

63 Milton Park Aviemore PH22 1RS

OFFERS OVER £155,000

Three Bedroom Mid-Terrace Ex-Local
Authority Villa With Great Views Of
Craigellchie Nature Reserve



Features:

- Double Aspect Lounge & Dining Area
- Fitted Kitchen Offering Space For Free Standing Appliances
- Full Double Glazing & Eco-Friendly Air Source Heating
- Secure Garden Grounds
- On-Street Parking

CONTACT US :
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No 63 Milton Park offers a rare opportunity to purchase an affordable three bedroom home in the centre of the village. This ex-local authority, mid terrace property benefits from views to local hills and mountains, excellent room sizes with a fitted kitchen & 3 piece bathroom suite, eco-friendly air source heating & full double glazing. There are low maintenance garden grounds to both front and rear and on-street parking is available close by.

Aviemore village offers many amenities, including primary school and community centre, Church of Scotland and a Catholic church, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, cinema, funicular railway on Cairngorm, Strathspey steam railway and championship Spey Valley Golf Course at Dalnaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.



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 & conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalnaber. These developments will enable the village to reposition itself as an all year round centre of tourism excellence.

ACCOMMODATION:

Entrance Porch 2.25m x 1.00m

The glazed entrance door opens to the porch. Single glazed side panel. Space for storage. Fitted carpet. Door to hall.

Hall

Large built-in storage cupboards which hold pressurized hot water cylinder & electric meters. Heating and hot water control panel. Pendant light. Radiator. Fitted carpet. Door off to lounge/dining room.

Lounge/Dining Room 5.90m x 3.05m

Bright spacious double aspect room with windows to both front and rear with views to Craigellachie. Space for lounge and formal dining furniture. Feature wood burning stove. Pendant lights. Radiator. Fitted carpet. Door to kitchen.

Kitchen 3.30m x 3.25m

Fitted base, wall and display units incorporating stainless steel sink with drainer and mixer tap. Space for free standing appliances. Wall tiles above worktops. Fluorescent lighting. Radiator. Tiled floor. Double window to the rear offering natural daylight. Door to rear vestibule.

Rear Vestibule 0.95m x 1.87m

Glazed door to the rear garden. Large larder cupboard. Pendant light. Tiled floor.



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Returning to the internal hallway and upstairs:

First Floor Landing

Doors to bedrooms and bathroom. Hatch to storage loft. Pendant light. Fitted carpet.

Bedroom 1 4.15m x 2.85m

Spacious double bedroom with two windows to the front enjoying views to Craigellachie Nature Reserve. Triple mirrored built-in double wardrobes with hanging and storage space. Pendant light. Radiator. Laminate flooring.

Bedroom 2 3.20m x 3.00m

Double bedroom with window to the rear offering natural daylight. Pendant light. Radiator. Laminate flooring.

Bedroom 3 2.85m x 2.80m @widest

Single/Twin bedroom with window to the front enjoying views to Craigellachie Nature Reserve. High level storage cupboard. Pendant light. Radiator. Laminate flooring.

Bathroom 2.68m x 1.68m

Three piece avocado bathroom suite comprising of a WC, vanity wash hand basin and bath with shower over and side screen. Storage cupboard. Pendant light. Wall mirror. Downflow heater. Panel heater. Vinyl flooring. Opaque window to the rear.



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OUTSIDE

The garden to the front is enclosed by timber fencing and is mainly laid to lawn. The rear garden is enclosed and gated with timber fencing and benefits from an easy maintenance slabbed patio area. Generous timber workshop.

INCLUDED

Carpets, curtains, blinds and light fittings where fitted.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band C (£1715 p.a. in 2024/25) including water rates. Discount for single occupancy.

HOME REPORT

A Home Report is available. Please contact the office directly.

Postcode: PH22 1RS

Energy Performance Certificate Rating: Band C

PRICE

Offers Over £155,000 are invited for this property.

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

Viewings are by appointment 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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