



**47 Aviemore Holiday Park,**  
Aviemore PH22 1PX  
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Ingram**



## Charming three-bedroom holiday lodge overlooking the River Spey with far reaching views to the Cairngorm Mountains in the popular village of Aviemore

- Super waterside location
- Popular tourist destination with good access to all amenities
- Excellent letting potential



### Situation

Situated in a sought-after location close to the village of Aviemore in the naturally beautiful Cairngorm National Park, within easy reach of numerous Lochside walks, the beach at Loch Morlich and also the Cairngorm Ski Centre. Aviemore centre is just a 10-minute walk away and offers a variety of shops, cafes and bars as well as a doctor's surgery.

### Directions

From the centre of Aviemore, drive south to the first roundabout and take the first exit towards Coylumbridge. Take the first turn on the left and then immediately left again, continue through the tunnel to the park. Take the left-hand fork and continue until you find number 47 on the left.

### Description

47 Aviemore Holiday Park sits towards the end of the park in a quiet waterside location.

The lodge is well presented throughout with wood cladding to all internal walls. It has wood double glazing and electric heating making the lodge attractive throughout the year.

The lodge is entered by a glazed door to a hallway with two built-in cupboards. The galley kitchen is to the right and an undercounter fridge, microwave and gas oven with four ring hob. It has floor and wall units offering good storage.

The spacious, open plan living/dining room has windows to the sides making the room bright and airy. French doors open to a decking area with fantastic views over the River Spey to the Cairngorms. There is an electric fire on a tiled plinth and plenty room for a dining table.

To the end of the hall is the largest bedroom which has a good range of built-in wardrobes, drawers and cupboards offering plenty of storage.

Bedroom two is a twin room which has a built-in wardrobe and a window to the side and bedroom three has built-in bunkbeds with a window to the side.

The shower room has a two-piece suite in white comprising WC and wash hand basin which sits over a vanity unit and a corner shower.

### External

There is a large decking area from where you can enjoy a lovely view to the River Spey and Cairngorm mountains. There is parking to the side for several vehicles. To the rear of the lodge are two useful sheds for storage.

### Service charge

There is a monthly site fee of £200.77





### Services

Mains water, electricity and drainage

### Important Notice

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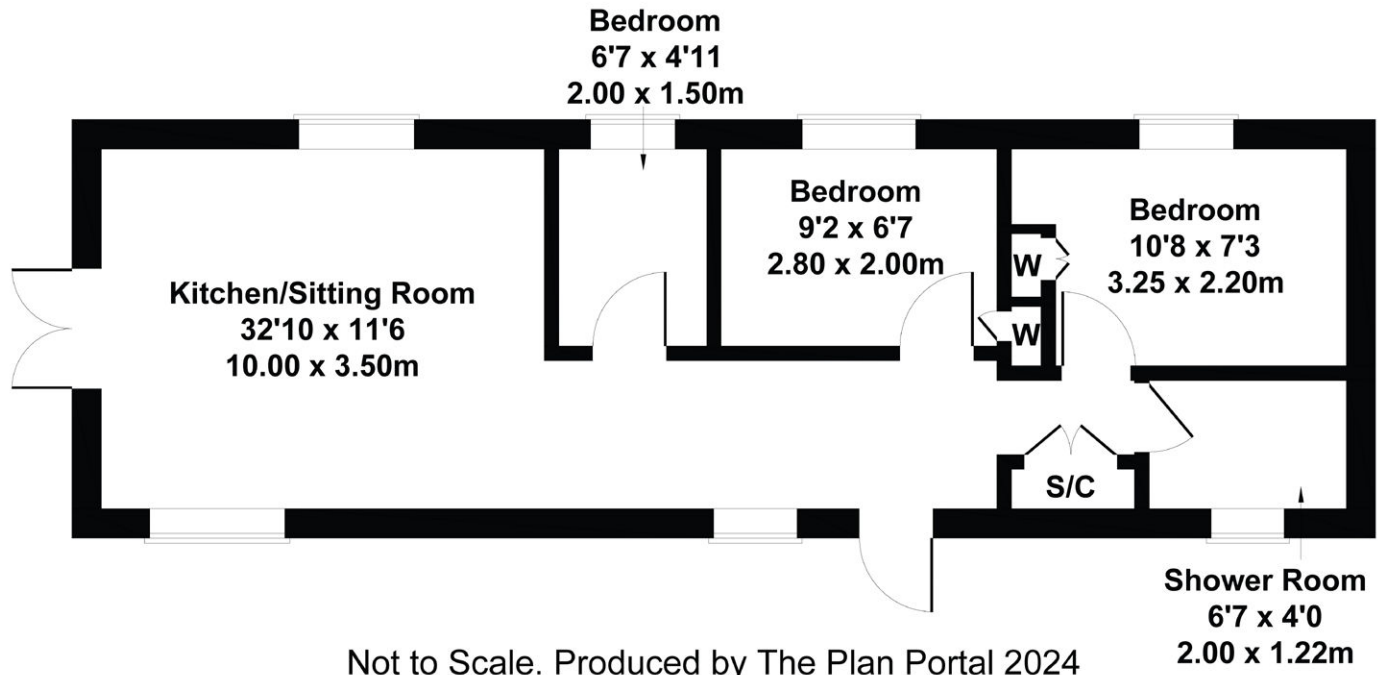






# 47 Aviemore Holiday Park, Dalfaber Road, Aviemore, PH22 1PX

Approximate Gross Internal Area  
495 sq ft - 46 sq m



Not to Scale. Produced by The Plan Portal 2024  
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Old Bank of Scotland Building, 5 High Street, Beauly, IV4 7BS  
Tel: 01463 717799 Fax: 01463 716 699  
[www.bellingram.co.uk](http://www.bellingram.co.uk) [highland@bellingram.co.uk](mailto:highland@bellingram.co.uk)

