

# 19 Callart Road

AVIEMORE, HIGHLAND, PH22 1SR



*ONE BEDROOM SEMI DETACHED HOME WITH  
ENCLOSED REAR GARDEN AND PARKING FOR TWO CARS*



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This one-bedroom semi-detached home offers practical accommodation over two levels and will appeal to a range of buyers, including first-time purchasers, investors, or those looking for an easy-to-maintain property in a popular Highland location.

The ground floor is entered through an entrance vestibule, which provides space for coats and shoes before leading into the living room. The living room is a comfortable space with room for lounge seating and a small dining area.

## The Property



The kitchen is positioned to the rear of the property and offers good storage and worktop space with a practical layout for everyday use.



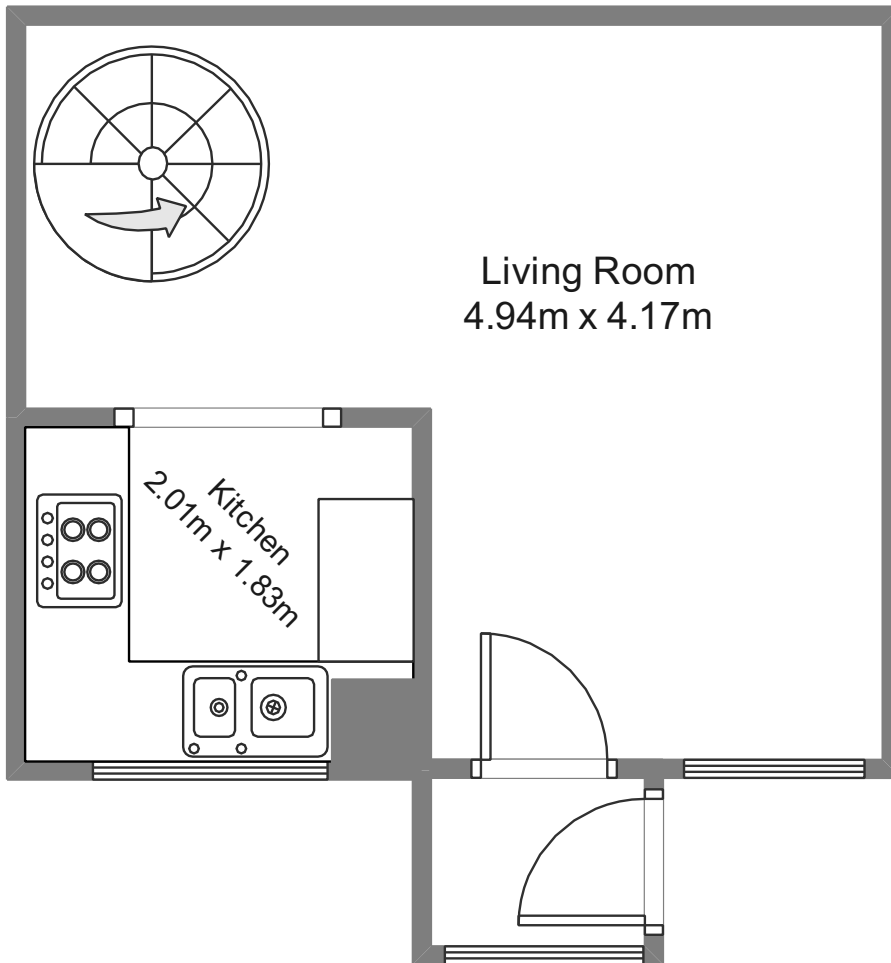
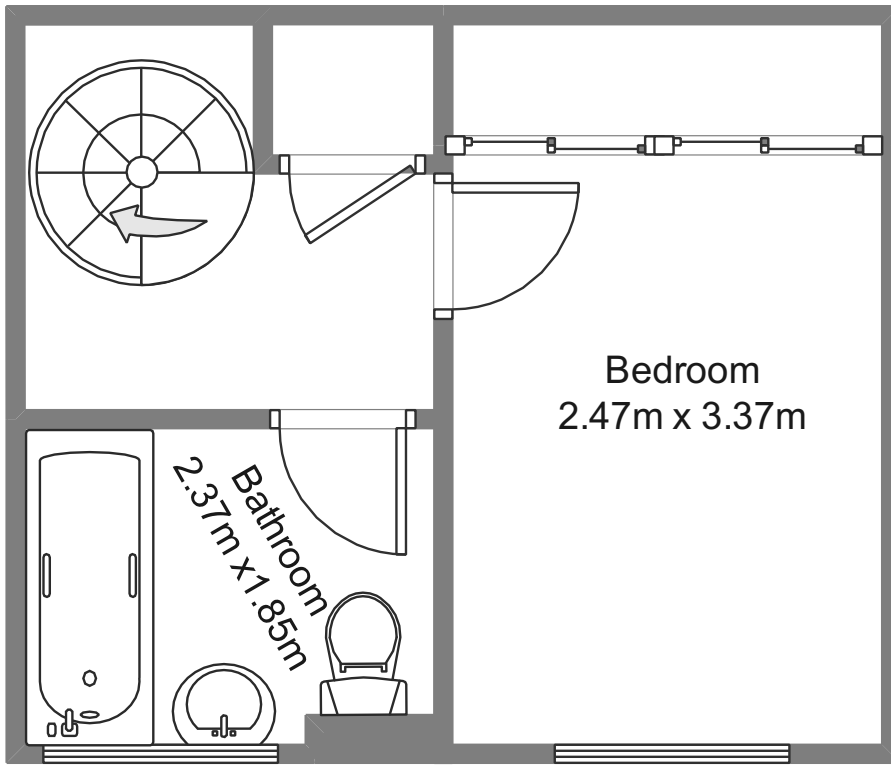


Upstairs, the landing includes a useful cupboard which houses the hot water tank and also provides shelving for additional storage. The double bedroom benefits from fitted double wardrobes providing good storage.

The bathroom is fitted with a bath with a shower over, together with a wash hand basin and WC.







Gross internal floor area (m<sup>2</sup>): 43m<sup>2</sup>

EPC Rating: D



The property benefits from garden grounds to the front and rear. The front garden is mainly laid to lawn with a section of bark and gravel directly in front of the house.

A gate to the side of the property leads to rear garden, which is fully enclosed with high timber fencing, providing a good level of privacy and creating a secure outdoor space. The garden is mainly laid to lawn and includes a patio area suitable for outdoor seating. A storage shed is located to the side of the property and provides space for garden tools or outdoor equipment. Parking is available to the front of the back garden with space for two vehicles positioned one behind the other.



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This property is situated in a well-established residential area of Aviemore, within easy reach of everyday amenities including shops, supermarkets, cafés, restaurants, and local services. The location benefits from the natural surroundings of the Cairngorms National Park, with walking and cycling routes close by and a welcoming community atmosphere.

Transport links are convenient, with the A9 providing direct north-south access through the Highlands. Inverness is easily reached to the north, while Perth, Edinburgh, and Glasgow lie to the south. The nearby A95 and B9152 connect to surrounding towns and villages across Badenoch and Strathspey.

Aviemore Railway Station is a short distance away on the Highland Main Line, with regular ScotRail, LNER, and Caledonian Sleeper services to Inverness, Glasgow, Edinburgh, and London. Local bus and taxi services are also available. For air travel, Inverness Airport provides flights across the UK and beyond, while Edinburgh, Glasgow, and Aberdeen airports are accessible by road or rail. The combination of a well-connected location, local amenities, and access to outdoor recreation makes this area ideal for everyday living while still being perfectly placed to explore the wider Highlands.

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## The Location



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