

11 Dalnabay  
Aviemore  
PH22 1RE

Offers Over £210,000 are invited.

Two Bedroom Semi-Detached Bungalow  
Offering Off Street Parking & Private Rear  
Garden



Features:

- Modern Kitchen & Bathroom Suites
- Spacious Accommodation
- Nice Views Of Surrounding Hills
- Generous Rear Garden & Off Street Parking
- Timber Decking & Good Sized Garden Shed
- Close To Local Woodland Walks & Bike Trails

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



11 Dalnabay is an affordable two bedroom semi-detached bungalow situated in the quiet cul-de-sac close to local woodland walks. The property is in good decorative order, benefiting from modern kitchen and shower room with two double bedrooms and a spacious south facing lounge. Other benefits include full UPVC double glazing and upgraded electric heating. The property boasts both front and rear garden grounds and a private driveway offering space for numerous vehicles.

This is an amazing opportunity to purchase an affordable home with generous outside space, close to local amenities and facilities. Viewing is highly recommended to fully appreciate the great location on offer.



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 lawn with mature trees and shrubs. Two off-street parking spaces to the side.

The rear garden is enclosed by high level timber fencing and mainly laid to lawn. Large timber decked area offering great space for garden furniture. Timber garden shed.

## INCLUDED

The property will be sold as seen with fitted curtains, carpets and floor coverings.

## SERVICES

Mains electricity, water and drainage. Telephone.

## Council Tax

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



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## HOME REPORT

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

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=NzIzyrFhV75p%2fZrnUww0zw%3d%3d>
- EPC rating: Band E
- Post Code – PH22 1RE – Home Report Value - £210,000

## PRICE

Offers Over £210,000 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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