

# 26 Munro Place Aviemore PH22 1TE

Offers Offer £255,000 are invited

Desirable 3 Bedroom Semi-  
Detached Bungalow  
In Immaculate Condition



## Features:

- Spacious Lounge & Dining Area
- Modern Kitchen & Family Bathroom
- Electric Economy Heating & Full Double Glazing
- Quiet Cul-De-Sac Location with Generous Garden Grounds
- Secure Rear Garden With Timber Garden Shed & Patio Area
- Close to Local Woodland Walks & Bike Trails

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



26 Munro Place is a desirable three bedroom semi-detached bungalow, located within a cul-de-sac close to local amenities and facilities. In excellent decorative order, the property boasts generous sized accommodation which includes a lounge and dining area, modern kitchen and spacious four piece family bathroom. Other benefits from full double glazing, electric economy heating and well maintained garden grounds. The property is situated at the end of the cul-de-sac, enjoying a pleasant outlook to the front while also giving direct access to local woodland walks and bike trails.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759119411.

Aviemore is a bustling village situated within the Cairngorms National Park. It 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.

Aviemore village itself offers many amenities, including primary school and community centre, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and championship Spey Valley Golf Course at Dalnaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.



## ACCOMMODATION

### Entrance Vestibule

Glazed entrance door. Built-in storage cupboard with sliding doors, hanging and storage space and housing the electricity fuses. Pendant light. Laminate flooring. Glazed door to hall.

### Hall

Doors leading off to all accommodation. Built-in cupboard housing the hot water cylinder and shelving. Hatch with pull down ladder to partly floored storage loft. Smoke alarm. Electric radiator. Laminate flooring.

### Lounge/Dining Room                      6.10m x 3.40m

Bright and spacious, West facing room with windows overlooking the rear garden. Adequate space for family dining. TV and telephone points. Feature electric fireplace. Pendant lights. Laminate flooring. Glazed door to hall.

### Kitchen    4.00m x 2.80m

Bright room with window overlooking the rear garden and external door to the side. Modern fitted base and wall units incorporating stainless steel sink and drainer with mixer tap, integrated electric oven, hob and extractor hood. Spaces for fridge freezer, washing machine and tumble dryer. Wall tiling above work surfaces. Electric heater. Smoke alarm. Laminate flooring.



[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)



Bedroom 1 3.75m x 2.80m

Spacious double bedroom with window to the front giving views over the cul-de-sac. Built-in double wardrobe with sliding mirror doors, hanging and storage space. Panel heater. TV and telephone points. Pendant light. Fitted carpet.

Bedroom 2 3.30m x 2.80m

Bright, double room with window to the front, again with views over cul-de-sac. Built-in wardrobe with hanging and storage space. Panel heater. Fitted carpet.

Bedroom 3 2.80m x 2.60m

Single bedroom with window to the rear overlooking garden. Built-in wardrobe with hanging and storage space. Panel heater. Fitted carpet.

Bathroom 3.30m x 2.00m

Modern bathroom with 4 piece white suite comprising pedestal wash hand basin, WC, bath and shower cubicle with electric shower. Wall tiling round bath, wash hand basin and shower. Opaque window to the rear. Extractor fan. Heated towel rail. Vinyl flooring.

Garden

The garden grounds to the front are open plan and laid to lawn with paved pathways to the front door and round the side to the rear. The West facing rear garden is enclosed by wooden fencing with a lawned area, shrub and flower borders, timber garden shed and paved patio area. Parking is available directly in front of the house.

INCLUDED

Fitted floor coverings, blinds and light fittings. Electric oven, hob and extractor hood, fridge freezer, washing machine and dishwasher. Timber garden shed. Other items may be available by separate negotiation.

SERVICES

Mains electricity, water and drainage.

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)



## COUNCIL TAX

Currently Band D (£1929 p.a. in 2023/24) including water rates.  
Discounts for second homes and single occupancy.

## HOME REPORT

A Home Report is available to download from our website: [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk)

·Energy Performance Certificate Rating: Band D.

·Postcode: PH22 1TE

## PRICE

Offers Over £255,000 are invited for this 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 strictly by appointment only through the Selling Agents.



[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)





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



#### 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.

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

