

2 Morlich Place Aviemore PH22 1TH

Offers Over £215,000 are invited

Two Bedroom Detached Bungalow
Close to Local Amenities



Features:

- Spacious Lounge Area with Adjoining Conservatory
- Double Bedrooms with Built In Storage
- Double Glazing and Oil Fired Central Heating
- Off Street Parking for Multiple Cars
- Close to Local Woodland Walks and Bike Trails

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

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01479 810 531



2 Morlich Place is a detached two-bedroom bungalow, quietly positioned within a peaceful cul-de-sac and conveniently close to local village amenities. The property offers a spacious lounge with an electric fireplace, which flows seamlessly into a conservatory with patio doors overlooking the garden.

The kitchen provides ample space for a dining table and benefits from direct access to the rear garden. There are two generously sized double bedrooms, both featuring built-in mirrored wardrobes, along with a well-appointed family shower room. Additional storage is available via a hallway cupboard and loft access. The home further benefits from double glazing throughout and oil-fired central heating.

This property would make an ideal family home, a perfect downsizing opportunity for retirees, or an attractive buy-to-let investment.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

Aviemore is a bustling village situated within the Cairngorms National Park. It is on the main rail line from Inverness/London and is just off the A9 giving easy access to all parts of the UK. Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

Aviemore village itself offers many amenities, including a primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm Mountain, Strathspey steam railway and the championship Spey Valley Golf Course at Dalnaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence. This is complemented by an abundance of wildlife and a diversity of recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, mountain biking and skiing, to name but a few.



OUTSIDE

Externally, the property benefits from easily maintained garden grounds mainly laid to gravel with trees, a private driveway, and access along the lane beside the property to woodland walks. There is a lean to timber shed for storing outdoor equipment at the side of the house.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently council tax band D (£2286.31 p.a 2026/27).

Discounts available for single occupancy.



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HOME REPORT

A Home Report is available. This can be downloaded by using the following link:

·<https://app.onesurvey.org/Pdf/HomeReport>

·Postcode: PH22 1TH

·Home Report Value: £215,000

·EPC Band D

PRICE

Offers over £215,000 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 strictly by appointment only through the Selling Agents. Video viewing may be available on request.



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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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