

# 17 Myrtlefield Aviemore PH22 1SB

OFFERS OVER £155,000 are invited

Affordable Two Bedroom House In The  
Heart Of Aviemore Close To Local  
Amenities & Facilities



## Features:

- Spacious Double Aspect Lounge & Kitchen Dining Area
- Modern Accessible Shower Room
- Full UPVC Double Glazing & Electric Economy Heating
- Well Maintained Garden Grounds
- Private Off Street Parking
- Close To Local Woodland Walks

## CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

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

01479 810 531



17 Myrtlefield is a spacious two bedroom semi-detached villa, built around the mid 1950's. This affordable family home is located in the heart of Aviemore, close to local amenities and facilities, while also having generous garden grounds and private parking. The property boasts spacious accommodation throughout which includes a double aspect sitting room with limited views of surrounding hills and a great kitchen and dining area offering space for hosting friends and family. Other notable benefits include the UPVC windows and doors, newly fitted shower room and the electric economy heating. Both front and rear gardens have been well looked after and include a patio area, timber garden shed and private off street parking. The property offers an excellent opportunity for a first time buyer or for someone looking to purchase a buy to let investment. Viewing is highly recommended to appreciate the accommodation on offer.



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.



Aviemore is a bustling village situated within the Cairngorm National Park. The area offers many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. Recent developments including national park status, a new Aviemore leisure and conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalfaber, recently opened have all contributed in enhancing the area and creating an all year round centre of tourism excellence. This is complemented by an abundance of wildlife and a diversity of year round recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, shooting and skiing, to name but a few.

Entrance Vestibule 1.74m x 1.20m

Security door with opaque viewing panels opening to the vestibule. Space for furniture. Pendant light. Fitted carpet. Glazed door to hall.

Hall 2.92m x 1.40m

Deep built in storage cupboard with small, glazed window to front and high level cupboard housing the electrical consumer unit. Smoke detector. Two pendant lights. Fitted carpet. Doors to lounge & kitchen. Stairs to first floor.

Lounge 5.75m x 3.37 @ widest

Bright, double aspect room with a window to the front offering limited views of surrounding hills and a window to the rear overlooking the garden grounds. Feature open fireplace with tiled surround. Space for lounge furniture. Two pendant lights. Storage heaters. Fitted carpet.

Kitchen 4.85m x 3.30m

Spacious, fitted kitchen with base and wall units incorporating worktops and stainless steel sink with mixer tap and extractor above the electric cooker. Space for free standing kitchen appliances. Adequate space for both family and formal dining. Storage cupboard. Two fluorescent lights. Radiator. Vinyl flooring. Window to rear and door to rear vestibule.

Rear vestibule

Timber security door with glazed panels to rear garden. Pendant light. Vinyl flooring.



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Returning to hallway and stairs to first floor.

### First Floor Landing

Carpeted staircase with window at half landing offering natural light leads to first floor. Built-in linen cupboard. Smoke detector. Hatch to open truss loft offering great space. Pendant light. Fitted carpet. Doors off to two bedrooms and shower room.

### Bedroom 1 3.77m x 2.91m

Spacious double room with window to the front offering limited views of surrounding hills. Built-in wardrobes along one wall and a deep cupboard. Space for bedroom furniture. Pendant light. Fitted carpet.

### Bedroom 2 2.91m x 3.30m

Double room with window to the rear offering limited views of Craigellachie Nature Reserve. Space for bedroom furniture. High level cupboard. Pendant light. Fitted carpet.

### Shower Room 2.38m x 1.76m

Three piece white suite comprising pedestal basin, WC, and double shower cubicle with glazed side screen. Waterproof wall paneling around shower. Tiled suite. Extractor. Mirrored cabinet. Toilet accessories. Spotlight rack. Laminate flooring. Opaque window to rear.



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## Garden

The front garden is mainly laid to gravel with a mixture of plants and shrubs with a walled frontage. Pathway to front door from the private parking space.

The rear garden is mainly laid to lawn and secure with timber fencing. Gravel borders with plants, trees and shrubs. Large timber shed.

## INCLUDED

All floor coverings, curtains and light fittings where fitted. Some personal items will be removed but the majority of the furniture will be included in the sale.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Band C £1715 p.a. (2023/24) including water rates.

Discounts are available for single person and second home occupancy.

## HOME REPORT

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

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=y7dw2UDnvjLE3jzrSr39Lg%3d%3d>

Postcode: PH22 1SB

Energy Performance Rating: Band E

## PRICE

Offers Over £155,000 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 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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