

91 Dalnabay Aviemore PH22 1RF

Offers Over £215,000 are invited

Attractive Two Bedroom
Semi-Detached Bungalow in a Quiet
Cul-De-Sac Location



Features:

- Bright Lounge and Dining Area
- Picturesque Views of The Cairngorm Mountains
- UPVC Double Glazing and Electric Storage Heating
- Generous Garden Private Garden Space
- Driveway with Space for Multiple Vehicles & Single Garage
- Close to Local Walks, Bike Trails, and Golf Course

CONTACT US :

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Dalnabay is a popular residential area, located at the north end of Aviemore, within close proximity to local amenities and facilities.

No. 91 Dalnabay is an attractive two-bedroom semi-detached bungalow, quietly situated within a peaceful cul-de-sac and enjoying picturesque views of the Cairngorm Mountains to the front. The property offers well-proportioned accommodation throughout, including a bright open-plan lounge and dining area, ideal for both everyday living and entertaining. Further features include a fitted kitchen with direct access to the garden via a side door, a well-appointed shower room conveniently located adjacent to the bedrooms, and a practical WC and storage cupboard at the entrance. There are two comfortable double bedrooms, along with UPVC double glazing, electric storage heating, and a loft space providing useful additional storage.

These highly sought-after bungalows are renowned for their versatility, making them equally well suited as comfortable family homes, retirement properties or buy-to-let investment opportunities.



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 Dalfaber, 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

91 Dalnabay sits on a generous plot facing the beautiful Cairngorms Mountain range with the Strathspey Steam Railway line passing at the rear. The front garden is open plan and laid to gravel with mature trees, shrubs and roses. A driveway to the side allows parking for multiple vehicles and leads to the single garage which sits at the back of the property. The rear garden is enclosed with timber fencing and designed for easy maintenance with artificial grass, patio slabs for garden furniture and a small area planted with trees and shrubs.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. Furniture can be included if desired.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band C (£2032.28 p.a. 2026/27) including water rates. Discounts are available for single occupancy.



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HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1RF
- Energy Performance Certificate Rating: Band D
- Home Report Value: £210,000

PRICE

Offers Over £210,000 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

Viewings are by appointment 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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