

39 Callart Road Aviemore PH22 1SR

Offers Over £165,000 are invited.

Attractive One Bedroom Semi-Detached Bungalow Set In A Popular Residential Area Of Aviemore



Features:

- Generous Sized Accommodation Throughout
- Air Source Heating, Solar Panels & PV Solar Battery
- Tastefully Finished Kitchen
- Private Rear Garden & Numerous Parking Spaces
- Close To Local Woodland Walks & Bike Trails

CONTACT US :
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39 Callart Road is a one bedroom semi-detached bungalow located on the popular Dalfaber residential estate. Its location is within a quiet cul-de-sac, backing on to the local woodland, and not far from village amenities. The property has been recently decorated and improved to include eco-friendly air source heating, solar panels and a PV solar battery all improving the efficiency of this idyllic one bedroom bungalow.

The property benefits from a comfortable sitting room with space for dining, a double bedroom with built in wardrobes, modern kitchen and family bathroom. The front garden is open plan with gravel driveway and the rear is fully secure and laid to lawn with a small pond and large timber shed.



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.

The property is perfect for a first time buyer or a young couple looking at getting on the property ladder. The property could also be bought as an investment property and rented out either short term or long term and would make a generous return.

Aviemore village itself offers many amenities, including primary school and community centre, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and 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.



ACCOMMODATION:

Entrance Vestibule

Timber entrance door opens to vestibule. Built in storage cupboard with shelving and also contains electrical consumer units. Pendant light. Radiator. Door opens to lounge.

Lounge

Bright, south facing window allowing natural daylight. Space for lounge and dining furniture. TV and internet points. Recessed lighting. Radiator. Loft hatch to converted attic room. Newly fitted carpets. Doors to inner hall and kitchen.

Kitchen

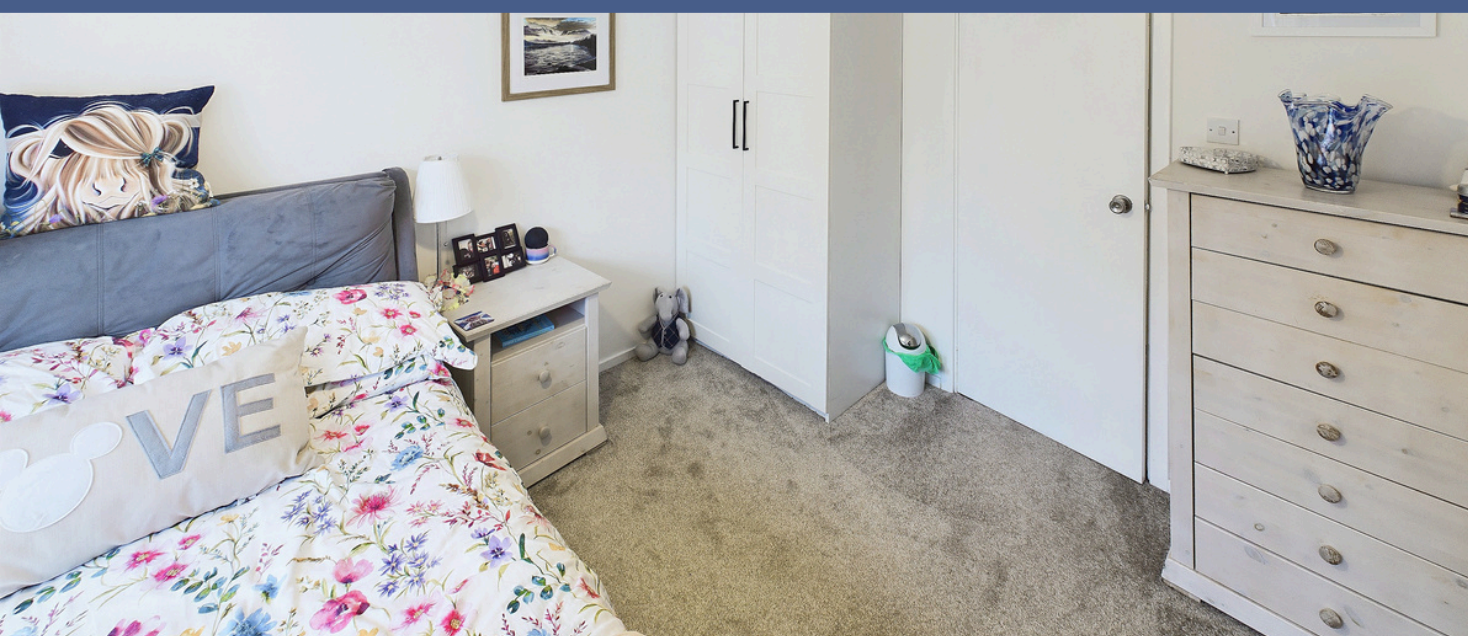
Tastefully finished kitchen with fitted base and wall units which incorporate a stainless steel sink and an extractor hood above the freestanding electric cooker. Space for washing machine and fridge freezer. Tiled splashback around work surfaces. Spotlight rail. Radiator. Vinyl tiled flooring. Door and window to the rear garden.

Inner Hallway

Pendant light. Cupboard housing the central heating cylinder. Fitted carpet. Doors off to one bedroom and bathroom.

Bedroom

Spacious double room with window overlooking the rear garden. Built-in wardrobes offering hanging and storage space. Pendant light. Smoke alarm. Fitted carpet.



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Bathroom

Three piece white suite comprising WC, pedestal basin and bath with electric shower above. Partial wall tiling. Heated towel rail. Pendant light. Opaque window to the side.

Garden

The front garden is laid to gravel with some small trees, plants and shrubs. Gravel driveway leads up the side to the rear garden offering space for numerous vehicles.

The peaceful rear garden backs onto local woodland and enjoys an abundance of wildlife. The garden is mainly laid to lawn with a man-made pond, plants, trees and shrubs. Timber garden shed.

SERVICES

Mains electricity, water and drainage. Telephone.

COUNCIL TAX

Currently Band B £1535 p.a. (2024/25) including water rates.
Discounts are currently available for single person occupancy.



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PRICE

Offers Over £165,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

HOME REPORT

A Home Report is available on our website for this property. You can also use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=RqjO5yDqhSbrKzfskFuMyA%3d%3d>
- EPC rating: Band B
- Home Report Value - £165,000.

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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