

71 Dalnabay  
Aviemore  
PH22 1RG

OFFERS OVER £255,000

Three Bedroom Extended Bungalow  
Situated In A Quiet End Of Cul-De-Sac  
Location



### Features:

- Spacious Lounge/ Dining Area & Sunroom
- Modern Family Bathroom
- Full Double Glazing & Electric Economy Heating
- Generously Sized South-Facing Rear Garden
- Close to Local Woodland Walks, Bike Trails and Golf Course

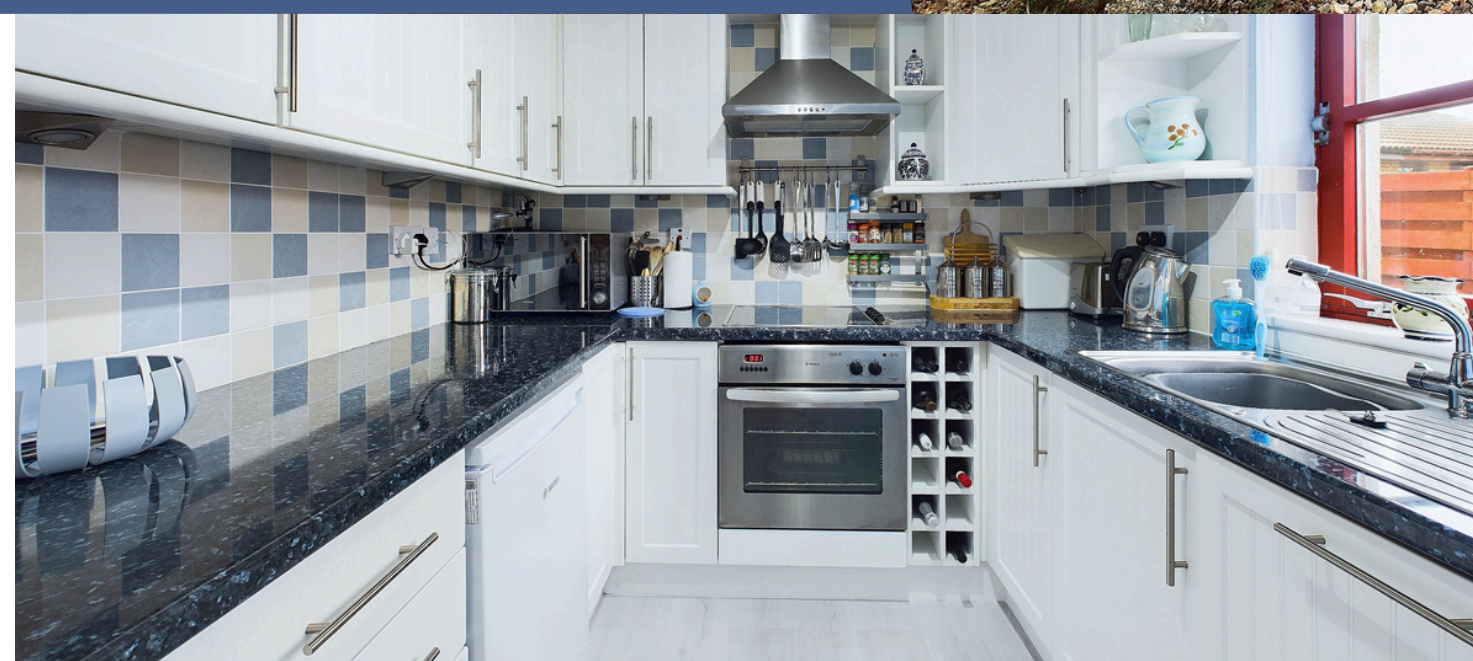
CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531





71 Dalnabay is an attractive three-bedroom extended bungalow, located in a quiet cul-de-sac of similar properties. The bungalow, which is in good decorative order, benefits from spacious accommodation such as an open plan lounge and dining area, kitchen, modern family bathroom and sunroom. Other benefits include full double glazing, electric economy heating and private off street parking. The secure rear garden enjoys plenty of sunlight and benefits from a raised decked area offering great space for garden furniture. The garden is mainly gravel with a mixture of plants, shrubs and mature trees.

The property offers an ideal purchase as a comfortable family, holiday home or as a holiday let investment.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965



Aviemore village itself offers many amenities, including a brand-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 Dalnabay, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

Dalnabay is a popular residential area, located at the north end of Aviemore and close to the Dalnabay Sports and Country Club which offers a bar & restaurant, sports hall, swimming pool & fitness room, tennis courts and golf course. The immediate area has a community shopping centre which includes a Co-op food store & fish & chippy. The property is also close to the pedestrian/cycle path which leads into Dalnabay Road, Old Bridge Inn and the centre of the village.



## ACCOMODATION:

### Entrance Vestibule

The timber entrance door opens to the vestibule. Space for coats and shoe storage. Large cupboard housing the electrical consumer unit. Pendant light. Fitted carpet. Door to WC and lounge.

### WC

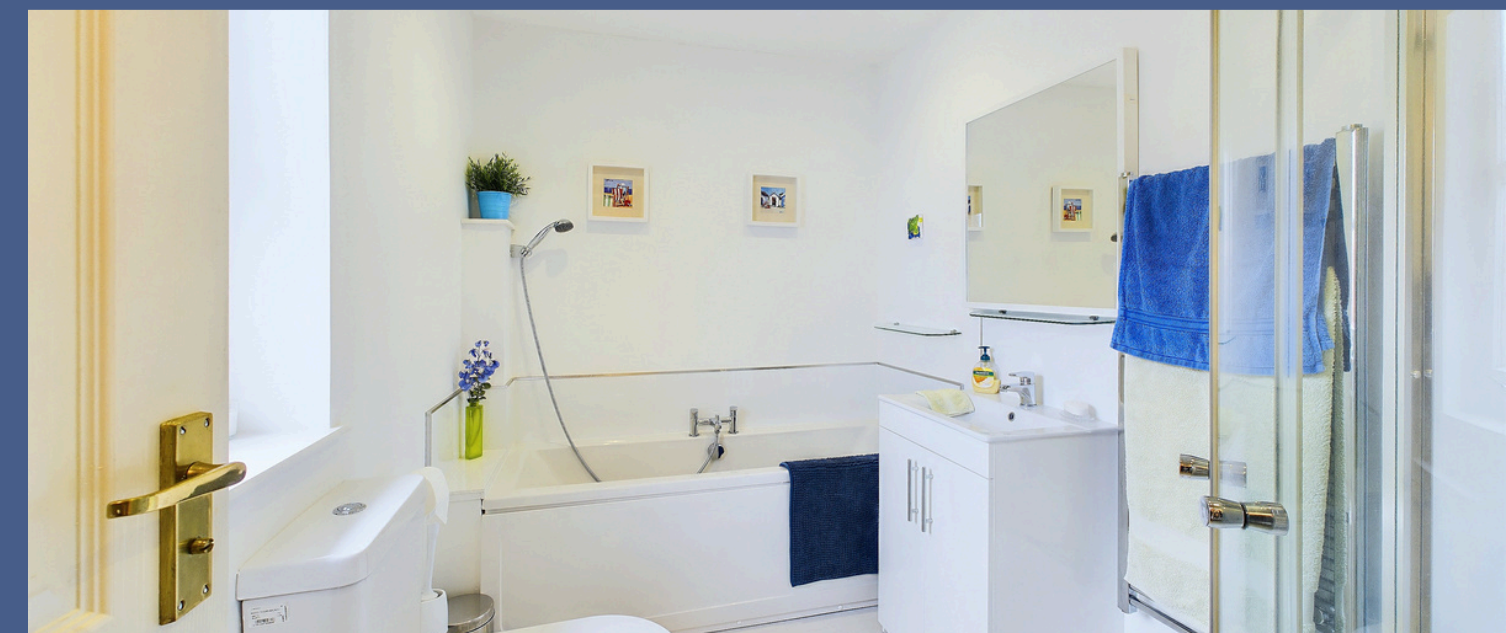
Two-piece white suite comprising of WC and vanity wash-hand basin. Wall mirror. Toilet accessories and downflow heater. Ceiling light. Opaque window to the side.

### Lounge/ Dining Area

Spacious lounge and dining area with large picture window to the front overlooking the garden grounds. Adequate space for family and formal dining. TV and telephone points. Two pendant lights. Storage heaters. Fitted carpet. Doors to the kitchen and inner hallway.

### Kitchen

Fitted base and wall units incorporating a stainless steel sink with drainer, integrated oven, hob and grill with extractor above and a dishwasher. Fridge freezer. Tiles around work surfaces. Storage shelving and wine rack. Spotlight rail. Storage heater. Laminate flooring. Window and door to the rear garden.



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### Inner Hall

Extended hallway with doors off to all bedrooms and family bathroom. Built-in storage cupboards. Space for furniture. Ceiling lights. Loft hatch. Storage heater. Fitted carpet.

### Bathroom

Modern fitted four-piece white suite, comprising of WC, vanity wash hand basin, shower cubicle and separate bath. Wall mirror and storage shelving. Heated towel rail. Recessed lighting. Laminate flooring.

### Bedroom 1

Comfortable double bedroom with windows to the rear overlooking the local woodland and rear garden grounds. Space for bedroom furniture. Pendant light. Panel heater. Fitted carpet.

### Bedroom 2

Superb double or twin bedroom with window to the rear. Built-in wardrobes. Pendant light. Panel heater. Fitted carpet.

### Bedroom 3

A good sized third bedroom that fits a double bed. Could alternatively be used as a home office or study. Pendant light. Panel heater. Fitted carpet. Door and window to the sunroom.

### Sunroom

Glazed sunroom with double doors opening to the rear garden. Space for additional furniture and storage cupboards. TV point. Panel heater. Tiled floor.

### Garden

The front garden is lined with a mixture of plants, trees and shrubs with paved pathways connecting the front to the rear. A private driveway provides ample space for parking multiple vehicles. The rear garden is bound by timber fencing and is mainly laid to gravel with a mixture of mature trees and shrubs. Raised decked area offering space for garden furniture.



## COUNCIL TAX

Currently Council Tax Band C (£1754 per annum)  
Discounts are available for single person occupancy.

## SERVICES

Mains electricity, water and drainage

## HOME REPORT

A Home Report is available for this property. Please use the following link:

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=oglgOdv9WIFQhRE6fCWYhg%3d%3d>
- Postcode: PH22 1RG

## PRICE

Offers Over £255,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

## INCLUDED

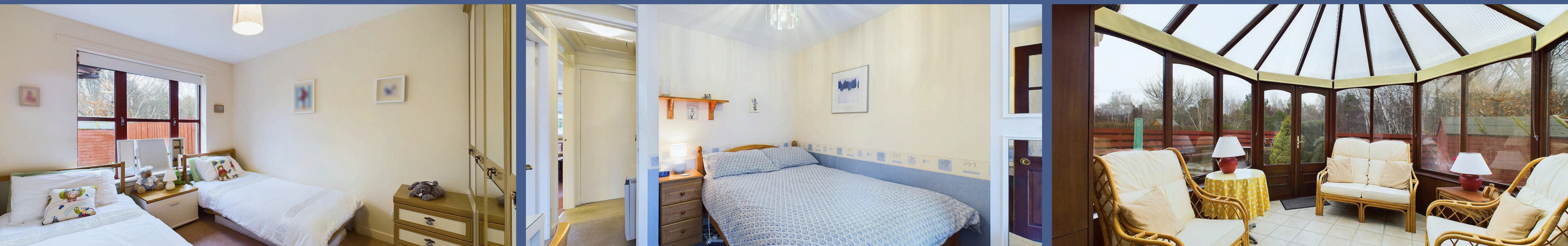
Blinds, curtains, light fittings and floor coverings all included. Other furniture can be left on separate negotiation.

## 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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