

49 Dalnabay Aviemore PH22 1RF

OFFERS OVER £225,000 are invited

Beautifully Renovated Two Bedroom
Semi-Detached Villa



Features:

- Spacious Lounge, Kitchen & Dining Area
- Renovated To A Very High Standard
- Full Double Glazing, Electric Economy Heating & Wood Burning Stove
- Flexible Accommodation & High Quality Finishings
- Private Parking & Rear Garden Grounds

CONTACT US :

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Dalnabay is a popular residential area, located at the north end of Aviemore, close to local amenities and facilities. No 49 Dalnabay is an extended 2 bedroom semi detached property set in a quiet cul-de-sac with views of Craigellachie Nature Reserve. The property has been recently renovated to a very high standard and includes new kitchen, bathrooms, heating, flooring and a wood burning stove. All these items make the property more desirable and massively improve the condition. The property is now being marketed in immaculate, move-in condition, offering great flexibility for young professionals who need home office space. Viewing is highly recommended to appreciate the flexible accommodation on offer.

The property offers an excellent opportunity for a first time buyer or for someone looking to purchase a buy to let investment.



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.

Dalfaber 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. Dalfaber 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 Dalfaber 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:

Entrance Vestibule 1.50m x 1.00m

Hardwood entrance door opens to vestibule. Built-in storage cupboard with access to fuse boxes. Ceiling light. Door to lounge.

Lounge 4.40m x 3.90m

Comfortable open plan lounge with feature window to the front offering limited views of Craigellachie nature reserve. Free standing wood burning stove set on slate hearth. TV & telephone points. Pendant light. Electric storage heater. Luxury vinyl flooring. Open plan to kitchen. Stairs to first floor. Door to additional accommodation.

Kitchen 2.90m x 2.40m

Newly fitted contemporary kitchen comprising of both base and wall units, laminate worktop, integrated oven, grill and hob with extractor above, dishwasher, fridge and 1 ½ bowl stainless steel sink with mixer tap. Space for dining. Storage cupboard. Pendant light. Luxury vinyl flooring. Window and door to the rear garden.

Office/Bedroom 2 4.50m x 3.38m @ widest

This great space offers flexibility as a second bedroom or a home office. It benefits from patio doors to the front and can be made into a self-contained annex. The current layout works very well offering two workstations and space for a double bed with a newly fitted en-suite shower room. Recced lighting. Radiators. Luxury vinyl flooring.



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Shower Room 2.00m x 2.15m

Modern and stylish three piece suite comprising of a double walk-in shower unit with glazed side screen, pedestal wash hand basin and a WC. Waterproof wall panelling. Heated towel rail. Wall mirror. Extractor. Recessed lighting. Vinyl flooring.

Returning to living area and taking stairs to first floor landing.

Bathroom 2.00m x 1.90m

Three piece bathroom suite comprising of a WC, vanity wash hand basin and bath with shower over and glazed side screen. Waterproof wall panelling. Mirrored cabinet. Extractor. Opaque window to the rear.

Master Bedroom 3.90m x 3.30m

Spacious double bedroom with window to the front offering natural daylight and limited views of Craigellachie Nature Reserve. Storage cupboard housing the hot water tank. Space for bedroom furniture. Loft hatch. Pendant light. Open area above the lounge. Fitted carpet.

Garden

The front garden is open plan with small lawn area and a pathway to the front door. Driveway to the front with space for two cars. The rear garden is enclosed with timber fencing and gated. The majority of the garden is paved with a small area for plants, trees & shrubs. Timber wood store.

INCLUDED

Carpets, curtains & light fittings. The freestanding white goods and wardrobe will also be included in the sale.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Council Tax Band D – (£1929 P.A - 2024/25) Including water rates.

Discounts are available for single person occupancy.

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HOME REPORT

A Home Report is available for this property. You can download it by clicking the following link:

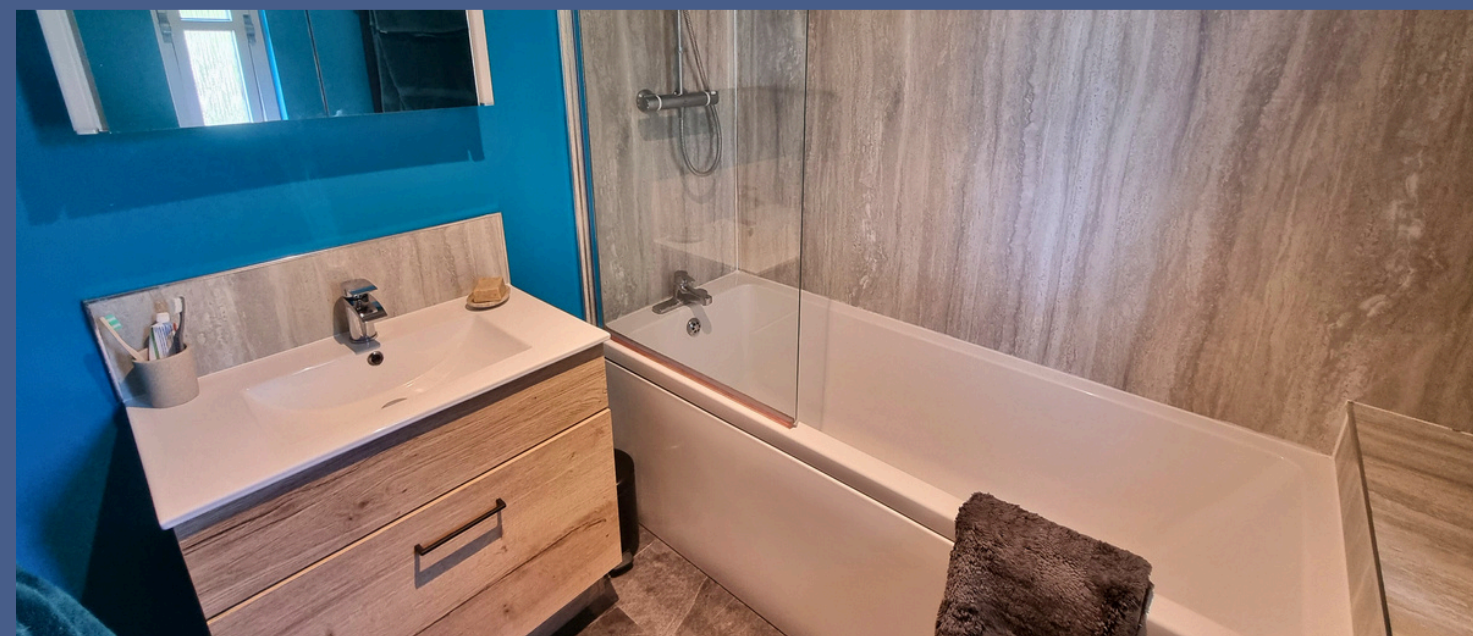
- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=LobWs3Af%2bz7G06Yabs3RXg%3d%3d>
- Post Code: PH22 1RF
- EPC Band D

PRICE

Offers Over 225,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

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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