

INDEPENDENT ESTATE AGENTS
SALES & PROPERTY MANAGEMENT

101 Dalnabay,
Aviemore, PH22 1RQ

Highland
PROPERTY SERVICES



Well presented two bedroom semi-detached bungalow with rear panoramic views to the Cairngorm mountain range. Great location within a quiet cul-de-sac, close to the river Spey and nearby Championship golf course. This desirable property has a low maintenance garden and offers walk-in accommodation ideal for a family home or as an attractive second home within easy reach of all local amenities.



- Sitting room / dining area
- Modern fully equipped kitchen
- Two double bedrooms
- Bathroom with over bath shower
- Vestibule / cloakroom WC
- High efficiency electric radiators / Double glazed
- Low maintenance garden with timber deck

05

STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

OFFERS OVER £220,000 ARE INVITED

sales@highlandpropertyservices.co.uk
www.highlandpropertyservices.co.uk

AVIEMORE is an internationally known village resort with splendid facilities for both summer and winter and is ideally placed within the Cairngorms National Park. Sporting facilities include several golf courses, extensive mtn. bike and walking routes together with an established snow sports programme at the Cairngorm Mountain and the Lecht. The village is on the main Inverness / London rail line and is just off the A9 trunk road. Education provision offers a modern village primary school with secondary education at Grantown on Spey Grammar School and Kingussie High School. The Aviemore Centre leisure and retail development has added considerably to the range of high quality retail outlets and leisure facilities servicing this popular rear round destination. There is a recently completed local hospital with further expansion planned to for the area..

THE PROPERTY

PH22 1RQ

In good order throughout, this desirable property benefits from a quiet cul-de-sac location with a low maintenance garden with timber decking to the side, commanding uninterrupted views to the Cairngorms. Offered for sale in "walk-in" condition with if required furnishings and appliances or these maybe available by separate negotiation.

All floor coverings, curtains/blinds, light fittings and integral appliances are included in the sale.

ENTRY

Door to entrance vestibule. Outside light. Secure key safe.

VESTIBULE

(1.6m x 1.3m)

Doors to sitting room and cloakroom with W.C. Door to storage cupboard housing fuseboard & controls for electric radiators. Wi-Fi hub. Wood laminate flooring. Coat rack. Ceiling light.

CLOAKROOM/WC

(2m x 1.1m)

Opaque window to front. Two piece suite in white comprising wash hand basin in vanity unit with mirror over and W.C. Hyco fan heater. Vinyl tiled effect floor covering. Ceiling light.

SITTING ROOM / DINING AREA

(6.1m x 3.1m)

Window to front. Well laid out room with wood laminate flooring. Two radiators with thermostatic controls plus wall mounted thermostat. TV point. Curtain pole and curtains. Two ceiling lights with dimmer switch. Doors to inner hall and kitchen.



KITCHEN

(3m x 2.38m)

Window to side overlooking side of property. Comprehensive range of oak base, wall and drawer units with complementary work surfaces and tiled surround. Stainless steel sink unit with Logic washing machine. Phillips Whirlpool stainless steel oven and grill with halogen hob and stainless steel chimney hood over. Dishwasher and fridge. Horstmann electronic controls for hot water system. Vinyl flooring. Four spot ceiling light. Heat detector alarm. Extractor fan. Electric convector radiator. External door to driveway and rear garden.



INNER HALL

(1.8m x 0.85m)

Doors to two bedrooms and bathroom. Door to airing cupboard housing unvented hot water cylinder with slatted shelving over. Access hatch to attic. Radiator. Smoke detector. Wood laminate flooring. Recessed ceiling light.

BEDROOM 1

(3.45m x 2.7m)

Panoramic window to rear garden and mountains beyond. Wall mounted convector electric heater. Fitted carpet. Curtain pole and curtains. Ceiling light.



BEDROOM 2

(2.8m x 2.75m)

Twin windows to rear garden and mountains beyond. Wall mounted convector electric heater. Fitted carpet. Curtain pole and curtains. Ceiling light.

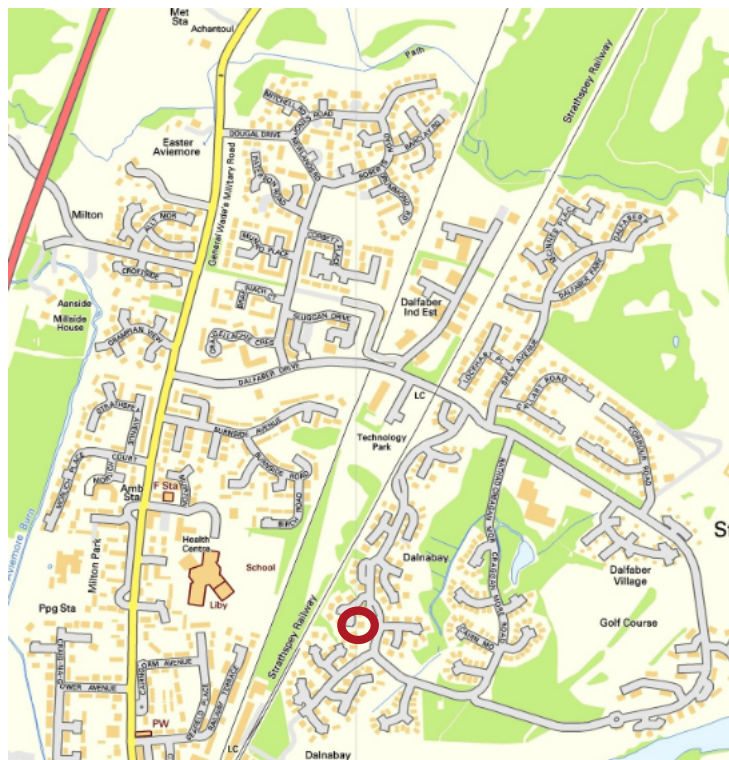


BATHROOM

(2.2m x 1.85m)

Opaque window to side with fitted roller blind. Three piece suite in white comprising bath with Triton electric shower over and shower curtain over, wash hand basin in vanity unit and W.C. Winterwarm fan heater. Extractor fan. Tile effect vinyl flooring. Triple recessed ceiling lights.





Contains Ordnance Survey data © Crown copyright and database right 2015.

[Click for google pin location](#)

COUNCIL TAX / BUSINESS RATES - current RV is £2900

The property is currently business rated. Small businesses currently attract 100% relief on application. If the property is purchased for residential use - application can be made to the Highland Council who will advise the appropriate banding and charges.

ENERGY PERFORMANCE

The property's EPC rating is E (51).

DATE OF ENTRY

An early Settlement date is proposed for July / August at this time.

VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

HOME REPORT

Linked from our website or available on request from our offices.

OFFER / SERVICES

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf. Where an offer is accepted in principle, it is the responsibility of the purchaser's solicitors to do all ID checks under the 2017 AML Regulations (Anti Money Laundering).

GARDEN

The garden to the front of the property is laid out for ease of maintenance with a stone chipped area and lawn edged with ornamental shrubs and trees. The rear garden is accessed through a gate from the side driveway and is easily maintained being mostly laid to lawn with a sunny and sheltered decking area with superb aspect and views to the Cairngorm mountain range. Dedicated Parking.



SERVICES

Mains electricity, water and drainage. Telephone/broadband. Electric economy 10 high efficiency radiators. The plumbing system has been upgraded to an unvented hot water tank that has lowered the overall energy costs.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park

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.



STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD

T: (01479) 811 463 / 810 020

F: (01479) 811 577

sales@highlandpropertyservices.co.uk

www.highlandpropertyservices.co.uk

Monday - Friday 9.00 am - 5.00 pm