

147 Silverglades Aviemore PH22 1TD

OFFERS OVER £220,000

Two Bedroom Semi-Detached Bungalow
Situated In A Popular Area Of Aviemore



Features:

- Open Plan Lounge & Dining Area
- Modern Kitchen & En-Suite Master Bedroom
- Full Double Glazing & Electric Economy Heating
- Multiple Off Street Parking Spaces
- Close to Local Woodland Walks, Bike Trails and Golf Course

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE

PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



147 Silverglades is a Ptarmigan design semi-detached bungalow with 2 double bedrooms, lounge and dining area, kitchen, family bathroom and en-suite shower room. The property is in great condition and benefits from full double glazing and electric economy heating. The property sits in a quiet cul-de-sac of similar properties which have generous garden grounds, off street parking and good views to surrounding hills. Other benefits include good quality finishings and floor coverings as well as the option to purchase the property fully furnished which would give somebody a turnkey letting property. This specific property has been used as a successful holiday let for numerous years and information can be provided on request.



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



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.

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.

ACCOMMODATION:

Entrance Vestibule 1.62m x 1.25m

Timber entrance door open to spacious vestibule with large double cupboard offering substantial storage space. Pendant light. Fitted carpet. Door to lounge and dining area.

Lounge/Dining Room 5.64m x 3.17m

Open plan lounge and dining area with windows to the front offering natural daylight. Adequate space for family and formal dining. TV and Internet points. Pendant lights. Wall lights. Storage heater. Panel Heater. Smoke alarm. Laminate flooring. Doors to kitchen and inner hall.

Kitchen 3.82m x 2.75m

Modern fitted kitchen incorporating base, wall and display units with integrated oven, hob, grill, extractor and stainless steel sink. Free standing fridge freezer, washing machine and dishwasher. Tiles around work surfaces. Under unit lighting. Recessed lighting. Laminate flooring. Window and door to the side.

Inner hall

Hallway with doors off to the family bathroom, two bedrooms and lounge. Loft hatch. Smoke alarm. Pendant light. Laminate flooring.



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Bedroom 1 3.52m x 3.11m

Double en-suite bedroom with window to the rear offering views towards Craigellachie Nature Reserve. Space for bedroom furniture. Built-in wardrobe and dressing table. Pendant light. Panel heater. Fitted carpet. Door to en-suite shower room.

En-Suite Shower Room 2.02m x 1.93m

Spacious three piece white suite comprising of a WC, Pedestal wash hand basin and corner shower cubicle. Illuminated wall mirror. Ceiling light. Heated towel rail. Tiled floor.

Bedroom 2 3.51m x 2.72m

Bright double/twin bedroom with window to the rear overlooking the garden grounds. Space for bedroom furniture. Pendant light. Panel heater. Fitted carpet.

Bathroom 2.71m x 2.05m

Spacious three piece white suite comprising of a WC, Pedestal wash hand basin and bath with shower over and glazed side screen. Illuminated wall mirror. Ceiling light. Heated towel rail. Tiled floor. Opaque window to the side.

OUTSIDE

The garden has an open plan frontage with a rear garden enclosed with timber fencing. The garden is mainly laid to lawn with a patio and BBQ area. A driveway lies to the side for off street parking.

INCLUDED

The property is being sold as seen so all offers must take this into consideration.

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:

EPC rating: Band D

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PRICE

Offers Over £220,000 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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