

16 McInnes Place  
Aviemore  
PH21 1TG

Offers Over £153,750 are invited

Cairn Housing Association is offering to sell shares of a 75% of the value of the property, which is currently valued at £205,000.



Features:

- Spacious Lounge Offering Space For Family Dining
- Modern Fitted Kitchen With Breakfast Bar
- Full Double Glazing & Electric Economy Heating
- Secure Garden Grounds & Patio/BBQ Area
- On Street Parking
- All Purchasers Must Complete HHA Registration Form

CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531



No 16 Ionad Macaonghais is an attractive 2 bedroom semi-detached property in the popular Dalfaber residential area of Aviemore. In good decorative order, the property benefits from bright and spacious rooms, newly fitted modern kitchen, full double glazing, and electric economy heating. The front garden is open plan and laid to lawn with on-street parking and the substantial rear is secure with timber fencing and enjoys a great outlook towards Craigellachie Nature Reserve. The property is situated a stone through away from Spey Valley Championship Golf Course and Dalfaber Golf and Country Club as well being close to woodland walks and bike trails.

Located in a popular residential area, this property will make an ideal family home or alternatively offers a great opportunity for a first-time buyer to get on the property ladder.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759 119411

Please be advised that this property falls under the Cairn Housing shared ownership program. Only 75% of the property can be purchased initially with remaining 25% becoming available after 12 months. All potential purchasers must go through the Cairn Housing registration process where proof of funds or mortgage in principle evidence will be required. For more information, please use the following link:

[https://www.highland.gov.uk/info/925/council\\_housing/244/apply\\_for\\_a\\_council\\_house](https://www.highland.gov.uk/info/925/council_housing/244/apply_for_a_council_house)



## ACCOMMODATION:

Entrance Vestibule 1.33m x 1.4m

Timber glazed door opens to vestibule. Low level cupboard housing the electrical consumer unit. Coat hooks. Ceiling light. Carpet tiles. Glazed door to inner hallway.

Inner Hall

Glazed entrance door opens to "L" shaped hallway. Three built-in storage cupboards, one housing the hot water tank and the others offering slated shelving and storage space. Loft Hatch. Smoke detector. Doors off to lounge, shower room and both bedrooms.

Lounge 5.36m x 3.34m

Spacious open plan room with two large windows to the front overlooking the garden grounds. Adequate space for both lounge and dining furniture. Two spotlight racks. Radiator. Fitted carpet. Door to kitchen.

Kitchen 3.32m x 2.74m

Newly fitted modern base and wall units incorporating an oven, hob and grill with extractor above and a stainless-steel sink with mixer tap. Space for washing machine. Double larder cupboard with shelving. Decorative splashback around work surfaces. Fluorescent lighting. Vinyl tiled flooring. Windows and doors to the rear garden.



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Rear Vestibule 1.70m x 1.22m

Timber security entrance door opens to vestibule. Space for free standing fridge freezer. Pendant light. Vinyl tiled flooring.

Returning back to entrance hallway.

Bedroom One 3.20m x 3.00m

Double room with windows to the rear overlooking the garden grounds. Built-in wardrobe with hanging and storage space. Space for bedroom furniture. TV point. Pendant light. Panel heater. Fitted carpet.

Shower Room 2.26m x 2.41m

Three-piece white suite comprising WC, pedestal basin and double shower cubicle with "Mira" electric shower. Mirrored cabinet. Toilet accessories. Veiling light. Vinyl flooring. Opaquae window to the rear.

Bedroom Two 3.00x 3.30m

Double/twin room with window to the front. Double built-in wardrobe with hanging and storage space. Pendant light. Panel heater. Fitted carpet.

#### OUTSIDE

The front garden is open plan and is mainly laid to lawn with pathway to the front door and around the side to the rear garden which is enclosed by timber fencing and gated. The rear garden is mainly laid to lawn with a mixture of plants, trees and shrubs. Patio area offering great space for garden furniture. Timber shed.

#### SERVICES

Mains electricity, water and drainage.

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## HOME REPORT

A Home Report is available. Please use the following link:

- <https://app.onesurvey.org/Pdf/HomeReport?q=1yL6n4L49mHeYcgdBJMjYg%3d%3d>
- Postcode: PH22 1TG
- Energy Performance Certificate Rating: Band D

## COUNCIL TAX

Currently Band C (£1,715 pa 2023/24), including water rates. Discounts are available for single occupancy.

## PRICE

Offers Over £153,750 are invited for this property - This will secure 75% of the property. The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is by appointment only through the Selling Agents. Video viewings are available on request.



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## SHARED OWNERSHIP INFORMATION

Shared Ownership is a part-buy, part-rent scheme: if you buy the 75% share in addition to any mortgage payment required, you would pay a rent and service charge of £85.73 (subject to change) a month. For full terms and conditions please contact:

Emma Johnston  
Cairn Housing Association,  
Caroline Macaskill House  
30 Waterloo Place  
Inverness  
IV1 1NB  
Tel 0800 990 3405

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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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