

27 Dalnabay Aviemore PH22 1RE

Offers Offer £235,000 are invited

Attractive Two Bedroom Detached
Bungalow Situated in a Popular
Residential Area of Aviemore



Features:

- Double Aspect Lounge, Kitchen & Dining Area with Great Views of The Craigellachie Nature Reserve
- High Quality Specifications Throughout
- Full UPVC Double Glazing & Electric Smart Control Heating
- Attached Garage & Private Off Street Parking
- Close to Local Woodland Walks, Bike Trails, and Golf Course

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



No 27 Dalnabay is a two-bedroom detached bungalow set within a quiet cul-de-sac of similar properties. This beautifully finished property benefits from a recent high-quality refurbishment to include a modern and contemporary fitted kitchen and dining area and an attached garage. The property also benefits from full double glazing, electric smart control heating and oak effect laminate flooring. The front garden is open plan and laid to lawn with parking for numerous vehicles. The rear garden can be accessed from the side and is mainly laid with paving stones offering a great space for garden furniture. These comfortable bungalows offer great flexibility and can be used as family homes, holiday home or potential holiday let investment properties. Viewing is highly recommended to appreciate the fixings and finishings on offer.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965



Dalnabay is a popular residential area, located at the north end of Aviemore and close to the Dalnabay Golf and Country Club which offers a bar & restaurant, sports hall, swimming pool, fitness room, tennis courts and golf course. The immediate area has a community shopping centre which includes a Co-op, pizzeria, chip shop, and other amenities. The property also sits on a popular pedestrian/cycle path which leads into Dalnabay 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:

Front vestibule

1.18 x 0.94m

Hardwood entrance door opens to vestibule, window to side. Built-in storage cupboard with coat hooks and access to fuse boxes. Fitted carpet. Ceiling light. Door to lounge.

Lounge/Kitchen/Dining Area

8.97m x 3.00m

Beautifully finished open plan kitchen, dining and lounge area with windows to the front and rear offering natural daylight. Great space for hosting friends and family as well as offering a peaceful space to relax. Telephone points. Radiator. Pendant light. The newly fitted kitchen benefits from integrated oven, hob, grill with extractor above, dishwasher, washing machine and black composite sink with mixer tap. Recessed lighting. Decorative pendant light over breakfast bar. Radiator. Oak effect laminate flooring. Open plan to lounge. Doors to rear garden and inner hallway.

Hallway

Inner hall accessing two bedrooms and bathroom. Loft hatch. Pendant light. Oak effect laminate flooring.

Bedroom 1

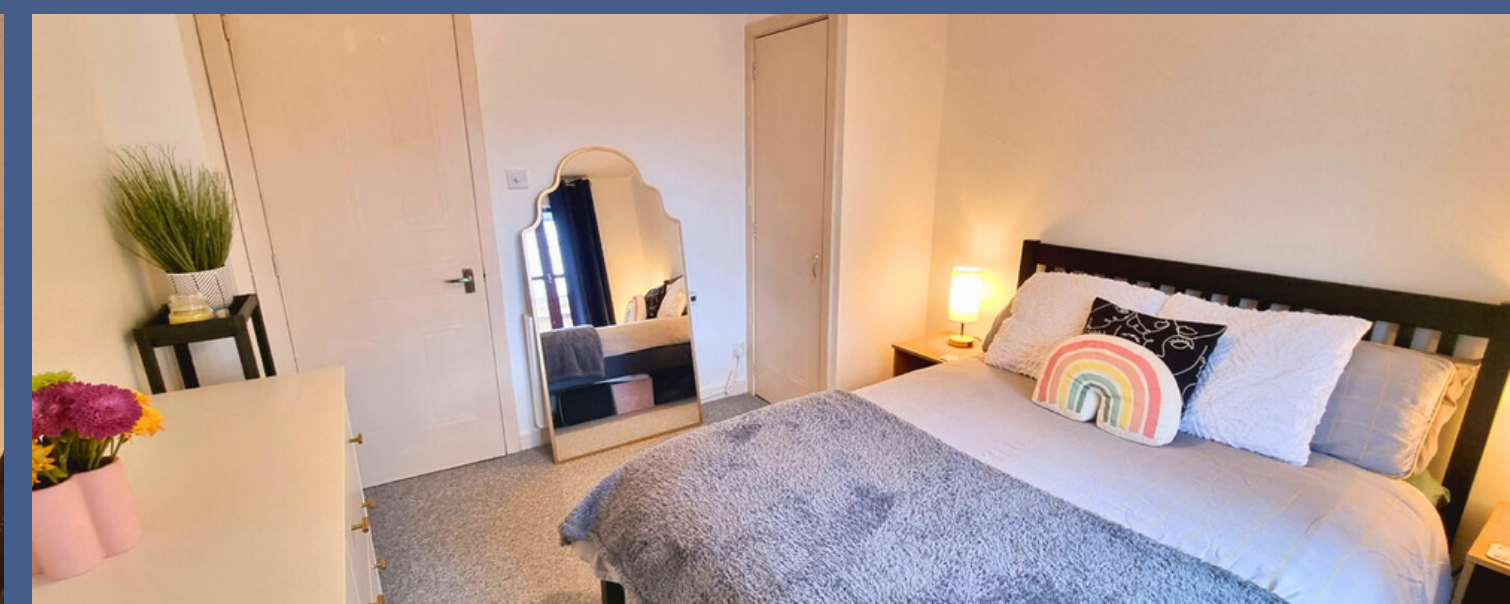
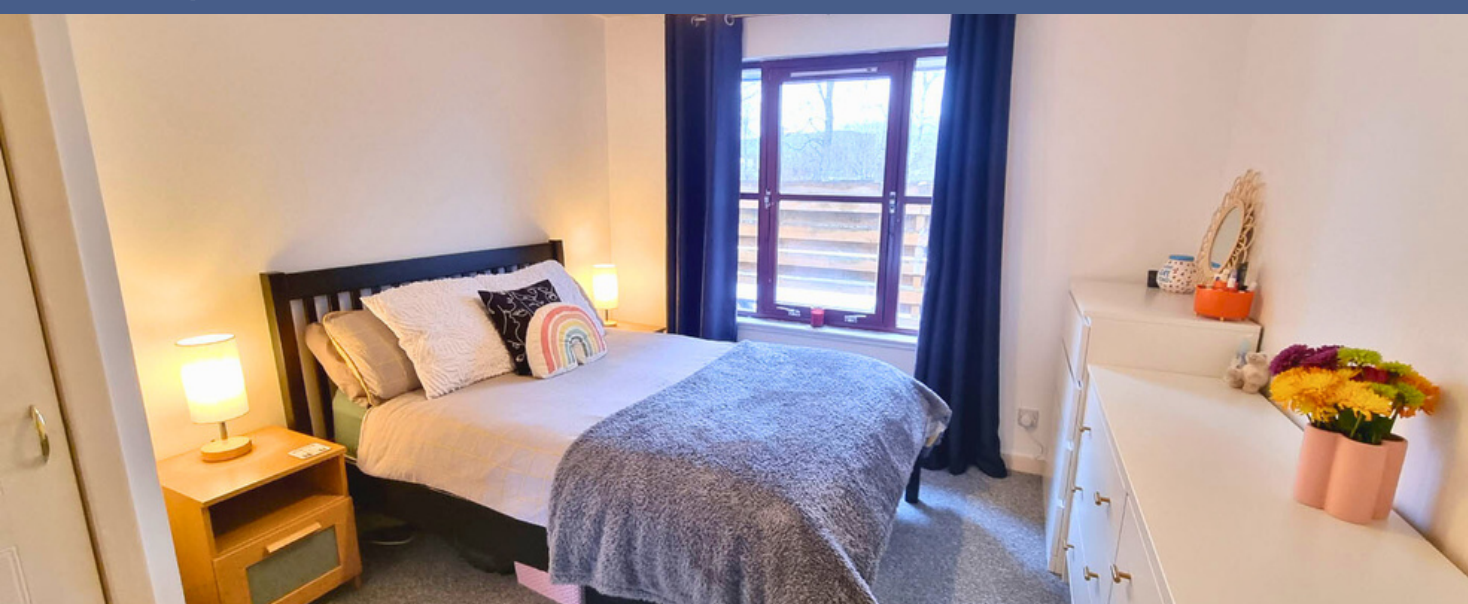
3.11m x 3.40m

Double bedroom with window to the rear allowing natural day light and offering limited views to Craigellachie Nature Reserve. Storage cupboard housing hot water cylinder. Space for furniture. Pendant light. Radiator. Fitted carpet.

Bedroom 2

3.17m x 2.90m

Double size room with window to the front offering natural daylight. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.



WWW.CALEDONIAESTATEAGENCY.CO.UK



Bathroom

2.20m x 1.90m

Three-piece grey suite, comprising WC, vanity wash hand basin and bath with electric shower over and curtain. Wall mirror. Shaver point. Ceiling light. Newly fitted vinyl flooring. Opaque window to the rear.

Garden

The front garden is open plan and laid to lawn with a pathway to the front door and around to newly built garage. Tarred driveway to the side and gravel area offering additional parking. The property can park up to three vehicles. The rear garden is enclosed with timber fencing and is mainly paved. Timber garden shed has recently been painted and re-felted. Access to pedestrian door to the garage.

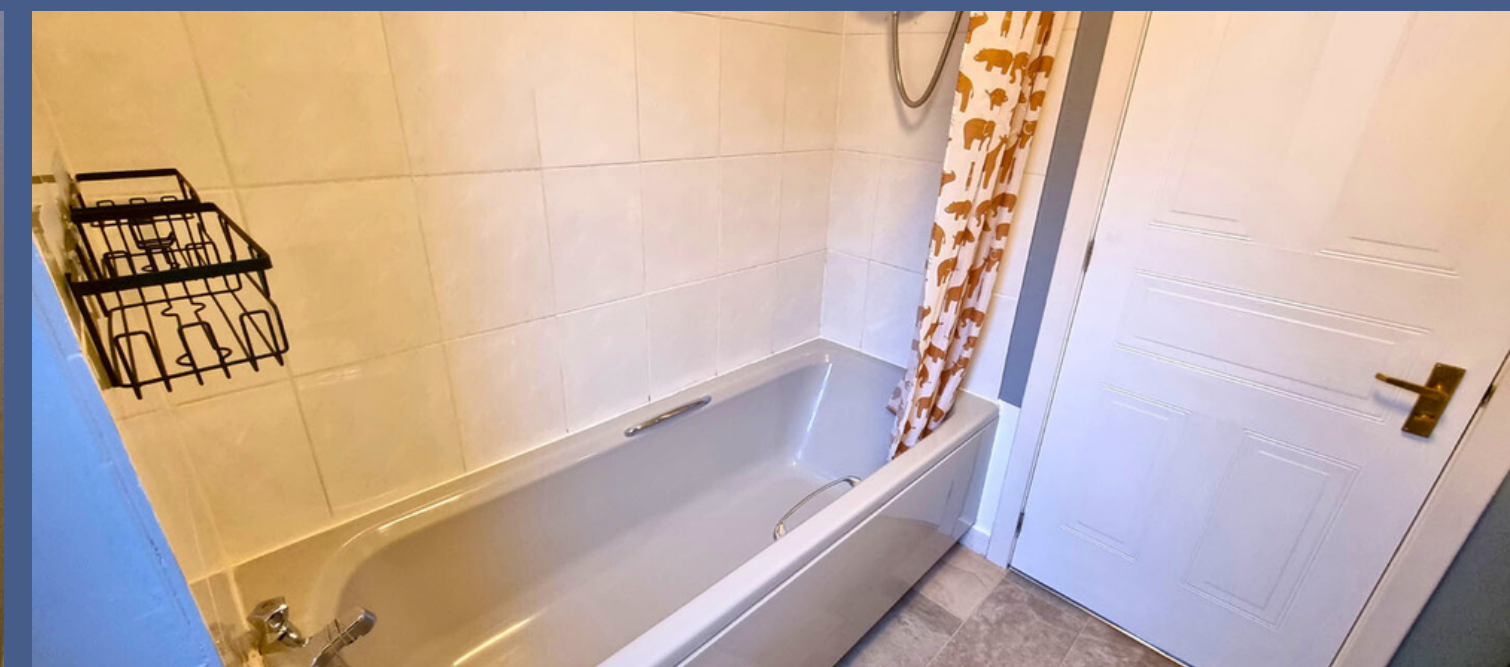
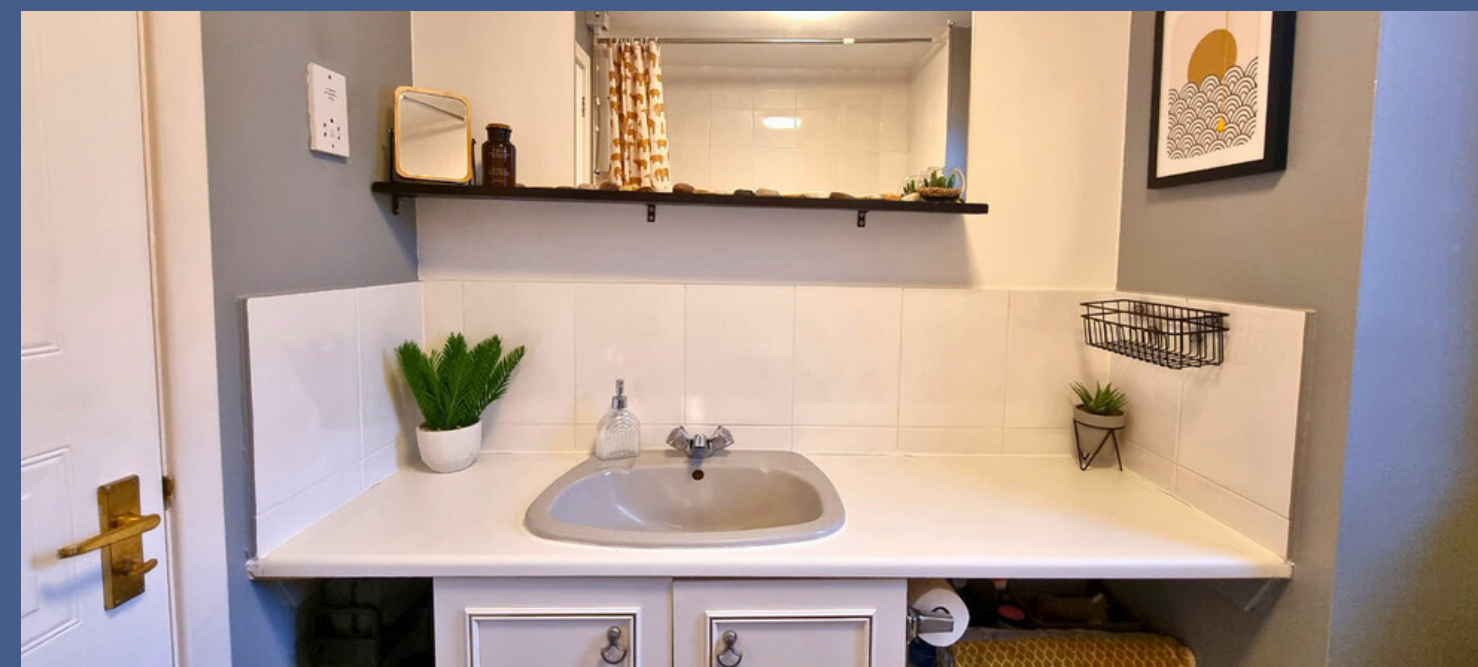
Garage

6.12m x 4.17m

Newly built attached garage with a 2.5m wide electric sectional door and pedestrian door. Adequate space for parking, storage or alternatively could be used as a workshop. Drop down ladder allowing access to high level storage. Power and lighting. Window to the side offering natural light. Concrete base.

INCLUDED

Carpets, curtains & light fittings where fitted. All integrated appliances will also be included.



WWW.CALEDONIAESTATEAGENCY.CO.UK



SERVICES

Mains electricity, water and drainage. Fibre optic 1GB internet.

COUNCIL TAX

Band D £1929 p.a. (2023/24) including water rates.
Discounts are available for single person occupancy.

PRICE

Offers over 235,000 is invited. 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:

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=PUvHI%2f8ExTWE4Dfa0MupoA%3d%3d>
- Post Code: PH22 1RE
- EPC Rating E

VIEWING

Viewing is by appointment only through the Selling Agents.



WWW.CALEDONIAESTATEAGENCY.CO.UK





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



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.

WWW.CALEDONIAESTATEAGENCY.CO.UK

