

44 Milton Park Aviemore PH22 1RS

OFFERS OVER £140,000 are invited.

Two Bedroom Mid-Terrace Ex-Local
Authority Villa With Great Views Of
Craigellachie Nature Reserve



Features:

- Double Aspect Lounge & Dining Area
- Fitted Kitchen Offering Space For Free Standing Appliances
- Full Double Glazing & Oil Fired Central Heating
- Secure Rear Garden With Timber Garden Shed
- On-Street Parking

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44 Milton Park is a two bedroom mid terrace ex-local authority property in the heart of the village. The main benefits of this property include oil fired central heating, full UPVC double glazing and an open fire in the lounge. Other benefits include a fitted kitchen, family bathroom and two great sized bedrooms. The property is in good condition throughout but may require minor cosmetic refurbishment. It's situated in a popular residential area of Aviemore, close to the local primary school, hospital and other amenities. It will make a great family home but could also work as a second home or holiday home.

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.



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 Dalfaber. These developments will enable the village to reposition itself as an all year round centre of tourism excellence.

ACCOMMODATION

Front porch 2.43m x 1.00m

Timber entrance door leads into porch. Space for shoe storage and coat hooks. Pendant light. Tiled floor. Glazed door to hallway.

Hallway 2.00m x 1.50m

Bright and spacious hallway with three built in storage cupboards which also contain electric meters. Pendant light. Smoke alarm. A door to the lounge and stairs to the first floor landing.

Lounge 5.90m x 2.99m

Double aspect lounge and dining area with windows to front and rear allowing an abundance of natural daylight and great views of Craigellachie Nature Reserve. A feature open fire with a timber mantle. Adequate space for both lounge and dining room furniture. Great open space for hosting friends and family. Pendant lights. Radiator. Laminate floor. Door to kitchen.

Kitchen 3.53x 2.43m

Fitted base and wall units with a solid wood worktop incorporating a stainless steel sink with a mixer tap. Space for freestanding appliances. Plumbed for washing machine. Wall tiles around work surfaces. Spotlight cluster. Smoke alarm. Laminate flooring. Open to the rear vestibule with large understairs storage cupboard. Glazed door the rear garden.

Returning to front hallway:



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Stairs to first floor and landing.

Carpeted stairs lead to first floor landing. High level window above stairs. Smoke detector. Loft hatch. Doors off to both bedrooms and family bathroom.

Bathroom 2.65m x 1.65m

Three piece white suite comprising of a WC, pedestal wash hand basin and bath with shower over. Timber paneling to dado height. Tiles around bath and shower. Wall mirror. Extractor. Ceiling light. Shaver point. Heated towel rail. Vinyl flooring. Opaque window to the rear.

Bedroom 1 4.49m x 2.80m

Spacious family sized double room with windows to the front with limited views of hills. Triple wardrobe offering hanging and storage space. Pendant light. Radiator. Fitted carpet.

Bedroom 2 3.42m x 2.99m

Double room with windows to the rear offering views towards Craigellachie Nature Reserve. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Garden

The property benefits from both front and rear garden grounds. The front is mainly laid to gravel with some small plants and shrubs. The rear garden is easy maintainable and laid to gravel. Great space for garden furniture. Timber garden shed and oil tank. Path leading to the rear parking area.



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SERVICES

Mains electricity, water and drainage. Telephone.

COUNCIL TAX

Currently Band C £1715.10p.a. (2024/25) including water rates.
Discounts are available for single person occupancy.

HOME REPORT

A Home Report is available for this property. It will be available from our office or by using the following link:

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=IZ%2bm9n2qpnre3h7v2bLH7A%3d%3d>
- Post Code: PH22 1RS
- EPC rating: Band D

PRICE

Offers Over £140,000 is 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

Viewing is 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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