

89 Dalnabay Aviemore PH22 1RQ

Offers Over £205,000 are invited

Attractive Two Bedroom Semi-Detached Bungalow In A Quiet Cul-De-Sac Location



Features:

- Contemporary Fitted Kitchen and Bathroom
- Full Double Glazing and Updated Electric Economy Heating
- Enclosed Garden Space and Driveway With Space For Multiple Vehicles
- Close to Local Woodland Walks, Bike Trails, and Golf Course

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Aviemore is a bustling village situated within the Cairngorms National Park. Aviemore offers many amenities, including a new primary school, shops, restaurants, hotels, and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and the championship Spey Valley Golf Course at Dalfaber, all of which have contributed to enhancing the area and creating an all-year-round centre of tourism excellence.

Dalnabay is a popular residential area, located at the north end of Aviemore, within 1.5 miles of local amenities and facilities. It has a mixture of residential and second homes as well as several successful holiday letting properties.



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



No 89 Dalnabay is a two-bedroom semi-detached bungalow set within a quiet cul-de-sac of similar properties. The beautifully finished property benefits from a stylish contemporary fitted kitchen, a modern family bathroom and an open-plan lounge dining area. Additional features include two bright double bedrooms. The property benefits from full double glazing and updated electric economy heating. The front garden is open plan with a mixture of trees, hedges and alpine plants adorning the space. To the side a driveway provides parking for numerous vehicles. The rear garden can be accessed from the side and is mainly laid with a patio area offering a great space for garden furniture or for BBQing. These comfortable bungalows offer great flexibility and can be used as family homes, holiday home or potential holiday let investment properties.

ACCOMODATION

Entrance Vestibule

1.12m x 1.01m

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/ Dining Area

5.92m x 3.03m

Spacious 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. A centrepiece in the room is an electric fire with decorative surround and mantle. TV point. Pendant and wall lighting. 'Dimplex' storage heater. Fitted carpet.

Kitchen

3.11m x 2.75m

A stylish kitchen with contemporary fitted base and wall units with sparkling laminate worktops and splashback. Integrated within the kitchen is a 'Lamona' stainless steel sink with mixer tap, 'Lamona' grill/oven and induction hob and tall, fitted fridge-freezer. There is undercounter space for a dishwasher and washing machine. Window conveniently located above the sink gives beautiful views over the garden and to the surrounding woodlands. Pendant light. Storage heater. Tiled flooring.



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Inner Hallway 2.17m x 0.88m

Inner hall accessing two bedrooms and family bathroom. Pendant light. 'Dimplex' quantum heater. Fitted carpet.

Bedroom One 3.40m x 3.18m

Comfortable double bedroom with window offering views over garden to surrounding woodland. Adequate space for free-standing bedroom furniture. Integral linen cupboard housing hot water cylinder. Pendant light. Panel heater. Fitted carpet.

Family Bathroom 2.18m x 1.68m

Modern and fresh bathroom with three-piece suite comprising of bath with electric shower over, pedestal wash hand basin and WC. Chic tiling on all walls. Toilet accessories and shaver point. Ceiling light. Dimplex heater. Tiled floor. Opaque window to the rear creating a well-lit room.

Bedroom Two 3.24m x 2.91m

Bright double bedroom with window overlooking front garden space and with some limited views to Cairngorm mountains. Pendant light. Panel heater. Fitted carpet.

OUTSIDE

To the front of the property, trees, hedges and alpine plants offer beauty and a sense of seclusion to the property while a paved pathway links from the driveway to the front door. To one side, an expansive driveway offers space for multiple vehicles and guides the way to the rear garden accessed by a secure gate.

Stepping into the rear garden, your greeted by a sense of tranquillity. Enclosed by timber fencing, the garden offers a private sanctuary to relax and unwind. With limited views over the surrounding woodlands to Craigellachie Nature Reserve, the garden is mainly laid to lawn with a paved patio area perfect for alfresco dining. A timber shed offers storage solution for all your outdoor and garden equipment.

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Included

Carpets, curtains, light fittings and integrated appliances

Services

Mains electricity, water, and drainage.

Council Tax

Band D £1929 p.a. (2023/24) including water rates.

Discounts are available for single person occupancy.

Price

Offers over £205,000 are 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 contact our office at info@caledoniaestateagency.co.uk to have report sent to you.

Post Code: PH21 1PA

EPC Rating D

Viewing

Viewing is 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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