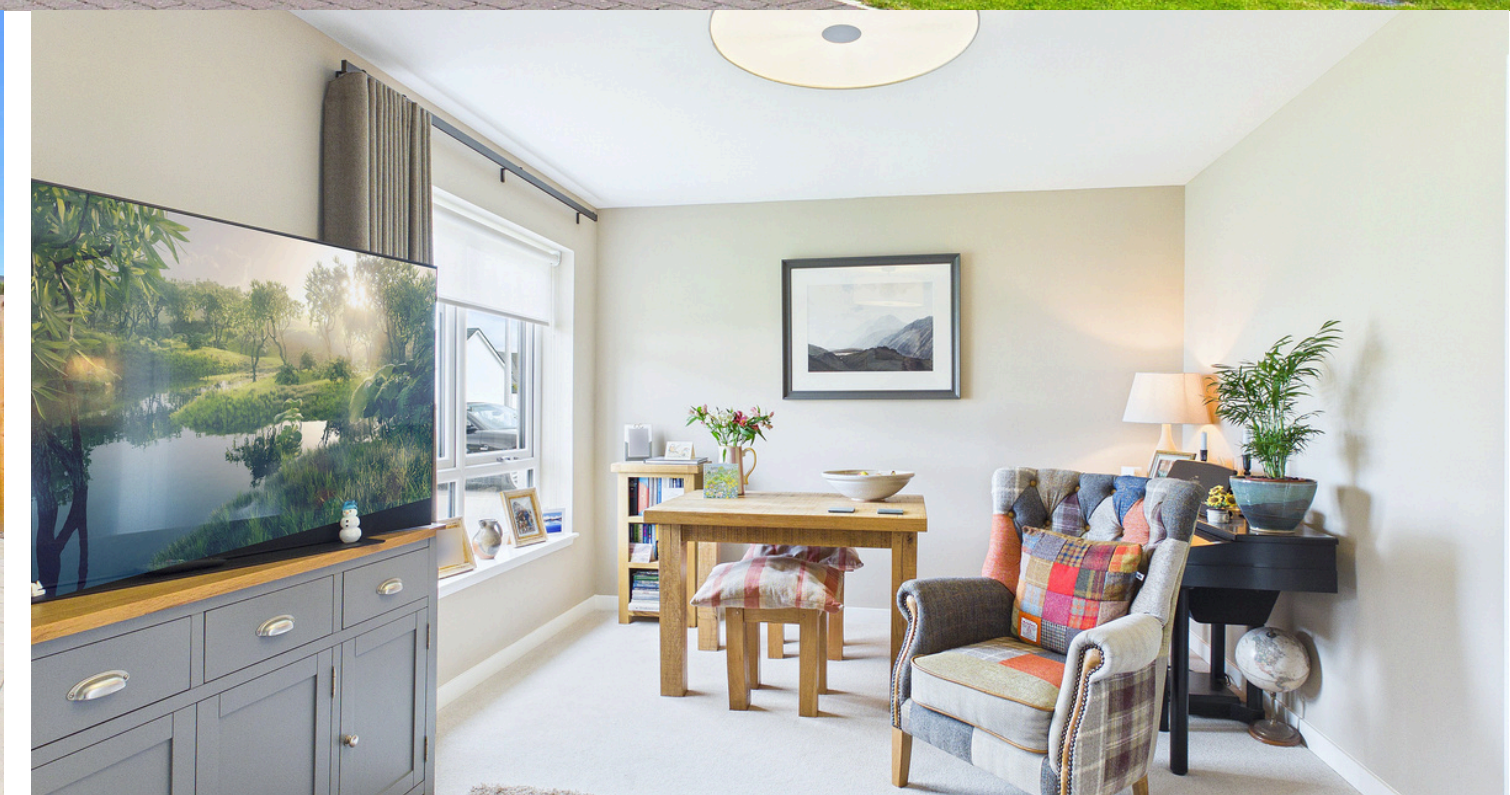
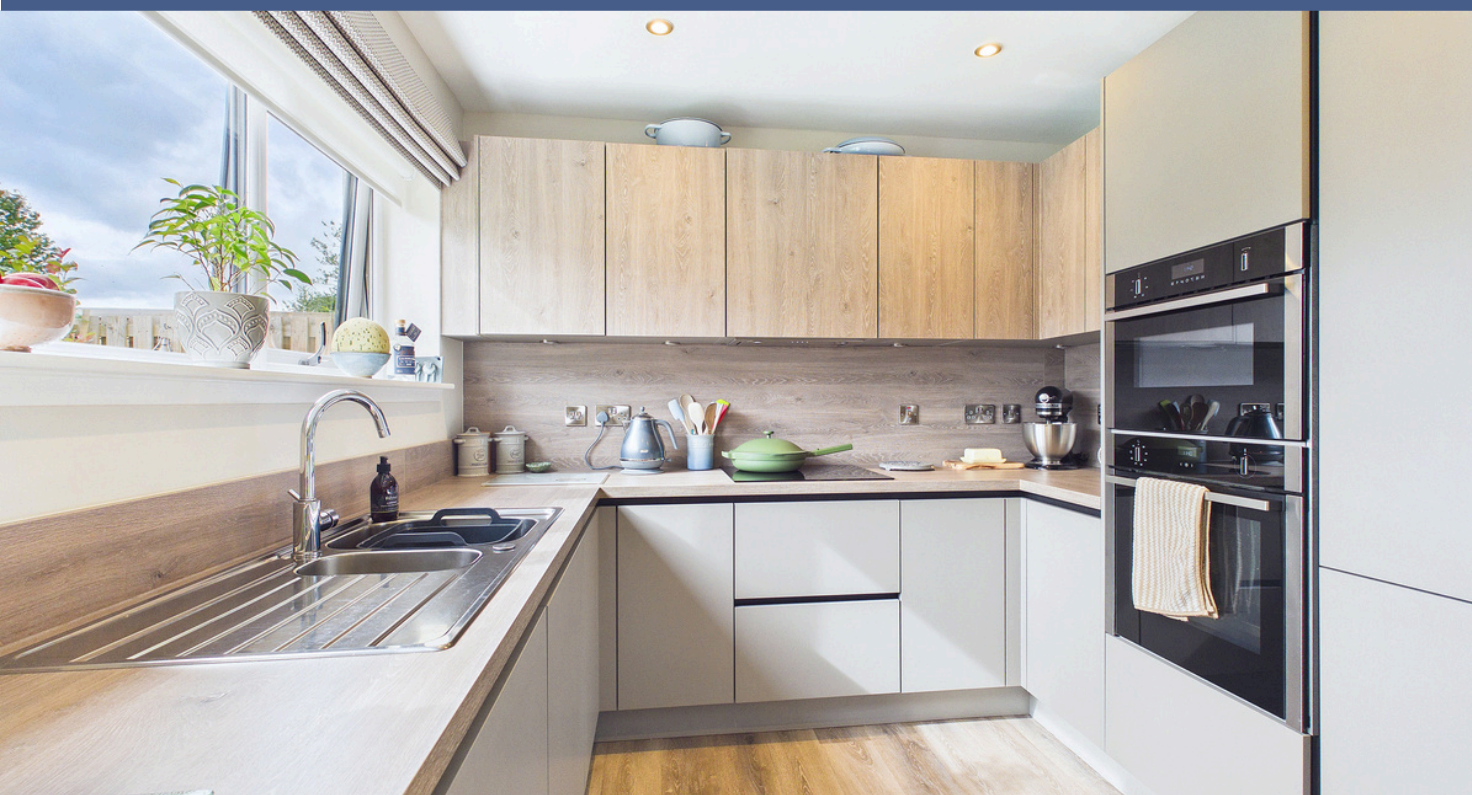


White Peaks
13 Lairig Ghru View
Aviemore
PH22 1AR

Offers over £465,000 are invited

Stunning 3-Bedroom, 2-Bathroom Detached Villa
With WC



Features:

- Incredible Views of the Cairngorm Mountains
- Stylish German Kitchen With Integrated Appliances & Adjoining Utility Room
- Luxury Porcelanosa Bathroom Suites
- Eco-Friendly Air-Source Heating & Full UPVC Double Glazing
- Enclosed Landscaped Garden
- Off-Street Parking and Garage

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

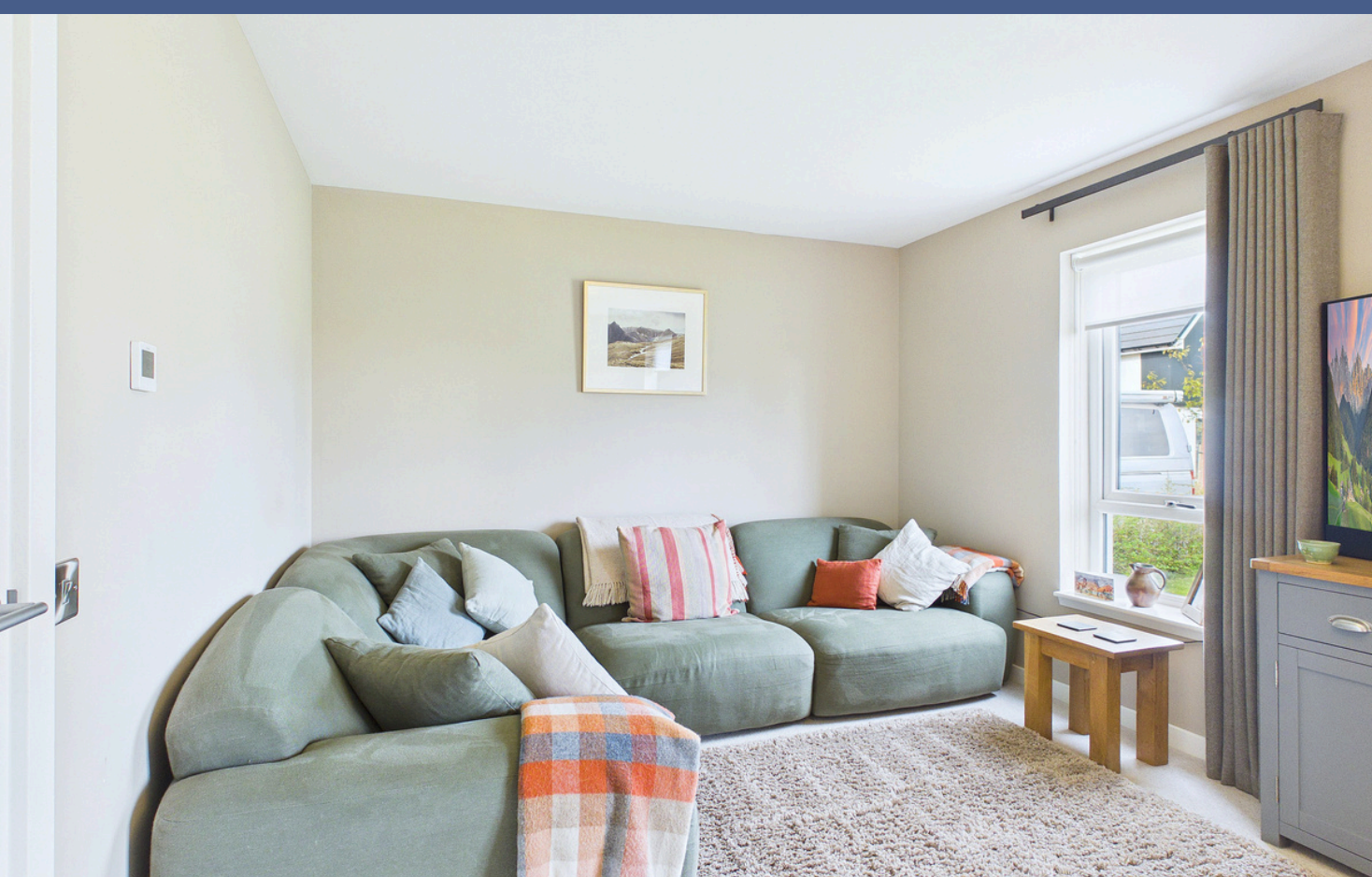


A beautifully presented three-bedroom detached villa, situated in one of Aviemore's most desirable locations and boasting spectacular views of the Cairngorm Mountains. This contemporary home combines stylish interiors, high-quality finishes, and thoughtfully designed outdoor spaces to create an exceptional living environment.

The spacious accommodation includes a bright and welcoming lounge, an impressive open-plan kitchen and dining area featuring a bespoke German kitchen with integrated appliances, a utility room, and a convenient WC. Upstairs, there are three generous double bedrooms, including a master bedroom with views to the Cairngorm Mountains and en-suite shower room, alongside a beautifully appointed family bathroom. All sanitary ware throughout the property is by Porcelanosa, reflecting the home's quality and attention to detail.

Energy efficiency is a key feature, with an environmentally friendly air-source heating system and full uPVC double glazing throughout.

Presented in true walk-in condition, this exceptional property offers a rare opportunity to acquire a stylish and energy-efficient home in the heart of the Cairngorms National Park, perfectly placed to enjoy the outstanding natural beauty and year-round outdoor pursuits the area has to offer.



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

Externally, the property enjoys an attractive open-plan front garden and a generous driveway providing off-street parking for up to three vehicles. To the rear, the fully landscaped garden has been thoughtfully designed with lawned areas, colourful planted borders, and patio seating areas, creating the perfect setting for outdoor dining, entertaining, or simply relaxing throughout the year. A spacious garage provides excellent storage and secure parking, with ample room for outdoor equipment and recreational gear. Outside tap, power point and air source heat pump.

INCLUDED

Fitted floor coverings, light fittings and all integrated kitchen appliances.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently council tax band E (£2944.16 per annum) Including water rates.

Discounts available for single occupancy.



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HOME REPORT

A Home Report is available. Please use the following link:

- Postcode: PH22 1AR
- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Energy Performance Certificate Rating: Band B
- Home Report Value: £465,000

PRICE

Offers Over £465,000 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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