

27 Allt Mor Aviemore PH22 1QQ

Offers Over £290,000 are invited.

Modern Three Bedroom Semi-Detached Villa Offering Great Views Of Surrounding Hills



Features:

- Lounge, Kitchen & Dining Area Offering Great Social Space
- Family Bathroom, En-Suite Shower Room & WC
- Full Double Glazing & Oil Fired Central Heating
- Private Parking With Driveway
- Quiet Cul-De-Sac Location with Generous Garden Grounds
- Patio Area & Timber Garden Shed
- Close to Local Woodland Walks & Bike Trails

CONTACT US :

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27 Allt Mor, is an attractive 3-bedroom semi-detached villa situated within a select residential development of private housing at the north end of Aviemore. This property has excellent specifications throughout which include under floor heating with individual room thermostats, modern fitted kitchen with some integral appliances and high quality white sanitary ware in family bathroom and en-suite shower room. Other benefits include great views to Craigellachie Nature reserve and the Cairngorm Mountains as well as generous sized accommodation with all three bedrooms benefiting from built in wardrobes. Other accommodation includes the lounge, kitchen/dining area, downstairs WC and utility area. Both front and rear gardens are mainly laid to lawn with space for garden furniture. There is space for parking two vehicles to the front as well as timber garden shed at the rear.



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:

Front Vestibule

1.45 x 1.85m

Solid wood entrance door with glazed panel and letterbox, glazed panel to the side. Built in cupboard with hanging rail, shelf and storage space also electric fuse boxes. Coat hooks. Recessed lighting. Laminate flooring. Door to hallway.

Hallway

5.15 x 2.05m

Built in under stairs cupboard with hot water tank and space for storage. Smoke detector. Recessed lighting. Fitted carpet. Doors off to lounge, kitchen, and WC. Stairs to first floor.

Lounge

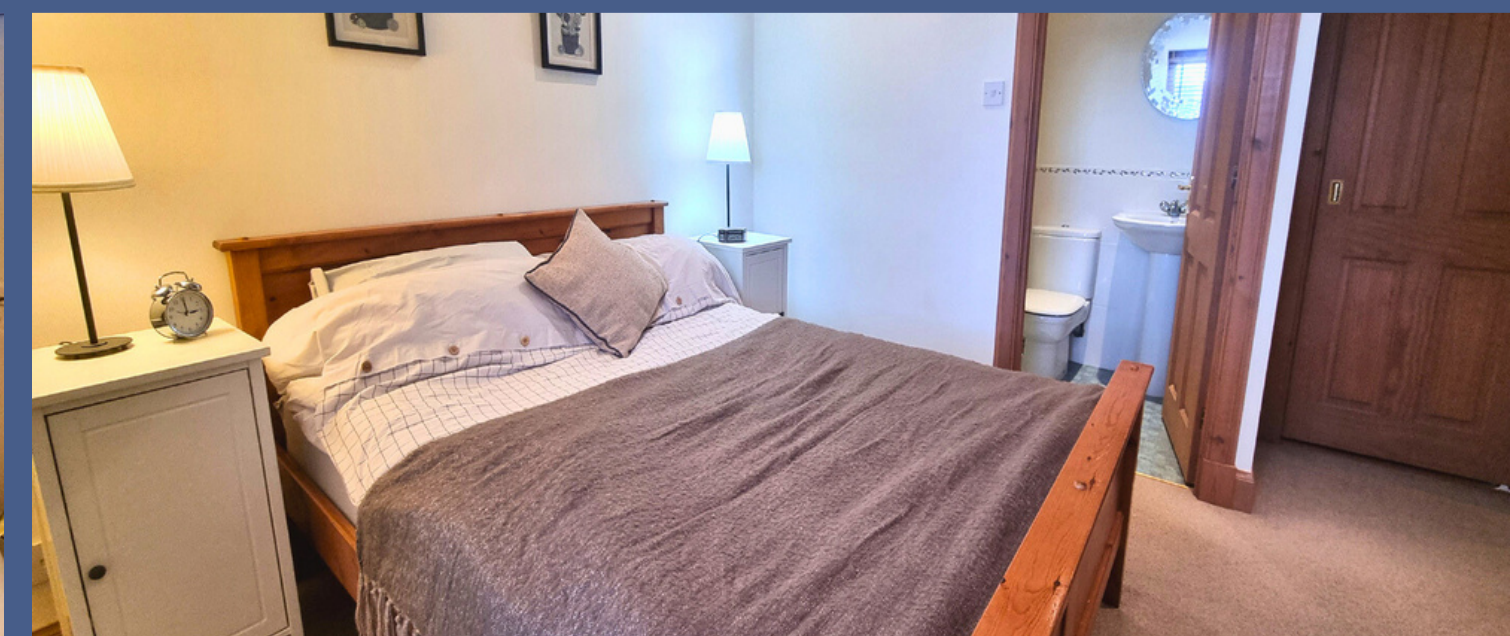
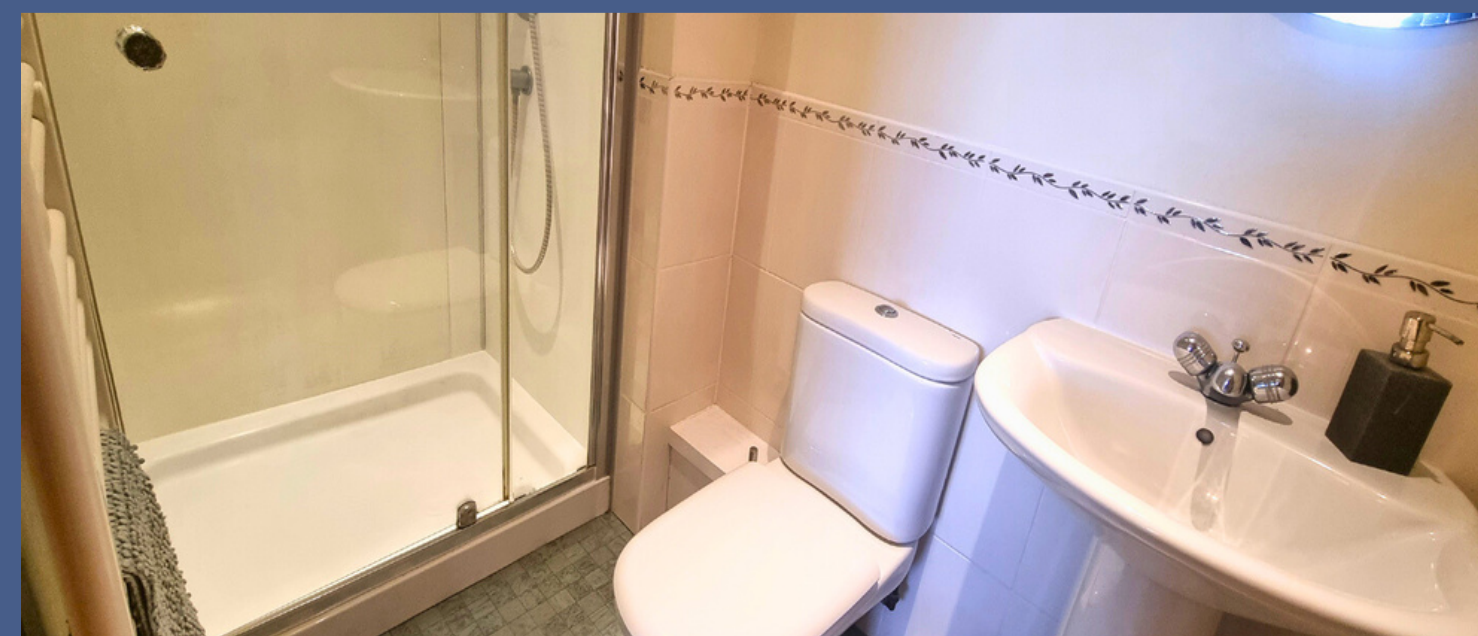
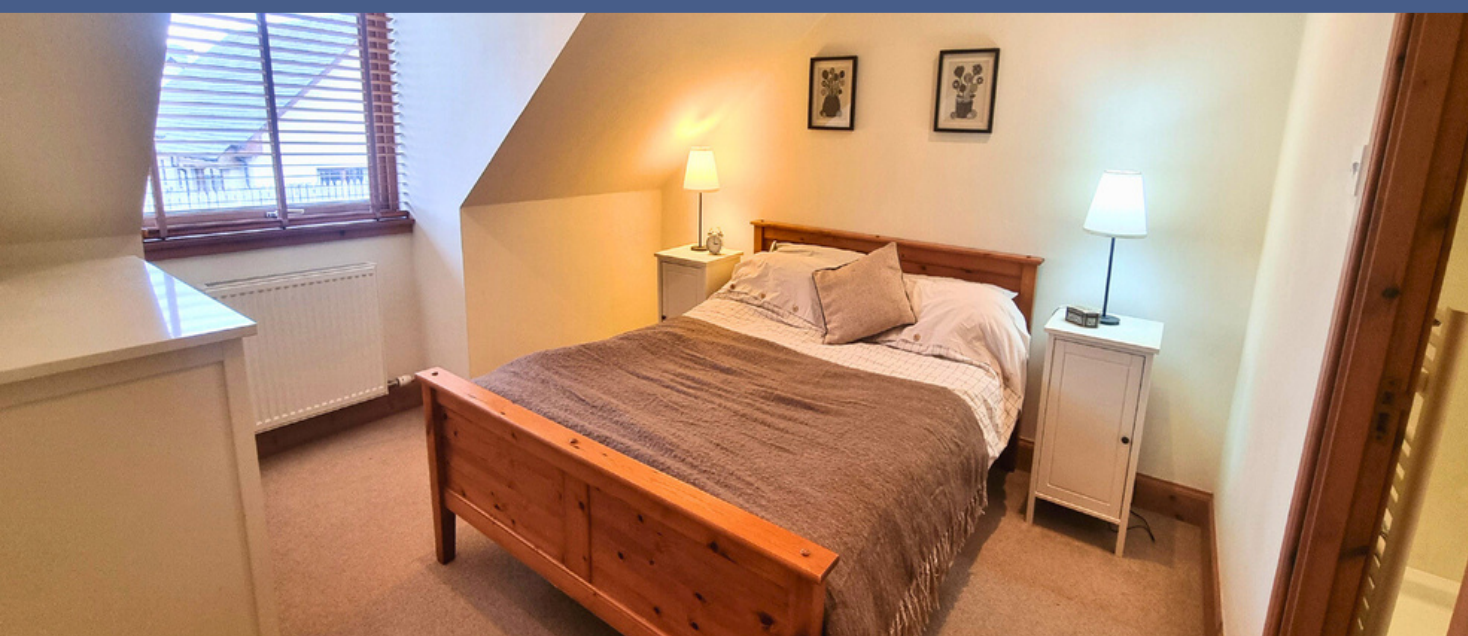
4.80 x 4.15m

Comfortable sitting room with window to the front offering limited views to the surrounding hills. Glazed panel French doors opening to the kitchen/dining area offering great space for hosting friends and family. Space for furniture. Recessed lighting. Fitted carpet.

Kitchen/diner

4.20 x 3.75m

Excellent sized room offering great space for family or formal dining. Modern fitted kitchen with base and wall units incorporating electric oven and hob with extractor hood above, 1½ bowl stainless steel sink with mixer tap and integrated dishwasher. Space for freestanding fridge freezer. Splashback tiles above work surfaces. Recessed lighting. Vinyl flooring. Window to the overlooking the garden grounds. Door to utility room. Door to hallway.



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Utility Room

2.10 x 2.05m

Fitted with a base and wall units incorporating stainless steel sink with mixer tap and worktop. Plumbed for automatic washing machine. Central heating boiler. Heating and hot water control panel. Extractor fan. Recessed lighting. Vinyl flooring. Door to rear garden.

WC

1.75 x 0.90m

Two piece white suite consisting of WC and wash hand basin. Extractor fan. Splash back tiles above wash basin. Mirror. Bathroom accessories. Opaque window to side.

Staircase to first floor landing.

Landing

Carpeted stairs lead to first floor landing. Smoke detector. Hatch to partially floored loft with TV aerial. Recessed lighting. Radiator. Fitted carpet. Doors off to all bedrooms and family bathroom.

Master Bedroom

4.00 x 3.25m

Double bedroom with window to the front offering stunning views over the Cairngorm Mountains. Built in double wardrobes with hanging rail, space for storage and sliding doors. TV and telephone point. Recessed lighting. Radiator. Fitted carpet. Door opens to en-suite shower room.

En suite shower room

2.30 x 1.25m

Three-piece suite consisting of WC, wash hand basin and large shower cubicle with mains shower above. Waterproof wall panelling around shower cubicle. Wall tiles to dado height on all other walls. Extractor fan. Heated towel rail. Mirror. Recessed lighting. Vinyl flooring.

Bedroom Two

3.55 x 3.45m

Double/Twin room with window to the rear offering views over Craigellachie. Built in storage cupboard. Space for bedroom furniture. Recessed lighting. Radiator. Fitted carpet.

Bedroom Three

3.35 x 3.00m

Double room with window to the front and views over the Cairngorm Mountains. Built in cupboard with hanging rail and space for storage. Recessed lighting. Radiator. Fitted carpet.

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Bathroom 2.15 x 2.10m

Three piece suite consisting of WC, pedestal basin, bath with mixer tap and shower above with glazed side screen. Wall tiles around bath to ceiling and to dado height on the other walls. Bathroom accessories. Extractor fan. Recessed lighting. Radiator. Vinyl flooring. Opaque window to the rear with deep display ledge.

Garden

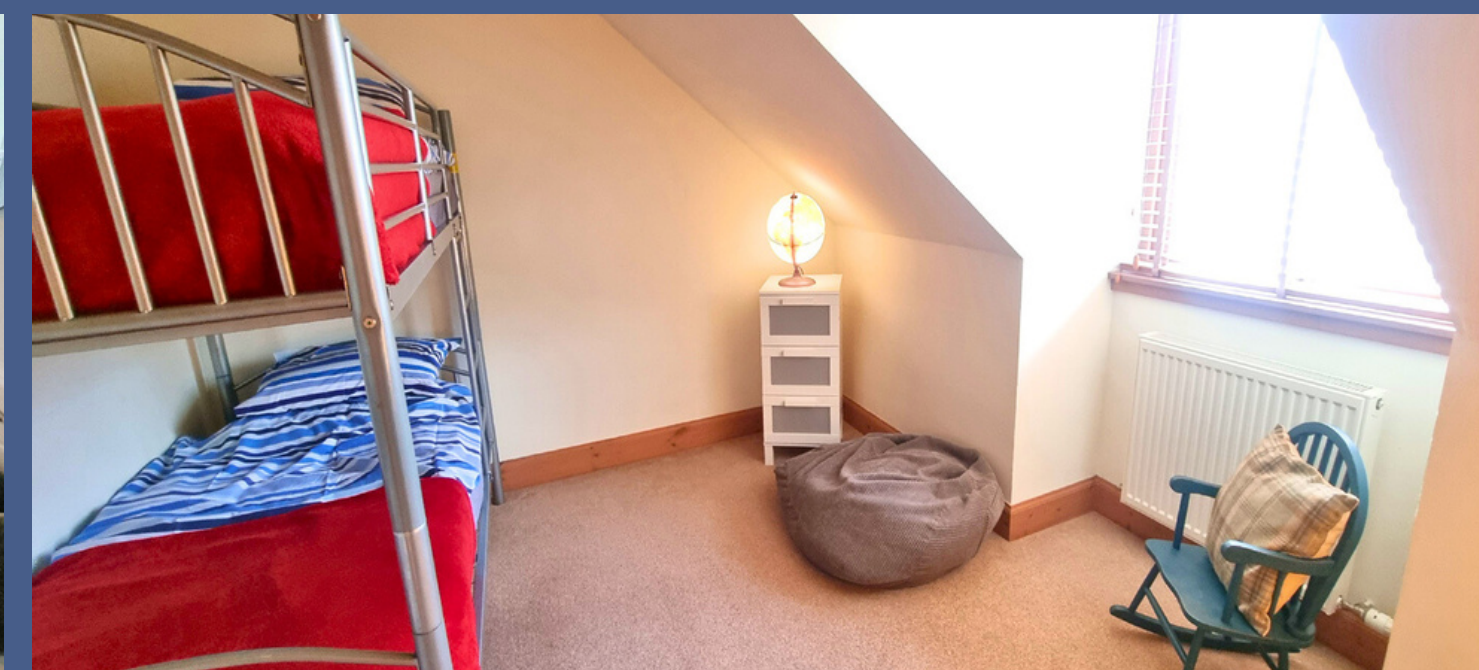
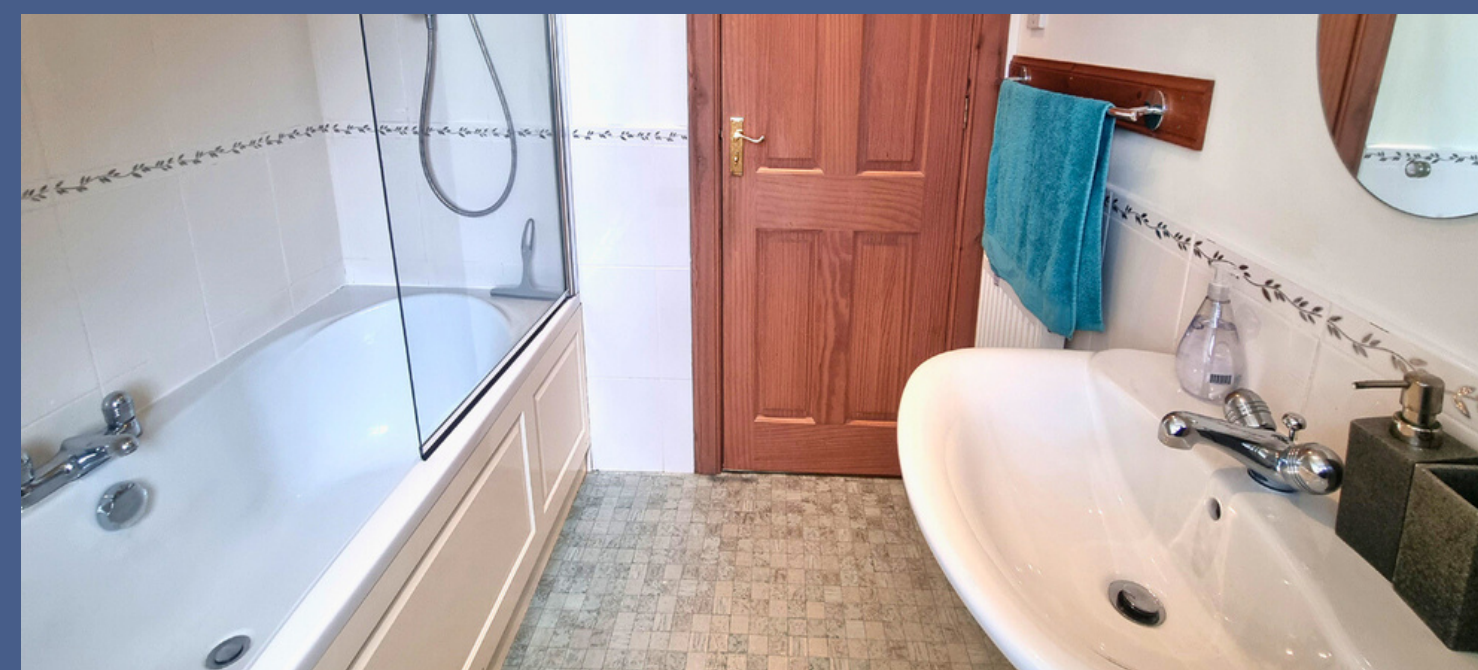
The garden to the front is open plan and mostly laid to lawn with mono blocked driveway to one side with dedicated parking spaces. Pathway to front and rear doors. Shared path accesses the rear garden. The rear garden is mostly laid to lawn with a paved patio area offering space for garden furniture. It's enclosed with timber fencing and gated to the side allowing access from the front. Exterior water tap. Courtesy lights above both entrance doors. Rotary clothes dryer point. Oil tank. Timber garden shed.

INCLUDED

All floor coverings, curtains, blinds and light fittings. The property can be sold as seen but all offers must take this into consideration. An inventory list can be provided on request.

SERVICES

Mains electricity, water and drainage. Telephone points.



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COUNCIL TAX

Currently Band D. (£1929 PA in 2023/24).

Discounts are available for single person and second home occupancy.

PRICE

Offers Over £290,000 is invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

HOME REPORT

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

- Ref:
- Postcode: PH22 1QQ
- Energy Rating: band C

OFFERS

Formal offers should be submitted to our office in Aviemore.

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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