

111 Dalnabay Silverglades Aviemore PH22 1TA

OFFERS OVER £230,000

Beautifully Renovated Two Bedroom
Semi-Detached Bungalow Situated In A
Quiet End Of Cul-De-Sac Location



Features:

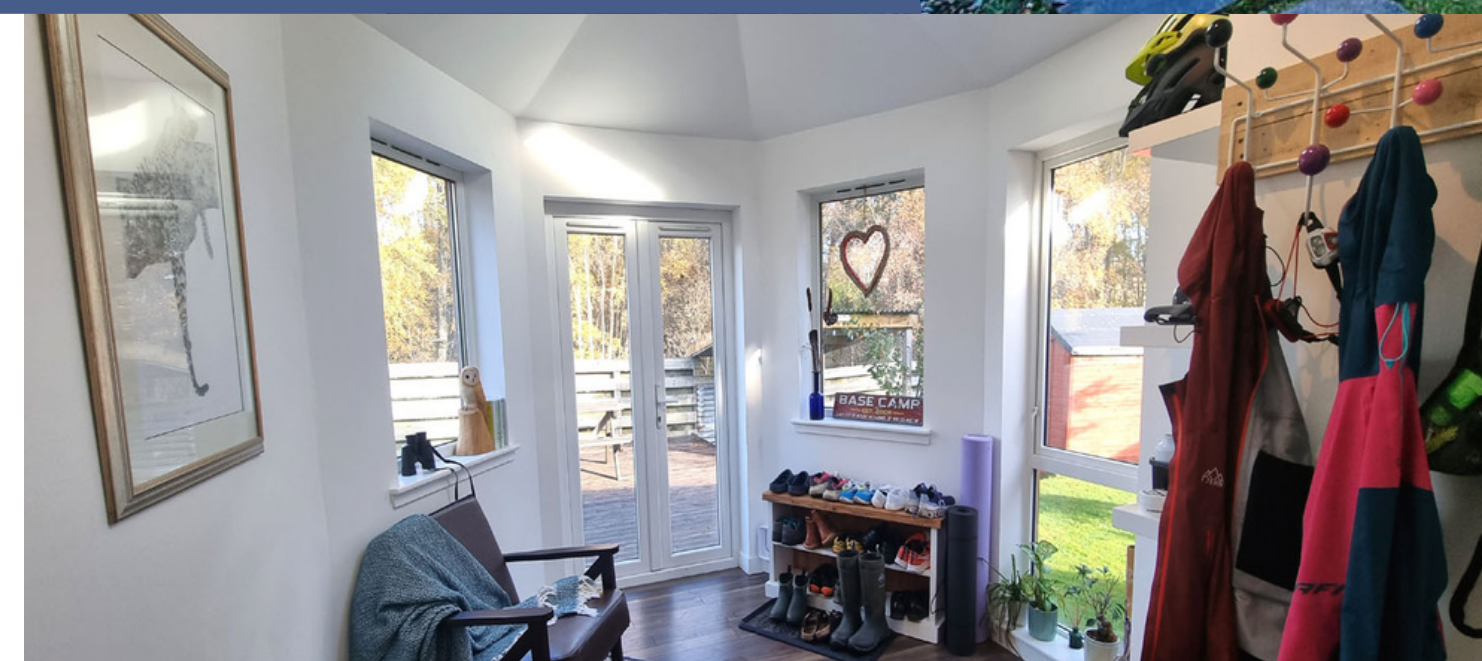
- Open Plan Lounge, Kitchen & Dining Area
- Newly Fitted Kitchen & Shower Room
- Eco-Friendly Biomass Central Heating & Multi-Fuel Stove
- Quiet End of Cul-De sac Location With Multiple Parking Spaces
- Close to Local Woodland Walks, Bike Trails and Golf Course

CONTACT US :
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No 111 Dalnabay is an attractive, recently renovated two bedroom semi-detached bungalow located at the end of a quiet cul-de-sac in a popular area of Aviemore. The property benefits from a substantial corner plot which offers great outdoor space and direct access into the local woodland. The property is in immaculate condition throughout having recently been renovated to include a new kitchen, bathroom and dressing room which complement the open plan living area and the bright sunroom. Other benefits include an eco-friendly Biomass heating system, full double glazing and a feature wood burning stove. The generous garden grounds include a large decked area offering adequate space for outside dining, a timber workshop and garden shed as well as a patio area and woodstore. There is also off street parking for two vehicles at the side of the property. The idyllic rear garden offers a great deal of privacy and allows access to numerous woodland walks and bike trails.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759 119411



This well looked after home offers great flexibility and comes with planning in principle for a substantial extension. All the information of the application and references can be sent on request. This is an ideal opportunity to purchase a low maintenance fuel efficient, family home whether for residential, holiday use or as a buy to let investment property.

Aviemore village itself offers many amenities, including a brand new primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and the new 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 Porch 1.19 x 0.94m

Hardwood entrance door opens to the porch. Built-in cupboard offering hanging and storage space as well as housing the electrical consumer unit. Pendant light. Fitted carpet. Matt well. Glazed door to the lounge.

Lounge/Dining Area 4.85m x 3.01m

Bright and spacious room with south facing window overlooking the front garden with views to surrounding hills. Multi fuel stove with a Caithness slate hearth. Adequate space for family or formal dining. TV point & telephone point. Two pendant lights. Radiator. Vinyl click flooring. Doorway to inner hall. Open plan to the kitchen.

Kitchen 3.66m x 2.79m

Modern fitted kitchen with base and wall units incorporating worktops, stainless steel sink and extractor. Space for electric cooker, fridge, freezer and plumbed for automatic washing machine. Oak breakfast bar with stools offering space for informal dining. Under unit lighting. Spotlight rack. Radiator. Vinyl click flooring. Window to the rear overlooking the woodland. Door to sunroom.

Sunroom 2.90m x 4.17m

Bright room offering an abundance of natural daylight and great outlook into the surround woodland and distant hills. Storage shelving. Space for furniture. Spotlight rack. Vertical radiator. Laminate flooring. Velux window. Patio doors to the rear garden.



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Returning through the lounge to the inner hallway:

Inner Hallway

Doors off to both bedrooms and shower room. Pendant light. Loft hatch. Fitted carpet.

Bedroom One

3.17m x 3.27m

Spacious double sized room with windows to the rear overlooking the garden grounds. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet. Door to the dressing room.

Dressing Room

2.57m x 2.44m

Hexagonal shaped dressing room with multiple opaque windows allowing natural daylight. Adequate space for furniture. Recessed lighting. Tiled floor.

Shower room

2.62m x 2.15m

Contemporary three piece bathroom suite comprising of a WC, pedestal wash hand basin and stunning walk-in cubicle with “Grohe” smart control rain shower and glazed side screen. Storage recesses. Large storage cupboard with slated shelving and housing the hot water cylinder. High lever heater. Portuguese “Corka” flooring. Opaque window to the side.

Bedroom 2

3.24m x 2.99m

Double room with window to the front offering great views across to Craigellachie Nature Reserve. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

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Outside

The front garden is open plan with a small lawn area and paved pathway leading to the front door. There is a mixture of plants, trees and flower borders as well as space for outdoor seating. A driveway for car parking is situated to the side. The rear garden is secured by timber fencing and gated at the side and rear allowing direct access into the woodland. The generous sized corner plot offers a great space for outside dining and includes a large raised decked area and a decorative patio area, both adequate for garden furniture and a BBQ. The garden also has a substantial timber workshop, garden shed and a wood store. The Biomass pellet boiler can be found at the side of the property along with the secure pellet store.

SERVICES

Mains electricity, water and drainage. Telephone & Superfast fibre broadband connection.

COUNCIL TAX

Band D. £1,929 (2023/2024) including water rates.

Discounts are available for single person and second home occupancy.

HOME REPORT

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

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=s4iE0rHjNfvxtwgH4SmQPw%3d%3d>
- Postcode: PH22 1TA
- The Home Report value is £230,000.



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PLANNING APPLICATION

Please use the following link to access the approved planning application:

wam.highland.gov.uk

Planning Reference: 22/04219/FUL

PRICE

Offers Over £230,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

INCLUDED

Curtains, light fittings & floor coverings. White goods are available on separate negotiation with the seller.

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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