

173 Dalnabay
Silverglades
Aviemore
PH22 1TD

Offers Over £220,000 are invited

Attractive Two Bedroom Semi-Detached Bungalow In An Idyllic Residential Area Of Aviemore



Features:

- Contemporary Fitted Kitchen and Bathrooms
- Two Spacious Double Bedrooms, One with En-Suite
- Stunning South-Westerly Facing Garden Space With Jacuzzi
- Fantastic Turnkey Opportunity
- Full Double Glazing and Electric Economy Heating
- Close To Woodland Walks, Bike Trails and Golf Course

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



173 Silverglades, 'Appin Lodge' is an attractive two-bedroom semi-detached home, nestled in a tranquil cul-de-sac close to several walking and cycling routes and Dalfaber Golf and Country Club. The property enjoys modern comforts and serene surroundings where it has been renovated to include a chic kitchen, a contemporary bathroom and an open-plan lounge and dining area. With two spacious double bedrooms, including one with a modern ensuite shower room, the house suits a multitude of living. The property benefits from full double glazing and electric economy heating.

Outside, a driveway provides ample parking while the south-westerly facing garden provides the perfect spot for relaxation and gatherings. Complemented by a paved patio area and a luxurious jacuzzi, the garden gives views over towards the Craigellachie Nature Reserve.



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



Dalraber 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. Dalraber 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 Dalraber Road, Old Bridge Inn and the centre of the village.

Having previously operated as a successful holiday let, the property would make an ideal residential, holiday home or buy to let investment property. A turnkey property the property will be sold with all fixtures, fitting and furnishings included. Viewing is highly recommended to appreciate the property that is on offer.

ACCOMODATION

Entrance Vestibule 1.16m x 1.19m

Solid timber security door opens to vestibule which gives access to storage room and lounge/ dining area. Ceiling light. Doorbell chime. Fitted coir carpet.

Storage Room 1.61m x 1.46m

Convenient storage room which provides ample room for hanging coats, shoes and other equipment. The ECU (Electrical Consumer Unit) is located here. Pendant light. Storage heater, Fitted carpet.

Lounge/Dining Area 5.67m x 3.11m

Bright open plan lounge/ dining area with windows overlooking the front garden and woodland. A perfect space for family living and entertaining there is adequate room to create a formal dining area. TV point. Pendant and wall lighting. Storage heater. Laminate flooring.



WWW.CALEDONIAESTATEAGENCY.CO.UK



Kitchen

3.89m x 2.71m

Fresh and stylish fitted kitchen with contemporary fitted base and wall units, composite countertops and tiling around work surfaces. Integrated within the kitchen is a tall fridge freezer, dishwasher, 'Lamona' induction hob and oven with stainless steel extractor chimney above and a stainless-steel sink with mixer tap and drainer. There is an undercounter space for a free-standing washing machine. To one side of the room there is ample room to create a breakfast bar or additional dining space. Recessed lighting. Laminate flooring. A window conveniently located above the sink floods the room with natural daylight and a side door gives access to the driveway and rear garden.

Inner Hallway

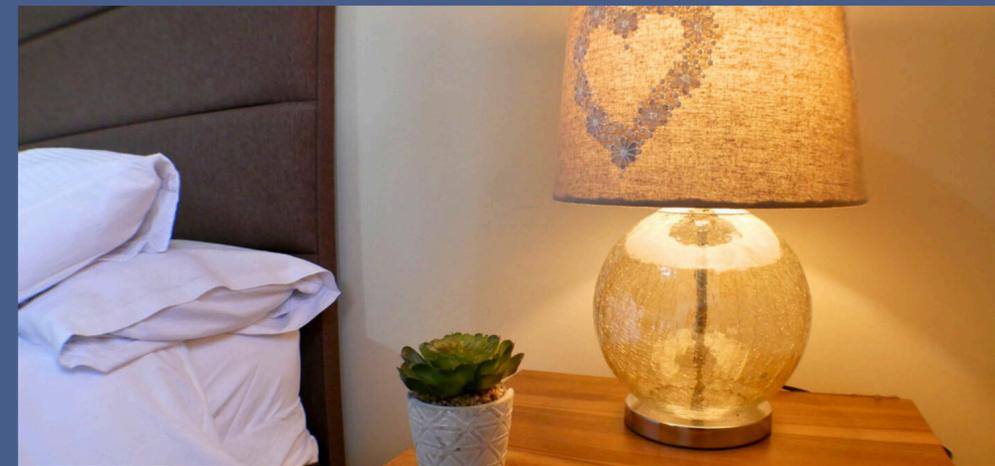
1.90m at widest x 1.94m

"L" shaped hall accessing two bedrooms, family bathroom and lounge/dining area. Loft hatch. Ceiling light. Smoke detector. Storage heater. Fitted carpet.

Family Bathroom

2.68m x 1.98m

Bright and modern bathroom with three piece suite comprising of bath with mains shower over and glass screen, WC and wash hand basin in vanity unit with cupboard below. Wet wall paneling on all walls. Shaver point. Wall mirror. 'Xpelair' extractor. Ceiling light. Downflow heater. Vinyl flooring. Built in linen cupboard storing hot water. Opaque window to side.



WWW.CALEDONIAESTATEAGENCY.CO.UK



Bedroom One

3.51m x 3.11m

Spacious double bedroom with two windows overlooking rear garden and with limited views towards the Craigellachie Nature Reserve. Double fitted wardrobe with hanging and shelving space with matching dressing unit. Decorative ceiling light. Panel heater. Fitted carpet. Door to en-suite.

En-Suite Shower Room

2.06m x 1.90m

A modern fitted shower room with three-piece suite comprising of double walk in shower cubicle with glass surround, WC and wash hand basin in vanity unit with cupboard below. Wet wall paneling on all walls. Wall mirror. 'Xpelair' extractor. Ceiling light. Downflow heater. Vinyl flooring.

Bedroom Two

3.58m x 2.69m

Double bedroom with windows overlooking the south- westerly facing garden creating a well lit room. The room benefits from a built in double wardrobe with hanging and shelving space. Ceiling light. Panel heater. Fitted carpet.



WWW.CALEDONIAESTATEAGENCY.CO.UK



OUTSIDE

To the front, the house sits in a quaint cul-de-sac of similar houses where it overlooks a well maintained lawn and woodland. A paved pathway leads to the front entrance, while a spacious driveway to the side of the property accommodates multiple cars. The driveway conveniently gives access to a side entrance to the home through the kitchen. A timber shed provides practical storage for outdoor essentials.

Moving to the rear, the garden bathes in sunlight, courtesy of its southwesterly facing orientation, creating an ideal spot for relaxing and gatherings. Enclosed by timber fencing, the garden is mainly laid to lawn and offers views stretching towards the Craigellachie Nature Reserve and the nearby railway adding a touch of charm to the landscape. A luxurious jacuzzi and outdoor dining set adorn the paved patio, inviting moments of leisure and enjoyment.

INCLUDED

Sold fully furnished including integrated appliances, washing machine, curtains and blinds, light fittings and jacuzzi.

SERVICES

Mains electricity, water and drainage. Telephone and internet points



WWW.CALEDONIAESTATEAGENCY.CO.UK



COUNCIL TAX

Band C. £1,715 (2023/2024) including water rates.
Discounts are available for single person occupancy.

PRICE

Offers Over £220,000 are 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:

Reference:

Postcode: PH22 1TD

EPC:

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

