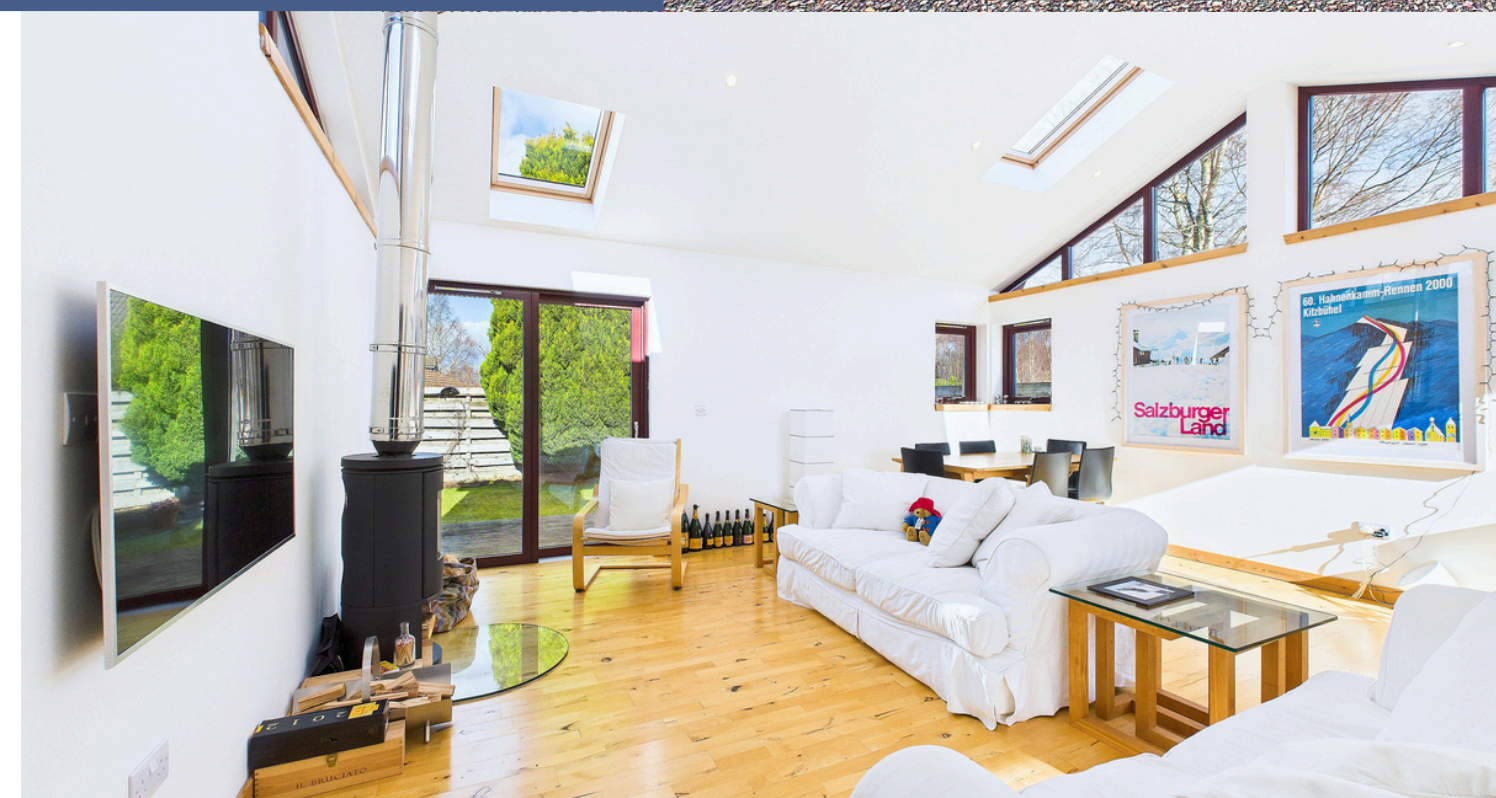


63 Dalnabay
Aviemore
PH22 1RG

Offers Over £270,000 are invited.

Three Bedroom Semi-Detached Bungalow
Benefiting From An Architecturally
Designed Extension



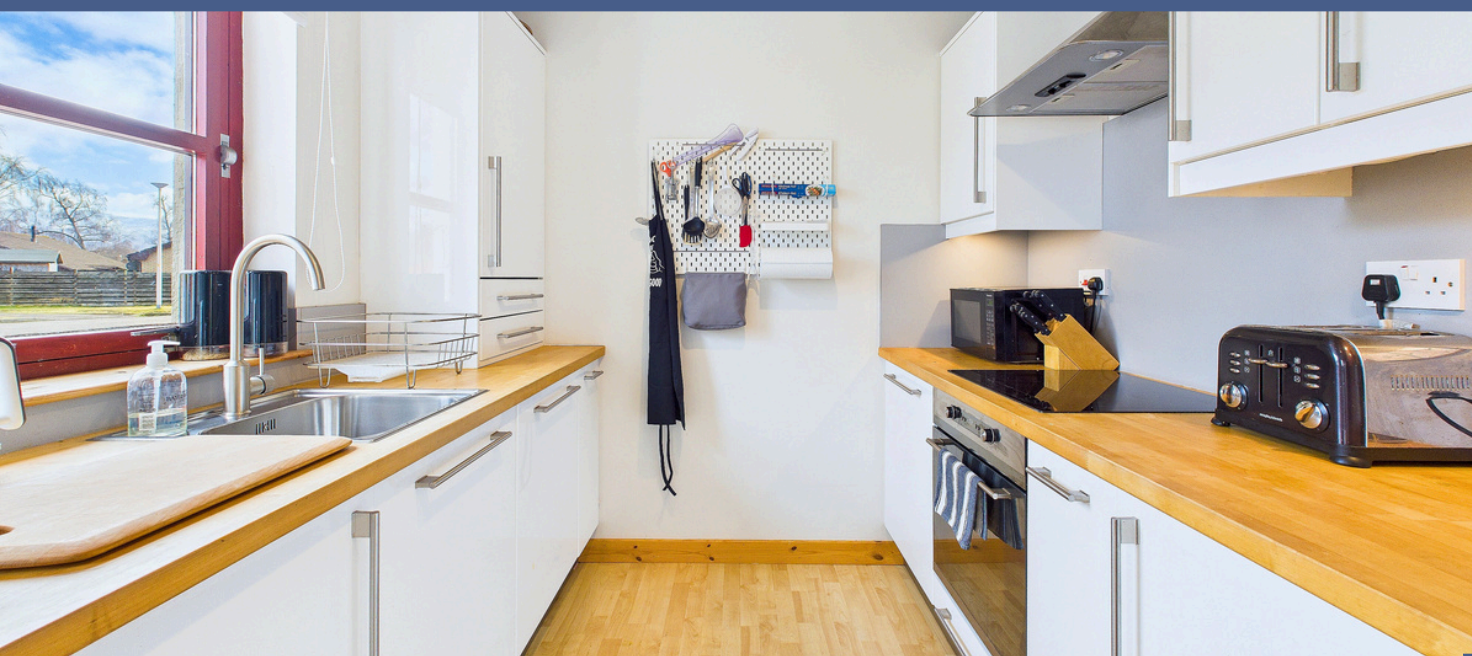
Features:

- Modern Kitchen & Bathroom Suites
- Stunning Vaulted Extension Offering Natural Daylight
- Generous Garden Grounds & Off Street Parking
- Close To Local Woodland Walks & Bike Trails
- Great Central Location Close To Local Facilities

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CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



63 Dalnabay is an extended three bedroom semi-detached bungalow which is situated in a quiet cul-de-sac of similar properties. This particular property enjoys a spectacular quadruple aspect extended lounge and dining room which benefits from great views on all four sides. The beautifully designed extension also benefits from patio doors to the front and rear and a woodburning stove. Other notable accommodation features include the kitchen, three bedrooms, family bathroom, shower room, and a study area. There is also a partially floored loft. The modern kitchen benefits from integrated appliances and good quality flooring, both the bathroom and shower room have been upgraded, and all the bedrooms offer good flexibility. The property is in great condition throughout and offers generous living space as well as a private rear garden and off-street parking. We're offering a great opportunity for someone to purchase a modern, tastefully finished bungalow in a highly sought after area of Aviemore. Viewing is highly recommended to appreciate the beautiful architecturally designed extension.



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.

OUTSIDE

The property benefits from front and rear garden grounds of which the front is open plan and laid to gravel with mature trees and shrubs. The rear garden is enclosed by timber fencing and mainly laid to lawn with a mixture of plants, trees, and shrubs. There is a raised decked area for garden furniture and a paved patio that offers great space for BBQing. Timber garden shed.

INCLUDED

The majority of the furniture may be purchased with the property. This would be by separate agreement with the seller. Personal items will be removed, and an inventory list can be provided on request.

SERVICES

Mains electricity, water and drainage. Telephone.

HOME REPORT

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

·Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=TeBykuXR7VT%2bfP7cuJ9KYw%3d%3d>

·EPC rating: Band E

·Post Code – PH22 1RG – Home Report Value - £270,000



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COUNCIL TAX

The property is currently council tax band C - £1715 per annum.
Discounts apply for single home occupancy.

PRICE

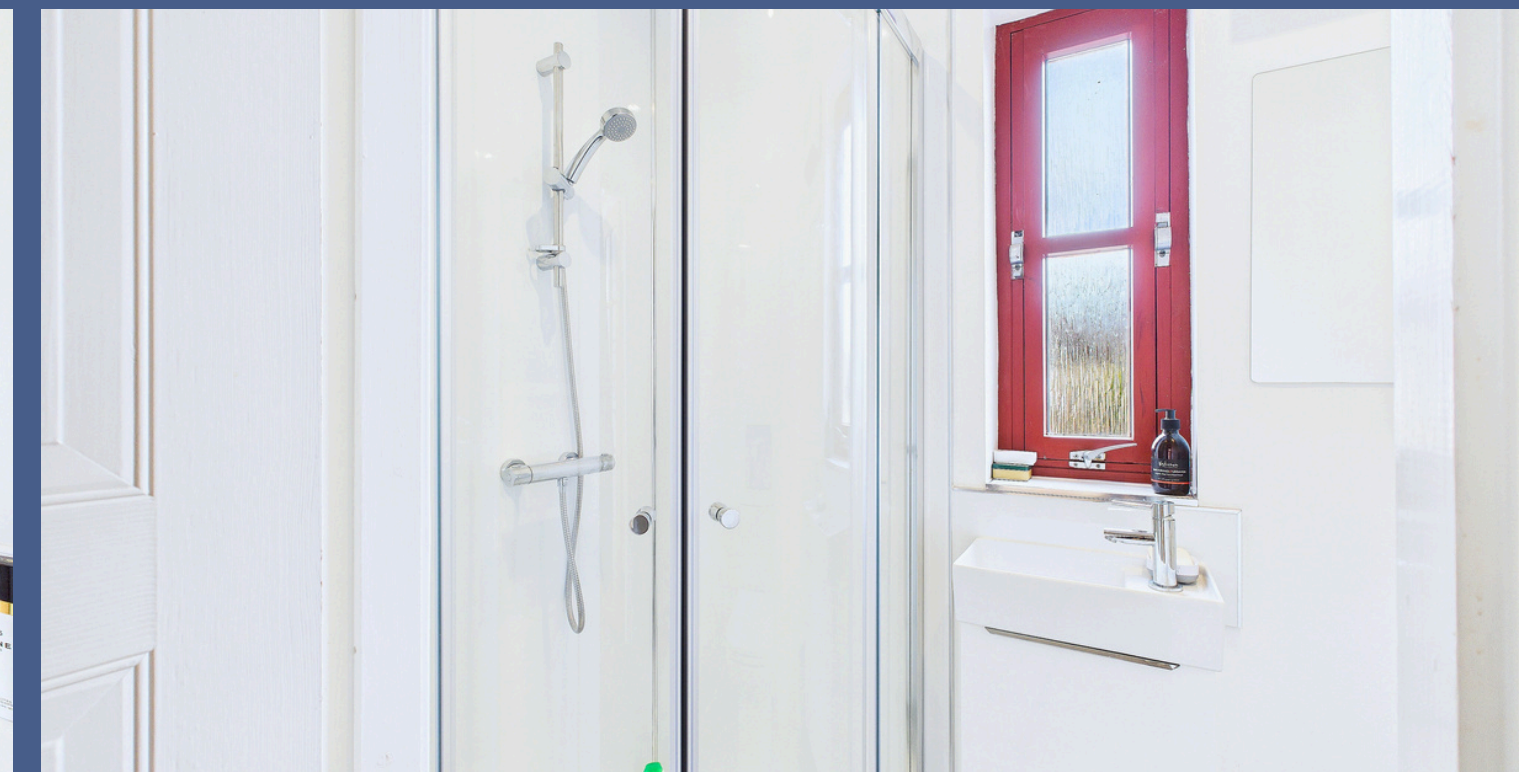
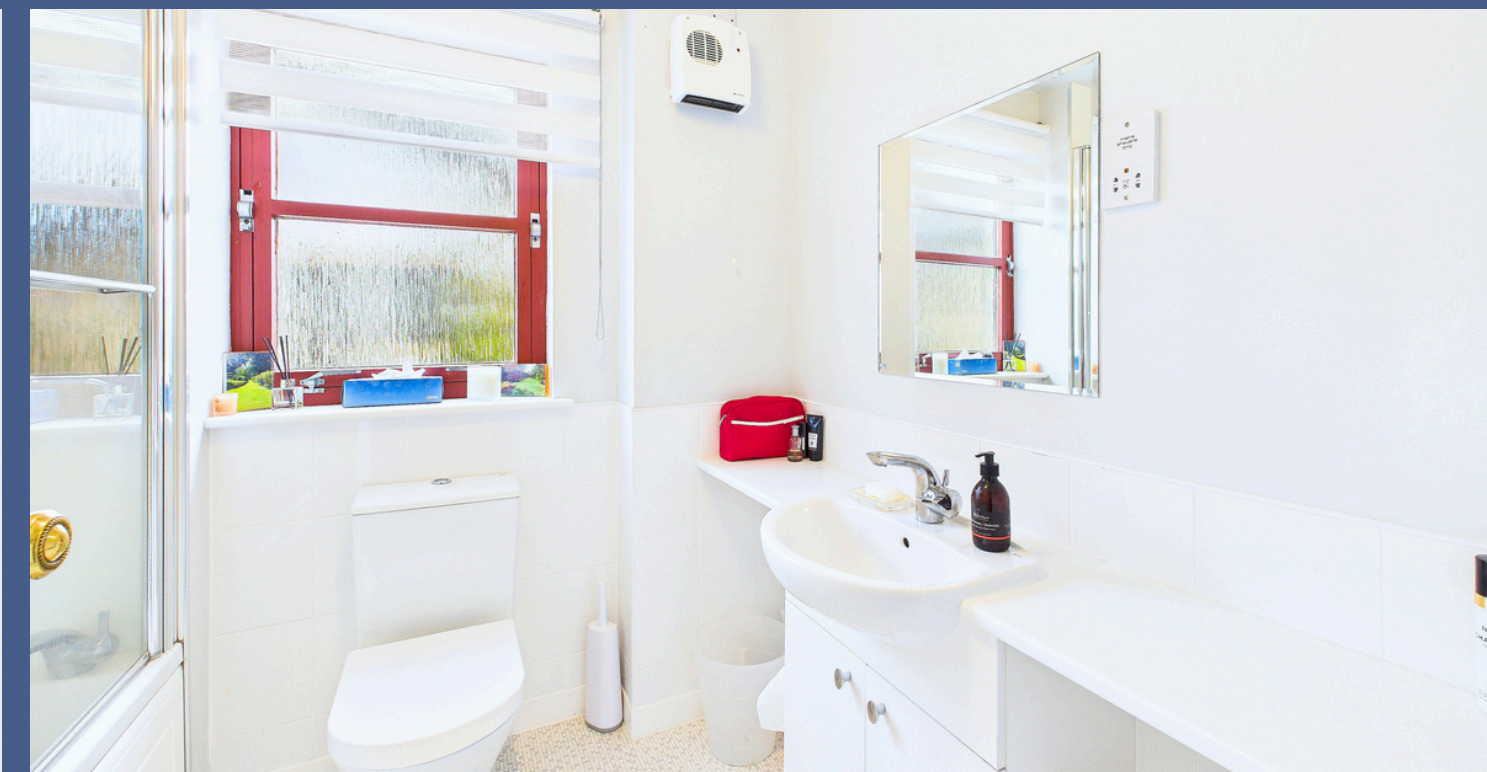
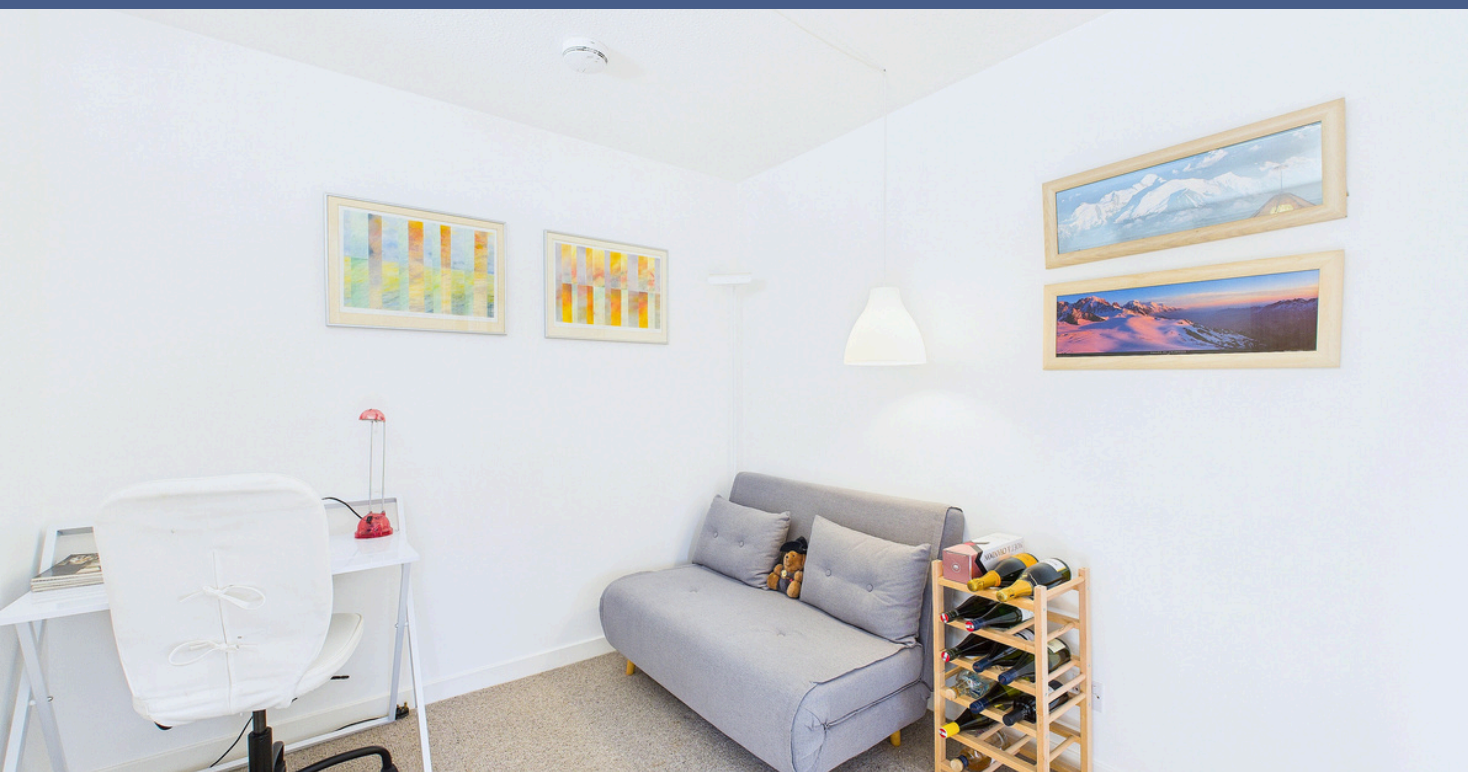
Offers Over £270,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is by appointment 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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