

7 Beinn Ghuilbin Aviemore PH22 1LB

OFFERS OVER £300,000

Immaculate Three Bedroom
Detached Bungalow Benefiting
From Amazing Outdoor Space



Features:

- Open Plan Lounge & Dining Area
- Full UPVC Double Glazing & Electric Heating
- Beautifully Maintained Garden Grounds
- Paved Patio & Hot Tub Area
- Close To Local Woodland Walks & Bike Trails
- Great Location Close To Local Golf Course

CONTACT US :

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GRAMPIAN ROAD

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No 7 Beinn Ghuilbin is an attractive west facing, end of cul-de-sac, 3 bed roomed detached bungalow built around 1998. The property benefits from a generous sized plot which offers access to local woodland walks and bike trails. Other notable benefits include full UPVC double glazing, electric economy heating and modern kitchen and bathroom suites. The property has well-proportioned accommodation which includes three double bedrooms, lounge/dining area, kitchen, sunroom, WC and family bathroom. The property is currently used as a holiday let so is kept in immaculate condition and can be sold with the majority of the furniture. The generous garden grounds include an open plan front lawn, gravel driveway leading to the garage and a secure rear garden. The rear garden includes a beautiful patio area, hot tub and timber garden shed. Its mainly laid to lawn with a mixture of flower borders, plants and small trees.



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 at the foothills of the Cairngorms, offering many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. There has been a recently launched and widely publicised development programme for the village, including national park status, a new Aviemore leisure and conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalnaber. These developments have enabled the village to reposition itself as an all year round centre of tourism excellence.

This property would make an ideal residential, holiday home or buy to let investment property. Viewing is highly recommended to appreciate the immaculate condition of this wonderful, detached bungalow.

ACCOMMODATION:

Front Vestibule 1.42m x 1.20m

Entrance door with decorative glazed viewing panel opens to vestibule. Pendant light. Fitted carpet. Doors to WC and lounge.

WC 1.62 x 1.00m

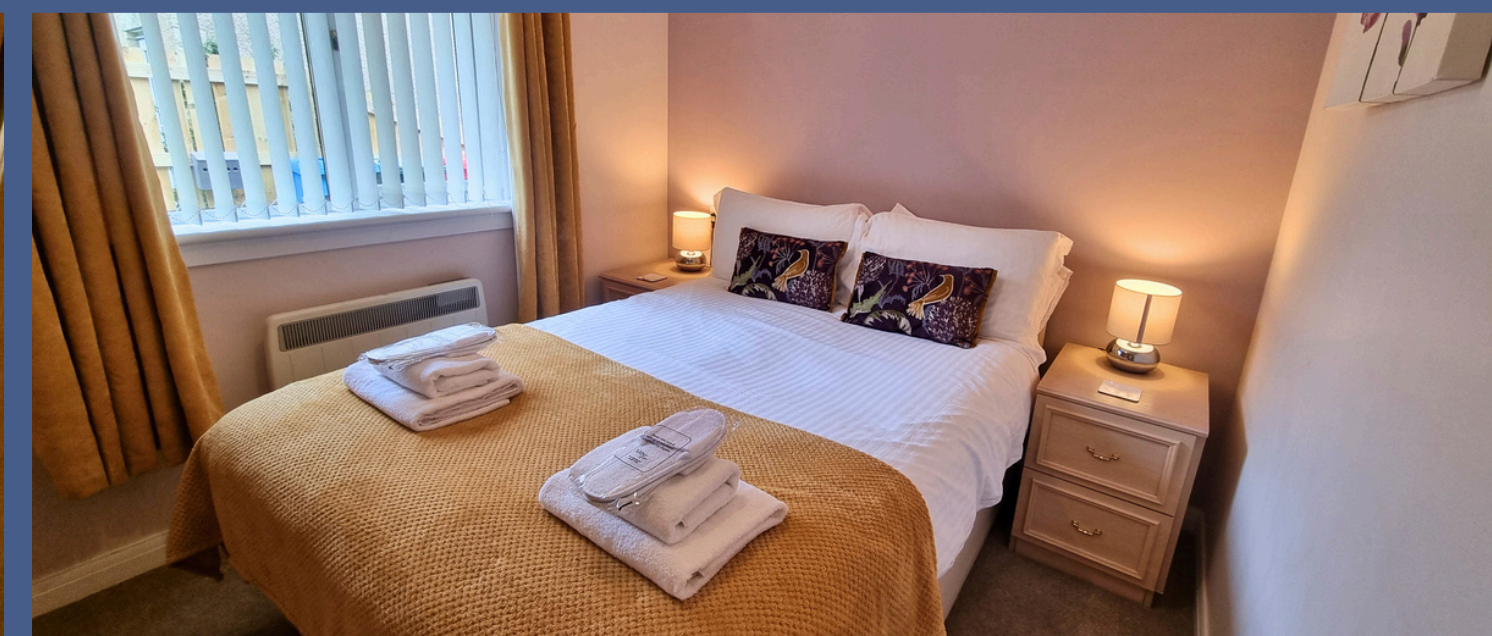
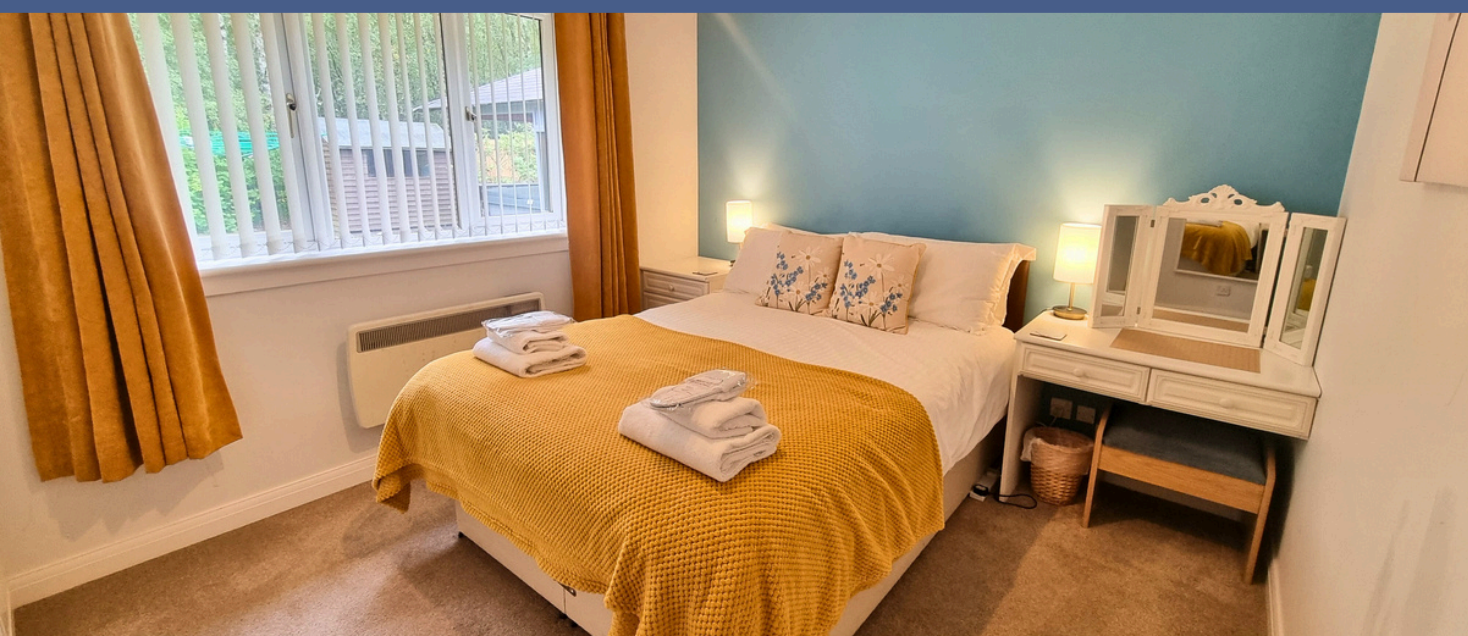
Two piece suite with WC and vanity basin with cupboard below. Bathroom accessories. Ceiling light. Tiled floor. Opaque window to front.

Lounge/Dining Room 5.95 x 3.85m

Spacious double aspect lounge with picture windows to the front and window to the side offering an abundance of natural daylight. Space for family or formal dining. TV & telephone point. Smoke detector. Two spotlight rails. Fitted carpet. Doors to inner hall and kitchen.

Kitchen 3.10 x 2.50m

Modern fitted kitchen with base and wall units incorporating stainless steel sink with drainer, oven, hob, and grill with extractor above. Space for free standing appliances. Hot water control panel. Spotlight rail. Tiled floor. Window and door to rear garden.



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Inner Hallway 1.90m x 2.05m
Doors leading to three double bedrooms and bathroom. Storage cupboard housing the hot water cylinder. Hatch to loft. Smoke detector. Pendant light. Fitted carpet.

Bedroom 1 3.35 x 2.55m
Double room with window to the side. Double built-in wardrobe offering hanging and storage space. Dressing table. Pendant light. Panel heater. Fitted carpet.

Bedroom 2 3.60 x 2.95m
Double room with windows to the rear overlooking the rear garden. Double built-in wardrobe offering hanging and storage space. Dressing table. Pendant light. Panel heater. Fitted carpet.

Bathroom 2.30 x 1.70m
Three piece white suite consisting of WC, vanity wash hand basin, bath with shower over and glazed side screen. Fully tiled suite. Electric underfloor heating. Ceiling extractor. Wall mirror. Shaver point. Bathroom accessories. Ceiling light. Opaque window to side.

Bedroom 3 2.94m x 2.77m
Single/Bunk room with double doors opening to the sunroom. Space for bedroom furniture. Pendant light. Panel heater. Fitted carpet.

Sunroom 3.15m x 2.85m
Glazed sunroom with lovely peaceful views over the garden grounds. Space for furniture. Tv point. Wall lights. Radiator. Laminate flooring. Doors to rear garden.

Outside

Garden

The frontage is mainly laid to lawn with gravel driveway and path leading to the front door. Driveway has been extended allowing space for three vehicles.

The rear garden is secured by timber fencing and backs onto the woodland and 9 hole golf course. Its mainly laid to lawn with large patio area offering space for garden furniture. Hot tub area with additional seating. Timber garden shed.

INCLUDED

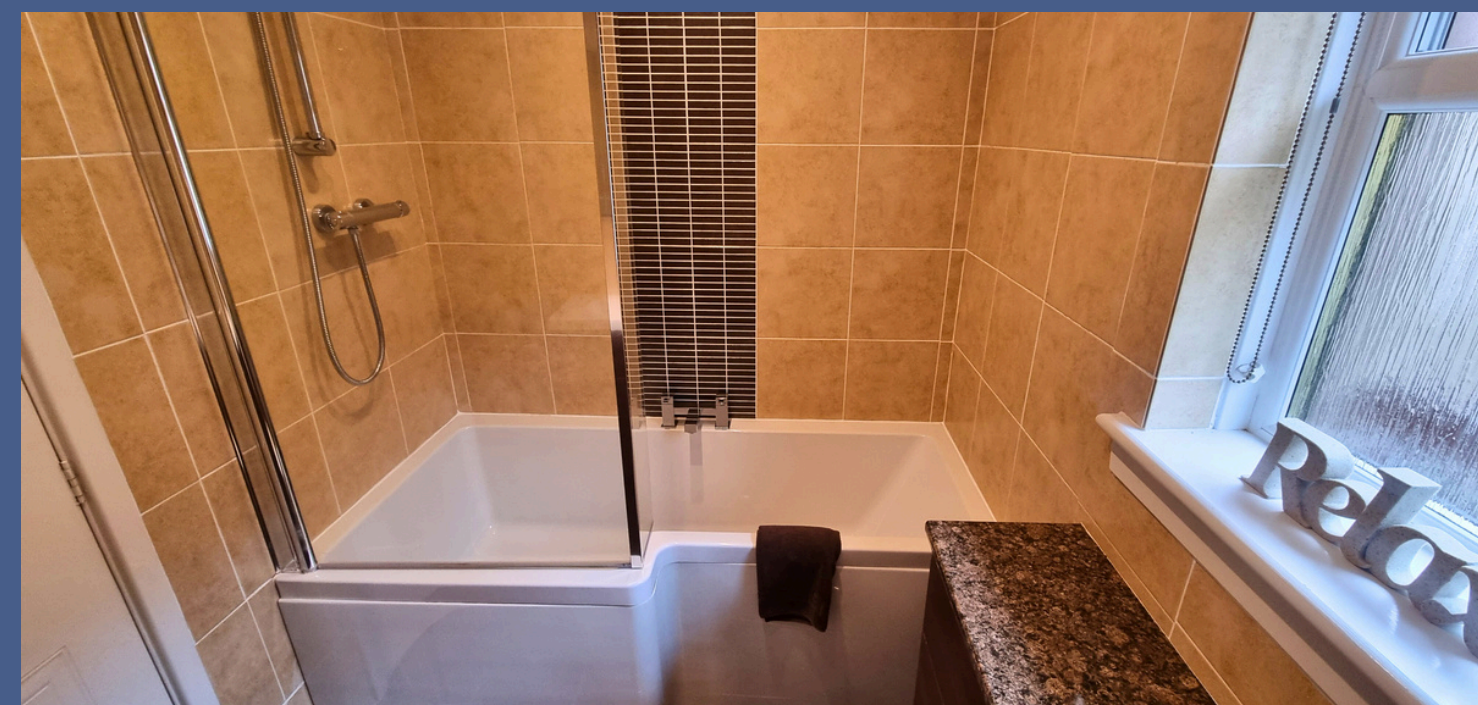
Curtains, blinds, light fittings and floor coverings all where fitted. The majority of the furniture and the hot tub will be available on separate negotiation with the seller. All offers must take this into consideration.

SERVICES

Mains electricity, water and drainage. Telephone.

COUNCIL TAX

Currently used as a business so rates are unavailable.
Discounts are available for single person occupancy.



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PRICE

Offers Over £300,000 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 copy the below link to download the home report.
Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=H%2fzF27vqpLeYBVn%2byPfQJg%3d%3d>
Postcode: PH22 1LB
EPC rating band (D)
The home report valuation is £300,000.

OFFERS

Formal offers should be submitted to our office in Aviemore.

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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