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70 Dalnabay, Aviemore, PH22 1RG
POA

Contact us on 01479 874800 or visit www.massoncairns.com

UNDER OFFER - An immaculately presented and ideally located two bedroom semi-detached property offered for sale with the benefit of all furniture as seen and hot tub. Accommodation is arranged over one floor and includes a bright lounge with space for dining, recently fitted kitchen, two double bedrooms and an accessible wet room. Outside there is a driveway with off street parking and gardens to the front and rear which are mainly laid to lawn with a rear patio and bounded with timber ranch fencing. Currently operated as a successful holiday rental the property would be ideal for a variety of purchasers including those looking for a family, second or investment property in walk in condition. Energy Performance Certificate Rating E, Council Tax Band C

POA



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Aviemore

Dalnabay is a popular residential area, located at the north end of Aviemore. Situated at the heart of the Cairngorms National Park Aviemore is an internationally known tourist resort with splendid facilities for both summer and winter recreation including pubs, clubs, shops, restaurants and cafes. Sporting facilities include several 9 and 18 hole golf courses in nearby villages, excellent salmon and trout fishing in the River Spey and other waters, wind surfing, canoeing, rafting, indoor climbing wall, swimming and other indoor leisure facilities, tennis, downhill and cross country skiing and other winter sports. There is a Primary School in Aviemore and Secondary Schools giving education to University entrance standard at Grantown on Spey and Kingussie. Aviemore is on the main rail line from Inverness/London and is just off the A9 giving easy access to all parts of the UK; Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

Entrance Porch

0.84m x 1.19m 2'9" x 3'11"

A timber door to the front of the property provides access to the entrance porch where a further timber door opens to the lounge. A cupboard with the facility to be locked provides great storage. There is a window to the side, ceiling lighting and carpet flooring with an integral Matwell mat.

Lounge / Dining Room

5.88m x 3.0m 19'3" x 9'10"

A spacious open plan lounge and dining room enjoying a window to the front allowing natural light to flow into the room. The dining area has space to house a four seat dining set and from here doors open to the kitchen and hall. Carpet flooring flows throughout and there is ceiling lighting and a Dimplex Quantum Eco storage heater.

Kitchen

3.00m x 2.78m 9'10" x 9'1"

A stylish modern kitchen providing a great range of white soft closing base, drawer and wall units with complementary black worktop and matching splash back. A stainless steel sink with twin taps is placed at the window overlooking the rear garden. Integrated appliances include a Lamona dishwasher, a Hoover washing machine, Candy fridge / freezer and a Hotpoint cooker with a black extractor hood positioned over. A timber and glazed door opens to the rear and there is tile effect laminate flooring, ceiling lighting, a Dimplex Quantum eco storage heater and the Electrisaver E30 boost controls.

Hall

The hall provides access to both bedrooms and the wet room and enjoys carpet flooring and ceiling lighting.

Bedroom One

3.18m x 2.92m 10'5" x 9'7"

An inviting double bedroom benefitting from a window to the front allowing the room to be bright and airy. There is carpet flooring, ceiling lighting and a Dimplex panel heater.

Bedroom Two

3.44m x 3.12m 11'3" x 10'3"

An attractive double bedroom enjoying a window overlooking the private rear garden. A cupboard houses the water tank and provides shelved storage above and there is carpet flooring, ceiling lighting and a Dimplex panel heater.

Wet Room

2.16m x 1.90m 7'1" x 6'3"

A fresh wet room comprising of WC, pedestal wash hand basin with twin taps and generous shower area with a low level folding shower screen and curtain housing a Mira Advance electric shower all surrounded with fresh wet wall and wet room flooring. There is ceiling lighting, a white electric towel warmer, extractor, shaver socket and a loft access hatch.

Outside

The front of the property is laid to lawn with a low level timber fence. A tarmac drive with parking space for 2-3 vehicles runs along the side and a timber gate at the side allows access to a paved path which leads to the front door.

The private rear garden is mainly laid to lawn with a high level timber ranch fence providing good privacy. There is a patio with hot tub and a paved ramp allows access to the rear door. There is a timber garden shed measuring 1.80m x 2.40m which provides excellent storage for gardening and sports equipment and there is an outside tap.

Services

It is understood that the property has mains water, drainage and electricity. The property benefits from newly fitted Dimplex quantum storage and panel heaters which are advertised as the most advanced, economical, off-peak electric heater on the market and the bedroom heaters are bluetooth controllable. There are mains wired smoke alarms and all appliances have been PAT tested with certificates available.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.

EPC Rating E

Entry

By arrangement

Price

UNDER OFFER

The property is being sold fully furnished and includes the hot tub.

CLOSING DATE - 29 October 2019 at 12 Noon

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

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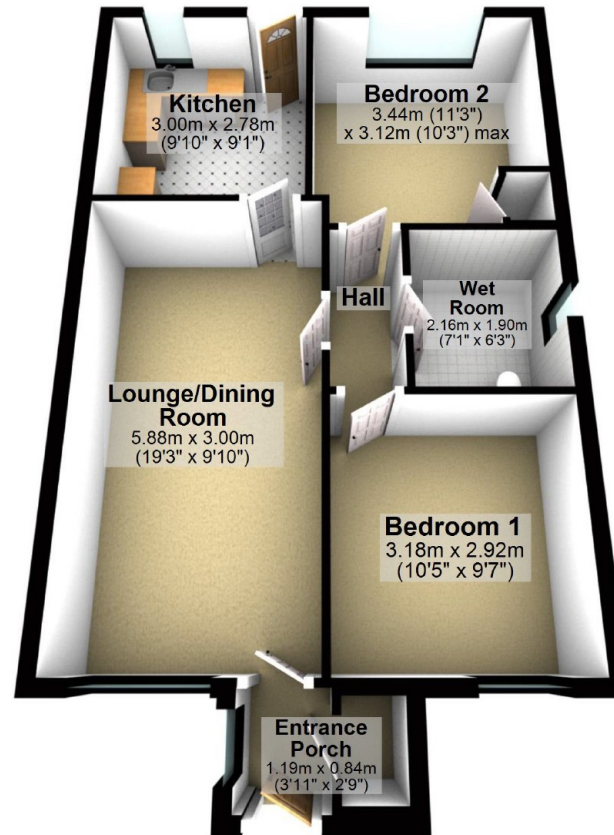




Nearby Loch Morlich



Ground Floor



Plans not to scale, for illustration only



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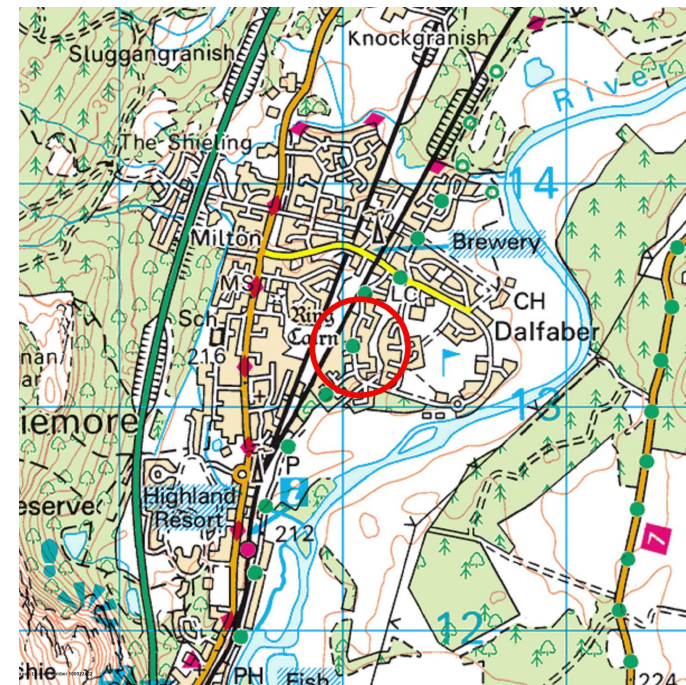
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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