

# 62 Dalnabay Aviemore PH22 1RG

OFFERS OVER £205,000 are invited

Affordable Two Bedroom Semi-  
Detached Home With Generous  
Garden Grounds



## Features:

- Spacious Lounge & Dining Area
- Kitchen, Family Bathroom & Shower Room
- Full Double Glazing & Electric Economy Heating
- Well Maintained Garden Grounds
- Private Parking
- Great Location Close to Dalfaber Golf & Country Club

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

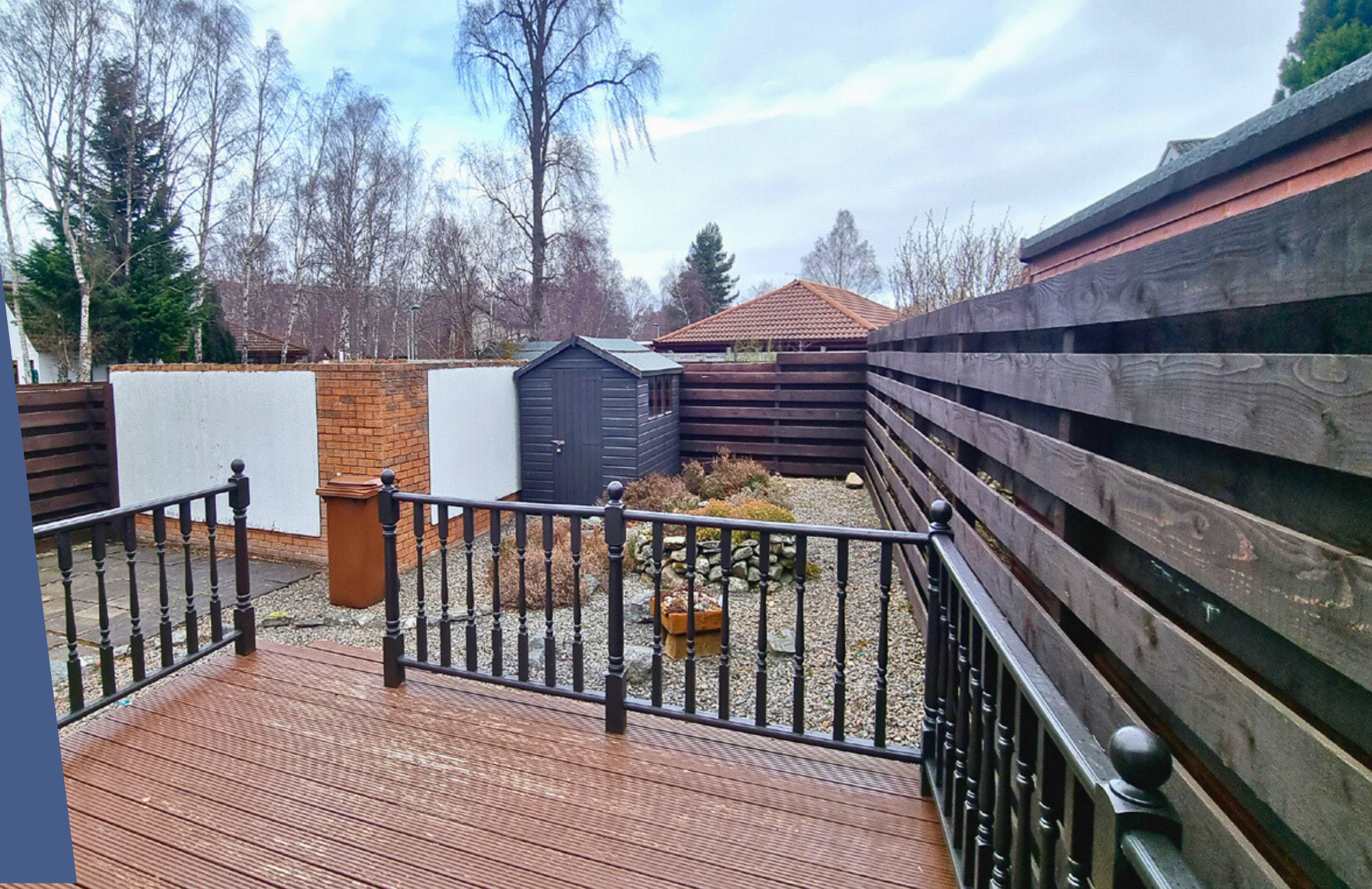
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01479 810 531



62 Dalnabay is semi-detached bungalow with two double bedrooms, lounge and dining area, kitchen, family bathroom and shower room. The property is in great condition and benefits from full double glazing and electric economy heating. The property sits in a quiet cul-de-sac of similar properties which have generous garden grounds, off street parking and good views to surrounding hills. Other benefits include good quality finishings and floor coverings as well as the option to purchase the property fully furnished which would give somebody a turnkey letting property.

The property offers an excellent opportunity for a first time buyer or for someone looking to purchase a buy to let investment.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

Dalfaber is a popular residential area, located at the north end of Aviemore, within 1.5 miles of the village centre. The Silverglades properties lie at the south of the residential area with views to the Cairngorms and Craigellachie Mountains. The immediate area has a community shopping centre which includes a Co-op food store & fish & chippy. Dalfaber Golf & Country club is a few minutes walk away with golf courses, swimming pool, bar & restaurant. The property is also close to the pedestrian/cycle path which leads into Dalfaber Road, Old Bridge Inn and the centre of the village.

Aviemore village itself offers many amenities, including a brand new primary school, shops, restaurants, hotels and bars, amongst other attractions.



## ACCOMMODATION:

Entrance Vestibule 1.56m x 1.32m

Timber entrance door open to spacious vestibule with large cupboard offering substantial storage space. Pendant light. Fitted carpet. Door to shower room and lounge and dining area.

Shower Room 1.99m x 1.15m

Three-piece white suite comprising of a WC, wash hand basin and single shower cubicle with electric shower. Toilet accessories. Dimplex heater. Mirrored cabinet. Heated towel rail. Vinyl flooring. Opaque window to the rear.

Lounge/Dining Room 6.05m x 3.08m

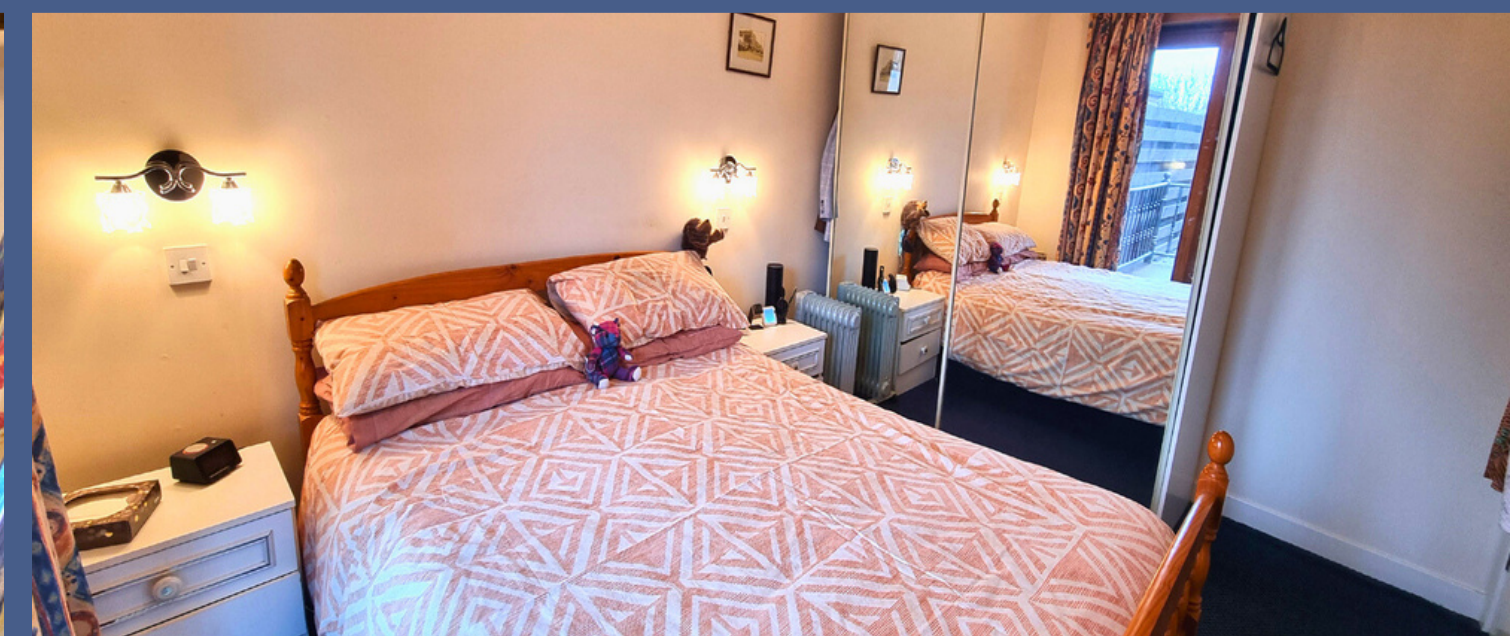
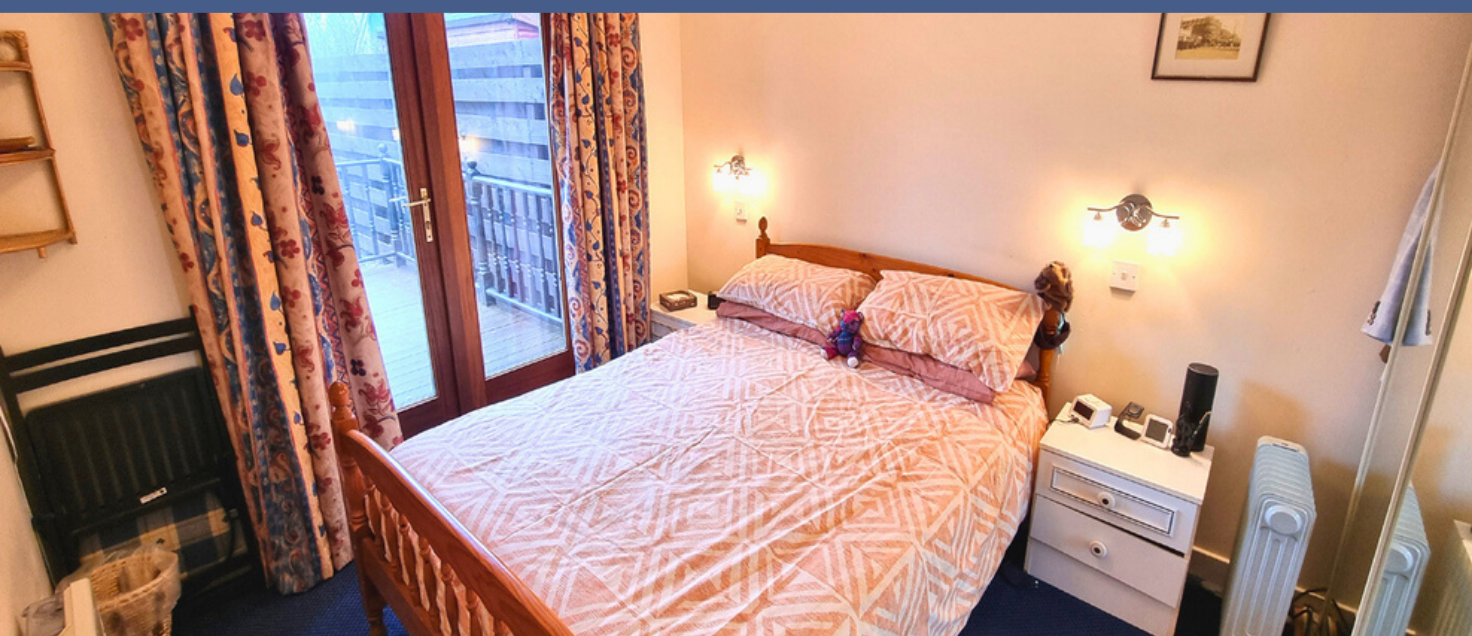
Open plan lounge and dining area with windows to the front offering natural daylight. Adequate space for family and formal dining. TV and Internet points. Pendant lights.. Storage heater. Panel Heater. Smoke alarm. Fitted carpet. Doors to kitchen and inner hall.

Kitchen 3.05m x 2.40m

Modern fitted kitchen incorporating base, wall and display units with stainless steel sink and extractor. Free standing fridge, freezer, electric cooker, and dishwasher. Tiles around work surfaces. Fluorescent lighting. Laminate flooring. Window and door to the side.

Inner hall

Hallway with doors off to the family bathroom, two bedrooms and lounge. Loft hatch. Smoke alarm. Pendant light. Fitted carpet.



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Bedroom 1 3.40m x 2.70m

Double bedroom with patio doors to the rear offering access to rear decking and garden grounds. Space for bedroom furniture. Built-in mirrored wardrobe. Pendant light. Panel heater. Fitted carpet.

Bedroom 2 2.82m x 2.39m

Bright double/twin bedroom with window to the rear overlooking the garden grounds. Space for bedroom furniture. Built-in mirrored wardrobe. Pendant light. Panel heater. Fitted carpet.

Bathroom 2.21m x 2.13m

Spacious three-piece suite comprising of a WC, vanity wash hand basin and bath with shower over and glazed side screen. Wall mirror. Dimplex heater. Tiles around bath and sink. Ceiling light. Opaque window to the side.

#### OUTSIDE

The property benefits from front and rear garden grounds of which the front is laid to lawn and the rear is enclosed with timber fencing. The rear garden is mainly laid to gravel with a raised timber decked offering great space for garden furniture. Off street parking for numerous vehicles at the side of the property.

#### INCLUDED

The property is being sold as seen so all offers must take this into consideration. \*\*

#### SERVICES

Mains electricity, water and drainage. Telephone.

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## HOME REPORT

A Home Report is available for this property. Please use the following link to download the survey:

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=jeQ4Fz1bKgbzP8BvexLCVg%3d%3d>

EPC rating: Band D

## PRICE

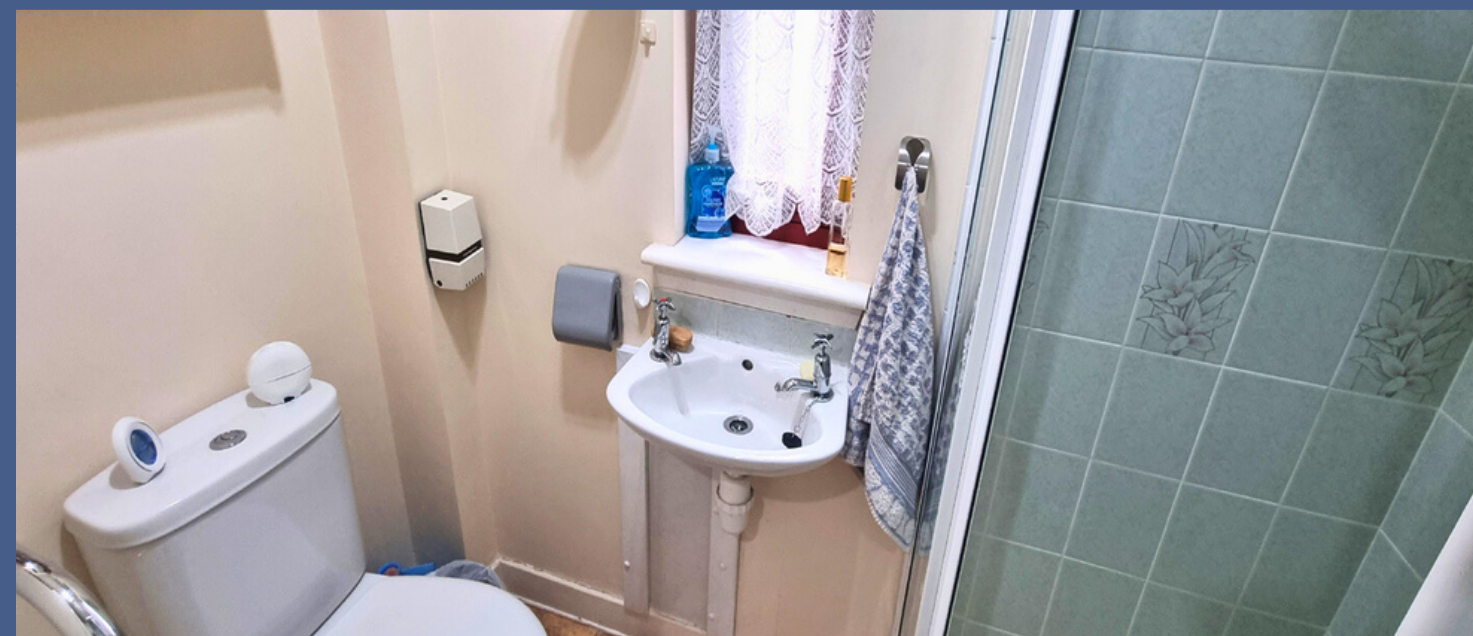
Offers Over £205,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is by appointment only through the Selling Agents.



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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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