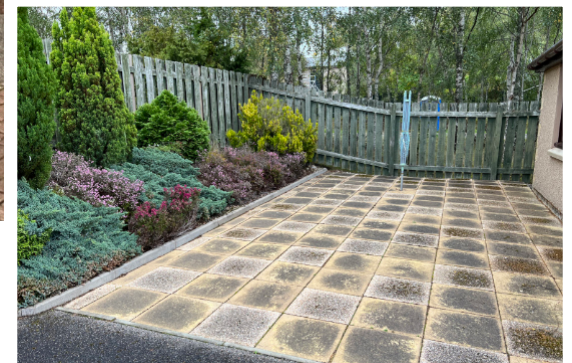


**13 Carn Aghaidh,  
Aviemore, PH22 1LE**



This attractive detached three bedroom bungalow is located within the popular Osprey Grange private housing development near the championship golf course and country club. It is well presented with Everest double glazing and offers bright, comfortable family accommodation within a cul-de-sac of similar properties. The property is offered for sale in walk in condition with all furnishings and appliances available on request.

- Entrance vestibule - cloakroom / toilet
- Bright airy lounge / dining area
- Well equipped kitchen with appliances \*
- Family wetroom/ shower / WC
- Master bedroom & further two bedrooms
- Electric central heating & double glazed
- Rear large patio area & tarmac driveway parking
- Low maintenance garden with large shed.

04

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

**OFFERS OVER £275,000 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 1LE**

Osprey Grange is a well established development of private housing within cul-de-sacs amidst existing woodlands at the north end of the village. This attractive property was built in 1999 / 2000 and is located in Carn Aghaidh. It is in good order throughout whilst benefiting from proximity of the nearby championship golf course, leisure facilities / bar / restaurant within 750m / 1km. The property has electric total control central heating with storage & panel radiators throughout.

It has upgraded Everest double glazing windows and doors with fascia roof trims and attic floored storage with fitted Ramsay ladder. Tarmac driveway with large shed with power and electric appliances.

All floor-coverings, light fittings, curtains, window blinds and all integral fitted appliances included in the sale. \*The property may be available for sale with all furnishings and appliances, by negotiation.

**ENTRANCE VESTIBULE**

**(1.2m x 1.15m)**

High security Everest partially glazed external door leading directly into vestibule area. Storage cupboard with electric fuseboard and coat rack. Storage radiator. Smoke detector

**CLOAKROOM/WC**

**(1.64m x 1.2m)**

Opaque window to the side. White coloured suite comprising WC and wash hand basin in vanity unit with mirror & wall tiling above. Bathroom cabinet. Creda fan heater.



**LOUNGE**

**(6. x 3.85m)**

Airy bright, double aspect windows with open outlook to the cul-de-sac and side gardens. Twin storage radiators & electric fire with decorative mantel. Space for dining area and doors through to kitchen and inner hall. TV cables. Telephone point. (Not connected). Smoke detector.



**KITCHEN**

**(3.15m x 2.55m)**

Bright fitted kitchen with extensive floor and wall mounted units with worktop area. Composite sink and drainer. Electric hob/oven & extractor. Washing machine. Fridge. Hot water boost control. Storage radiator. External side door to driveway & garden.



**INNER HALL**

**(2m x 1.9m)**

Doors off to all bedrooms and bathroom. Linen cupboard with hot water tank. Attic hatch with fitted Ramsay ladder to partially floored & insulated storage attic area. Smoke detector.

**BEDROOM 1**  
**(3.45m x 2.7m)**

Double bedroom with large window overlooking the side garden. Built-in wardrobe with matching dressing table & bedside cabinets. Panel heater.



**BEDROOM 2**  
**(3.35m x 2.5m)**

Double room with window to the rear overlooking the patio & garden. Built-in wardrobe & small dressing table. Panel heater.



**BEDROOM 3**  
**(2.95m x 2.75m)**

Double bedroom with window overlooking the rear patio & garden. Built in double wardrobe with dressing table. Panel heater.



## WETROOM

(2.3m x 1.8m)

Bright room refurbished as wetroom with wetwall panels, mains Mira shower, WC, wash hand basin / vanity unit, mirror, towel rail. Opaque window to side. Creda fan heater.



## GARDEN / DRIVEWAY

The property has an attractive landscaped low maintenance garden open to the front with lawn & a large rear patio with conifer / heather borders. Timber garden shed approx. 12' x 6' with power housing fridge/freezer and tumble dryer. Timber boundary fences. External water tap. Adequate space for a garage. Rotary clothes dryer. Tarmac driveway parking for 2 / 3 vehicles.



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## 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).

## COUNCIL TAX / ENERGY PERFORMANCE

This property is rated in Band E council tax (£2489) per annum including water rates. The energy efficiency E.P.C. rating is D (59) .

## SERVICES

All mains services, water and drainage. Fibre broadband services available nearby. Telephone connection not active at this time.

## DATE OF ENTRY

The seller is seeking a prompt settlement date.

## 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.



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Monday - Friday 9.00 am - 5.00 pm