

125 Dalnabay,
Aviemore, PH22 1TD



Well presented two bedroom semi-detached bungalow within an easy walk of the centre and with outstanding rear panoramic views to the Cairngorm mountain range. Located within a quiet cul-de-sac, close to the river Spey and nearby Championship golf course, this desirable property has an attractive 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. Additional furnishings on request.

- Vestibule / cloakroom WC
- Sitting room with Morso stove / dining area
- Well equipped kitchen with appliances
- Two double bedrooms – one with additional rear door to garden
- Bathroom with over bath shower
- Electric night storage radiators / double glazed
- Low maintenance garden with shed and space for a garage.

09

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

OFFERS OVER £215,000 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 mountain 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 for the area. Inverness is some 30 miles.

THE PROPERTY

Well presented and in good order throughout, this desirable property benefits from a quiet cul-de-sac location with an attractive low maintenance garden with timber shed to the rear. The property has been customised with attractive solid wood flooring and Morso wood burning stove. Access from the double bedroom to the rear garden / patio by double glazed door. Offered for sale in walk-in condition with a number of furnishings available by separate negotiation. All floorcoverings, curtains/blinds, light fittings and appliances included in the sale.

ENTRY

Door to entrance vestibule. Outside lamp

VESTIBULE

Doors to sitting room and cloakroom with WC. Shelved storage cupboard. Additional high level shelf. Floor cupboard with fuseboard. Coat rack. Wood flooring. Ceiling light.

CLOAKROOM/WC (2m x 1.1m)

Opaque window to front. Two piece suite in white comprising wash hand basin with mirror over and WC. Dimplex fan heater. Plumbed in washing machine. Shelf & coat rail. Vinyl floor covering. Ceiling light.



INNER HALL

Doors to two bedrooms and bathroom. Door to airing cupboard with hot water cylinder and slatted shelving over. Access hatch to attic. Night storage radiator. Smoke detector. Wood flooring. Ceiling light with dimmer.

SITTING ROOM / DINING AREA

(6.1m x 3.1m)

Window to front garden and driveway. Bright well laid out room with attractive wood flooring and Morso wood burning stove with internal chimney flue on toughened glass base. Night storage radiator, TV point. Telephone point. Curtain pole and curtains. Two wall lights. Ceiling light. CO2 and smoke detectors. Doors to inner hall and kitchen.



KITCHEN

(3m x 2.4m)

Window to side overlooking driveway/garden area & distant hills. Comprehensive range of wall and drawer units with complementary work surfaces and tiled surround. Stainless steel sink unit and dishwasher. New Zanussi cooker with double oven, and extractor fan over. Fridge. Controls for hot water system. Vinyl flooring. Fluorescent light. Heat detector alarm. Fire extinguisher. Electric night storage radiator. External door to driveway and garden.



BEDROOM 1

(3.6m x 2.7m)

Panoramic windows to rear garden and mountains beyond. Wall mounted convector electric heater. Wood flooring. Curtain pole and curtains. Ceiling light.



BEDROOM 2

(2.8m x 2.75m)

Twin windows to rear garden and mountains beyond with additional fitted double glazed door leading out into the rear garden /patio area. Wall mounted convector electric heater. Wood flooring. Curtain pole and curtains. Ceiling light.



BATHROOM

(2.2m x 1.85m)

Opaque window to side with fitted blind. Three piece suite in white comprising bath with shower extension over with shower rail and curtain. Wash hand basin in vanity unit and WC. Shaver point. Dimplex fan heater. Extractor fan. Vinyl flooring. Triple ceiling lights.





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COUNCIL TAX & EPC

The property is band C for council tax. The property's EPC rating is D (63)

DATE OF ENTRY

A Settlement date is proposed of November '23 or by arrangement.

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 with feature ornamental evergreen shrubs and trees. The rear garden is accessed from the side driveway via a timber fence & gate and is easily maintained being mostly patio with stone chips and rock garden. Hedging provides rear and side screening. Attractive sunny and sheltered patio seating area with a superb aspect and views to the Cairngorm mountain range. Garden shed with key safe. Timber boundary fencing. Large tarmac driveway with dedicated off-road parking and space for a garage.



SERVICES

Mains electricity, water and drainage. Telephone / broadband. Electric economy 7, night storage heating.

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