

21 Craig-Na-Gower Avenue Aviemore PH22 1RW

Offers Over £360,000 are invited

Fantastic Opportunity To Purchase a
Five Bedroom Home In A Highly
Desirable Residential Area



Features:

- Five Bright And Spacious Bedrooms
- Open Plan Kitchen Dining Area
- Quiet End Of Cul-De-Sac Location With Driveway
- Idyllic Garden Grounds To The Front and Rear
- Double Glazing, Oil Central Heating and Feature Wood Burning Stove In The Lounge
- Within Walking Distance Of Local Amenities And Facilities

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Craig-Na-Gower Avenue is a highly desirable residential area, centrally located within Aviemore, close to local amenities and facilities. Located at the end of a quiet cul-de-sac, Number 21 is a deceptively spacious semi-detached home. Upon entering, the inviting and open hallway sets the stage for the bright and airy atmosphere that permeates throughout the home. The property boasts five expansive bedrooms, three on the ground floor and two in the beautifully converted loft space upstairs. An attractive and well-equipped open plan kitchen / dining area creates a perfect space for entertaining and family living with a separate utility room for added convenience. The comfortable lounge features a wood-burning stove as well as having splendid views over the surrounding garden. To suit a multitude of living, the home benefits from a family bathroom downstairs and a four piece bathroom on the first floor. Other benefits include double glazing throughout and oil central heating where a new boiler has recently been installed.



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



Outside there is a generous gravel driveway offering ample parking space. The expansive grounds are mainly laid to lawn with a mixture of shrubs, trees, and planting areas. A paved patio area is the perfect spot for alfresco dining, with a separate sitooterie offering a sheltered and relaxing spot to unwind.

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. The property currently functions as a holiday let but would make an ideal family home or second home, within walking distance of local amenities and facilities.

ACCOMODATION

Entrance Hallway 4.48m x 2.49m + 5.89m x 0.89m

A glazed uPVC front security door with glazed side panel leads into the home. As you walk into the hall, you are greeted by an abundance of natural lighting from the Velux window above. The high ceiling extends towards the landing above, creating a great sense of openness and space. A convenient understairs cupboard provides ample storage space along with housing the ECU (Electrical Consumer Unit). A further integral linen cupboard provides additional storage space. A timber staircase with timber balustrade leads up to the first-floor landing. The hall provides easy access to all areas of the home with doors leading to the Lounge, Kitchen/Dining area, Family Bathroom and Bedrooms 1-3. Recessed and pendant lighting. Central heating radiator. Laminate flooring.

Lounge 4.35m x 3.59m

A bright and inviting lounge with a sizable window offering views over the front garden. The 'Valor' wood burning stove, set on a slate hearth is a feature of the room. Built-in shelving within the alcoves provides the perfect showcase for your books or display items. TV and Internet connections. Pendant and wall lighting. Central heating radiator. Laminate flooring.

Kitchen / Dining Area 6.67m x 3.04m

At the heart of the home, a spacious open plan kitchen/ dining room. Two sizable windows at either end of the room create a well-lit space with views over towards the rear garden. Fitted with base and wall units with a tiled splash back, providing ample storage and workspace, as well as incorporating a ceramic sink with drainer and mixer tap. An LPG 'Rangemaster' cooker provides generous cooking capacity. There is space for a free-standing tall fridge freezer and undercounter dishwasher. To one side there is ample room to create a beautiful dining area. Recessed and pendant lighting. Central heating radiator. Vinyl flooring.



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Rear Vestibule

1.47m x 1.2m

Located off the kitchen, the rear vestibule conveniently gives access to the rear garden through an outside door and towards the utility room. A built-in cupboard houses the oil boiler and hot water cylinder. Pendant lighting. Laminate flooring.

Utility Room/WC

2.56m x 2.07m

Conveniently situated off the kitchen, the utility room boasts ample space for an undercounter washing machine and tumble dryer. Fitted with base units incorporating a stainless sink with twin taps, the utility offers a space for functionality and convenience. A WC is located here to create an easy access restroom from the rear garden. An opaque window to the rear allows for plenty of natural daylight. Pendant lighting. Central heating radiator. Laminate flooring.

Return to entrance hallway.

Family Bathroom

0.94m x 1.96m

Bright and spacious bathroom with three-piece suite comprising of pedestal wash hand basin, WC, and bath with mains shower over. Tiling around bath and shower. Wall mirror. Opaque window to the rear. Flush ceiling light. Heated towel rail. Laminate flooring.

Bedroom 1

4.06m x 2.71m

This generously sized double bedroom boasts a window over to the rear of the property overlooking the gardens and creating an abundance of light. Two integrated double wardrobes boasting deep storage spaces, create ample room for organizing your wardrobe essentials. Pendant lighting. Central heating radiator. Fitted carpet.

Bedroom 2

3.32m x 3.73m

A comfortable double bedroom with views over the front garden. A built-in double wardrobe with hanging and shelving provides a convenient space to store your wardrobe essentials. Ample room for free-standing bedroom furniture. Pendant lighting. Central heating radiator. Fitted carpet.

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Bedroom 3 / Study

3.33m x 2.18m

Front facing single bedroom currently used as an office space. A sizable window to the front overlooks the garden and gives limited views over to the Craigellachie Nature Reserve. Pendant lighting. Central heating radiator. Fitted carpet. The staircase leads up to first floor landing.

Landing

3.57m x 0.91m

Bright space, open to entrance below. Velux window and recessed lighting fills the stairway and landing with abundant light. Central heating radiator. Fitted carpet.

Bedroom 4

5.31m (at widest) x 3.86m (at widest)

Double aspect bedroom with views over towards the Craigellachie Nature Reserve. Three Velux windows create a well-lit room. A built-in double wardrobe with hanging and shelving provides a convenient space to store your wardrobe essentials. Recessed lighting. Central heating radiator. Fitted carpet.

Bedroom 5 5.31m x 3.35m

Spacious double bedroom with fantastic views over towards the Craigellachie Nature Reserve and limited views towards the Cairngorm mountains. Four Velux windows illuminate the room with an abundance of natural light. Recessed lighting. Two central heating radiators. Fitted carpet.



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Bathroom

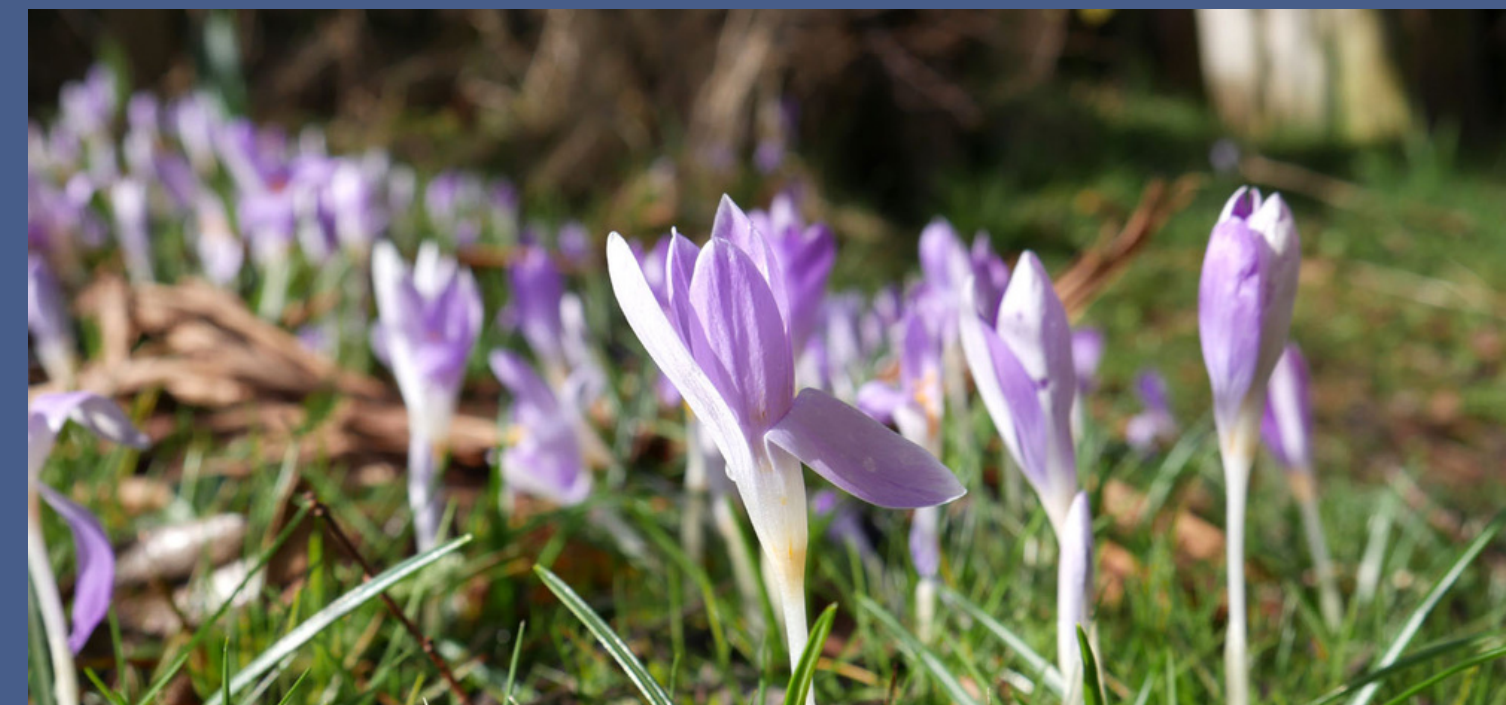
3.45m x 1.95m

A modern and fresh bathroom with four-piece white suite, comprising of wall hung basin, WC and bath with mixer tap and shower attachment. Tiling to dado height surround. Double walk-in shower cubicle with mains mixer shower and waterproof wall paneling. Cosmetic mirror and light. Recessed lighting. Heated towel rail. Vinyl flooring.

OUTSIDE

As you approach the property there is a spacious gravel driveway, giving easy access to the front entrance of the home. Enclosed by timber fencing, the front garden is a private space, mainly laid to lawn with a few flowerbeds for planting. A gravel pathway leads you to the side and rear garden. The oil tank is located here as well as a generously sized timber shed, providing storage solutions for tools, outdoor and garden equipment. At the rear, a sprawling lawn creates an ideal space for family relaxation and enjoyment. A paved patio area located just at the back entrance to the home is the perfect spot for alfresco dining. Other benefits include a sitooterie offering a sheltered and charming place to sit as well as a log store area.

With its easy facing aspect, the rear garden enjoys the morning and early afternoon sun where then it shifts to the south-westerly facing front garden, creating the perfect ambiance for afternoon gatherings and relaxation.



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INCLUDED

White goods and 'Rangemaster' cooker. Floor coverings, blinds and light fittings. . Other furniture is available on separate negotiation.

SERVICES

Mains electricity, water and drainage

COUNCIL TAX

Currently Band E (£2,489p/a 2023/24), including water rates.
Discounts apply for single occupancy or second home use.

HOME REPORT

A Home Report is available by using the following link:

<https://app.onesurvey.org/Pdf/HomeReport?q=DtV2Faiuw1bKc8eSDSWcvg%3d%3d>

PRICE

Offers over £360,000 are invited for this property.
The seller reserves the right to accept or refuse a suitable offer at any time.

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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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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