

2 Meall Buidhe Aviemore PH22 1LA

Offers Over £310,000 are invited

Stunning Three Bedroom Detached
Villa Set In A Quiet Cul-De-Sac Location
At The North End Of The Village



Features:

- Beautiful Open Plan Kitchen/Lounge with Cathedral Windows
- Full Double Glazing, Electric Economy Heating and Wood-Burning Stove
- Contemporary Fitted Kitchen And Bathrooms
- Integral Garage and Private Drive
- Enclosed Garden Space with Paved Patio Area

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



No 2 Meall Buidhe is a desirable three bedroom detached villa, located within a peaceful cul-de sac, surrounded by woodlands and close to many walking trails. The property which has been extended to the rear is in immaculate condition throughout. The beautiful extension has created a bright open plan kitchen/ lounge space perfect for family living and entertaining. In addition, there is a spacious second lounge and formal dining area. With a contemporary kitchen and bathrooms, generous garden grounds and an integral garage, the property offers excellent accommodation with potential for a multitude of living. Other notable benefits include full double glazing, a wood burning stove, an LPG gas fire and high quality furnishings throughout. The enclosed rear garden is a beautiful spot to soak up the sun in an afternoon, mainly laid to lawn with flowers and shrubs as well as housing a generously sized timber shed.



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



The property would make an ideal family or second home, set within a quiet cul-de-sac and within easy reach of the many amenities and facilities in the area. Viewing is essential to fully appreciate the property that is on offer.

Osprey Grange is a popular residential area at the north end of Aviemore, close to the Dalfaber Sports and Country Club which offers a bar & restaurant, sports hall, swimming pool & fitness room, tennis courts, 9 hole golf course as well as the 18 hole Spey Valley Golf Course. 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, the Strathspey steam railway and championship golf course, all of which have contributed to enhancing the area and creating an all year-round centre of tourism excellence.

ACCOMODATION

Entrance Hallway 2.85m x 0.96m

A glazed front security door leads into a welcoming entrance. Staircase to first floor landing and door to cloakroom and lounge. Illuminated wall mirror. Pendant lighting. Radiator. Fitted carpet.

Cloakroom 1.73m x 0.80m

Two piece white suite, comprising of wash hand basin in vanity unit and WC. Tiled surround around basin. Wall mirror. Opaque window to the front. Pendant lighting. Heated towel rail. Vinyl flooring.

Lounge 4.15m x 4.14m

Bright and spacious lounge with large window to the front, overlooking the garden and with some views of the surrounding woodlands. A feature wall mounted gas fireplace creates a warm and inviting room during the winter snows. Spacious understairs cupboard with coat hooks and shelving provides ample room for storing coats and boots. Door to Kitchen and archway through to the Dining Room. TV and telephone points. Ceiling light. Fitted carpet.



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Dining Room

2.82m x 2.40m

Conveniently located off the lounge, the room provides a perfect space for formal dining. French doors lead out into a patio area in the garden, creating an ideal space for alfresco dining and entertaining. Ceiling light. Radiator. Fitted carpet.

Open Plan Kitchen / Lounge

6.12m x 2.65m + 5.41m x 3.18m

This open plan kitchen/ lounge space has been thoughtfully designed to create a luxurious and functional room, perfect for family living and entertaining. Contemporary fitted base and wall units with quartz composite countertops have been intelligently designed to optimize storage space and create easy access to all your kitchenware. Integrated within the kitchen is an undercounter fridge, dishwasher, induction hob with stainless steel extractor chimney, stainless steel sink with mixer tap and drainer and 'Indesit' fitted grill/oven. Tiled floors and surrounds, along with breakfast bar area, enhance the aesthetic appeal and practicality. A window conveniently located above the sink makes dishwashing a delightful experience with views over the rear garden. Wall extractor within kitchen.

The open layout extends seamlessly to the high-ceilinged extension with a vast cathedral window and French doors leading out the garden creating a room that is flooded with natural daylight. The room acts as a perfect space as a second lounge. A feature 'Morso' log burning stove with polished slate hearth and chimney is a focal of the room. A timber beam lines the ceiling with spotlight rails and a high velux window adds to constructing a bright and airy room. Ample space for free-standing furniture. TV connection. Recessed and wall lighting. Tiled floor with underfloor heating. Door to utility room.

Utility Room

2.58m x 1.20m

The utility room is conveniently situated off the kitchen, the room boasts ample space for an undercounter washing machine, a tall fridge-freezer, and on-counter appliances. Fitted base and wall units with composite countertops create a functional space within the home. Wall hooks for hanging coats. Skylight window creates a well-lit space. Recessed lighting. Radiator. Tiled floor.

Return to the entrance hallway and climb the stairs to the first-floor landing.

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Landing

3.40m x 1.91m

'L'-shaped landing with doors off to the bedrooms and bathroom. A built-in cupboard housing the hot water cylinder and fitted shelving. Window to the side creates a well-lit space. Hatch to loft space with fitted pull down ladder. Radiator. Fitted carpet.

Bedroom One

3.07m x 3.38m

Comfortable master bedroom with views over the front to the surrounding woodlands. Overbed fitted wardrobes provide shelving and hanging space for all your wardrobe essentials. Ample space for other free-standing bedroom furniture. Pendant light. Panel heater. Fitted carpet. Archway through to shower room.

Shower Room

2.48m x 0.77m

White two-piece suite comprising of walk-in shower cubicle with mixer shower, waterproof wall paneling and extractor fan. Wash hand basin in vanity unit with cupboard below and tile surround. Opaque window to the side. Chrome accessories. Wall mirror. Shaver point. Spotlight rail. Vinyl flooring.



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Bedroom Two

2.78m x 3.10m

Double bedroom with window to the rear allowing plenty of natural daylight. Space for free-standing bedroom furniture. Pendant lighting. Panel heater. Fitted carpet.

Bedroom Three

2.31m x 1.71m

Single bedroom with views towards the surrounding woodlands. Fitted wardrobe with hanging and storage space for your wardrobe essentials. Pendant light. Fitted carpet.

Family Bathroom

1.89m x 1.71m

Modern and fresh bathroom with three-piece white suite comprising of bath with shower and glass screen over, WC and wash hand basin in vanity unit with cupboard below. Composite worktop over vanity unit provides space for all your bathroom essentials. Stylish wet wall and tiling around bath and above basin. Opaque window to the rear. Mirrored cabinet on wall. Extractor fan. Shaver point. Spotlight rail. Vinyl flooring.



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Garage

3.73m x 2.62m

Fitted with an up and over door, power and lighting, the garage provides abundant room for your gardening and outdoor equipment. Loft space above creates extra storage room. The ECU (Electrical Consumer Unit) is located here.

Outside

The front garden is open plan and mostly laid to lawn, with a paved and gravel parking area leading into the garage. A paved path leads round the side to the rear garden. Enclosed by timber fencing, the rear gardens provides an idyllic retreat for relaxation and enjoyment. It features a spacious paved patio area perfect for outdoor gatherings. The garden is mainly laid to lawn with plants and shrubs adorning the borders. A timber shed (2.87m x 2.30m) provides storage solutions for tools, outdoor and garden equipment. A paved pathway leads to the other side of the home where there is a log store. An outside tap is fitted.



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INCLUDED

Floor coverings, light fittings, and integrated appliances. Other furniture may be available on separate negotiation

SERVICES

Mains electricity, water, and drainage. LPG gas for fire in lounge.

COUNCIL TAX

Currently Band D (£1,929 p/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=8iIKG2rgkj7ymGfR31gosw%3d%3d>

PRICE

Offers over £310,000 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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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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