

79 Burnside Avenue Aviemore PH21 1SE

OFFERS OVER £175,000

Affordable Three Bedroom Semi-Detached Property In Great Condition
Close To Local Facilities



FEATURES :

- Lounge, Dining Area, Kitchen, Three Bedrooms & Family Bathroom
- Bright Lounge Offering Great Views Of The Cairngorms
- Front & Rear Garden
- On-Street Parking
- Close to Local Primary School & Shops

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79 Burnside Avenue is an ex-local authority semi-detached family home within an established 1970's residential area. The property provides excellent 3 bedroom accommodation with views of the Cairngorms and surrounding hills. The property benefits from spacious accommodation with double glazing and a wood burning stove. It is generally in good condition and enjoys a three piece bathroom suite and spacious lounge/dining and kitchen area. There are secure garden grounds to the front and rear. On street parking is available to the front.

An ideal family home or buy to let investment property.



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 village itself 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 new 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. Recent research has shown that the quality of the local environment is a significant factor in attracting new residents to an area and in the Cairngorm National Park we have clean water, clean air and beautiful scenery which give us an enviable environment. This is complemented by an abundance of wildlife and a diversity of year round recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, shooting and skiing, to name but a few.

ACCOMMODATION:

Entrance Hall 1.45 x 1.10m

Timber entrance door with glazed viewing panel and side screen opens to the entrance hall. Understairs storage. Low level cupboard housing the electrical consumer unit. Pendant light. Staircase to first floor landing. Door to lounge and dining area.

Lounge 3.90m x 3.65m

Spacious comfortable lounge with window to front with views of hills and mountains. Feature freestanding wood burning stove. Space for furniture. Pendant light. Open plan to dining area.

Dining Area 3.05 x 2.35m

Bright dining area offering great space for hosting friends and family. Space for furniture. Pendant light. Open plan to the kitchen. Window overlooking the rear garden.

Kitchen 3.20 x 3.00m

Stylish, fitted kitchen with base and wall units incorporating an integrated oven, hob and grill with stainless steel extractor above. Fridge, freezer, dishwasher and stainless steel sink with mixer tap. Plumber for washing machine. Wiles around worksurfaces. Under unit lighting. Spotlight rail. Vinyl tile flooring. Window and door to the rear garden.



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Staircase to first floor landing. Storage cupboards. Loft hatch. Doors off to all bedrooms and bathroom.

Bathroom 2.10 x 1.65m

Modern three piece white suite comprising WC, pedestal wash hand basin with mixer tap and bath with shower over. Wall tiles on all walls. Ceiling light. Vinyl flooring. Opaque window to the rear.

Bedroom 1 3.05 x 2.10m

Front facing large room with window offering incredible views to the Cairngorms and Craigellachie. Space for bedroom furniture. Pendant light. Laminate flooring.

Bedroom 2 2.55 x 2.55m

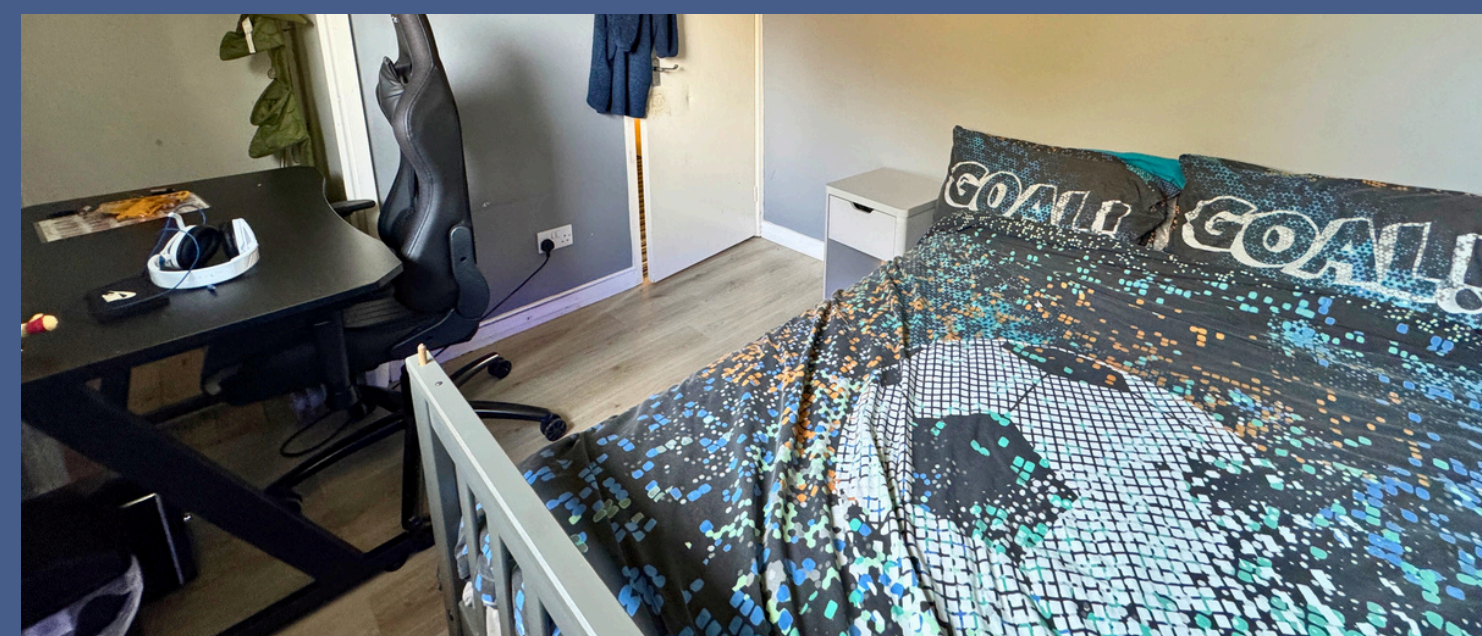
Double room with window to rear with views over the bowling green to local hills. Built-in storage space. Pendant light. Laminate flooring.

Bedroom 3 3.20 x 2.25m

Good size single room with window offering views to the Cairngorms and Craigellachie. Built-in wardrobe. Pendant light. Laminate flooring.

Garden

The front garden has been recently landscaped and terraced. Mainly laid to gravel offering space for garden furniture while enjoying the view. Paved path leads to the front door and around the side. The rear garden is full secure and enjoys and easy maintenance patio and gravel areas.



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INCLUDED

All floor coverings, curtains, blinds and light fittings. All integrated appliances.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band B £1500 p.a. (2024/25) including water rates.
Discounts are available for single person occupancy.

HOME REPORT

A Home Report is available for this property, and it valued at £175,000.

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=kvRkvEtsIGCdTONZ5zF3kg%3d%3d>
- Post Code: PH22 1SE
- EPC Rating F

PRICE

Offers Over £175,000 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

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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