

# 9 Milton Side Aviemore PH22 1AA

OFFERS OVER £265,000

Stunning Eco-Friendly Three  
Bedroom Semi-Detached Villa



## FEATURES :

- Beautifully Finished Property With Great Accommodation
- Three Double Bedrooms With Wardrobes
- Open Plan Lounge & Dining Area Opening To Rear Garden
- Beautiful Garden Grounds With Patio & BBQ Area
- Eco-Friendly Design
- Full Double Glazing & Under Floor Heating

## CONTACT US :

CALEDONIA ESTATE AGENCY  
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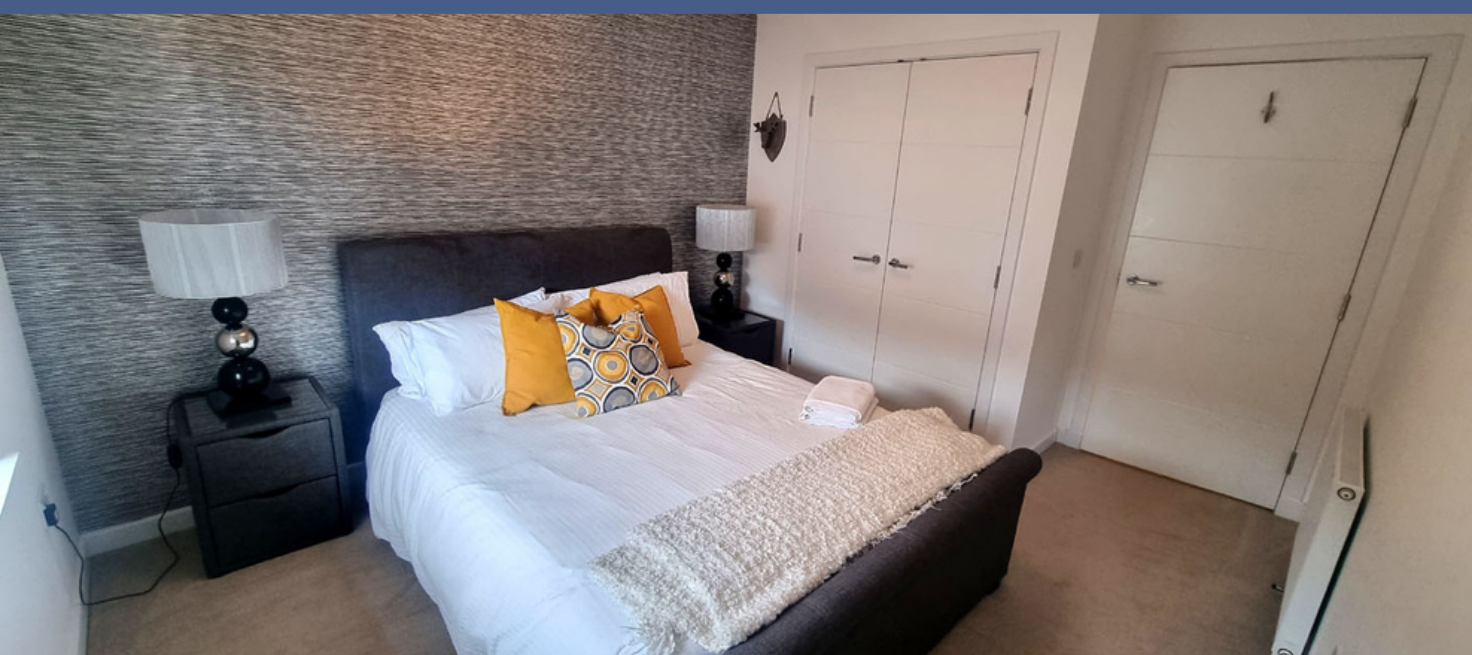
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01479 810 531





No 9 is an attractive 3 bedroom extended semi-detached villa, in immaculate decorative order. It benefits from underfloor heating downstairs, a bright lounge/dining room with double height sloping ceiling and patio door opening into the rear garden. The first floor landing has a feature glass balustrade overlooking the lounge/dining room and allowing an abundance of natural daylight. The development is located next to local woodland and the popular orbital footpath, both offering great routes for walking and cycling and is within 15 minutes' walk of local shops and facilities. Milton Side is a unique, stylish development of similar properties at the North end of Aviemore. Built approximately 4 years ago, with sustainability in mind, the properties benefit from "Nordan" high performance double glazing, aluminium rainwater goods, designer "Porcelanosa" sanitary ware and tiling and a district bio-mass heating system.



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.



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 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 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 Hallway 5.08m x 2.18m

Hardwood entrance door with side screen. Double doors to both kitchen and lounge/dining room. Space for furniture. Door to shower room. Understairs storage cupboard housing the electricity meter and fuse box. Coat hooks. Smoke alarm. Pendant light. Oak effect ceramic tiles.

Lounge/Dining Room 7.02m x 3.05m

Bright and spacious room with double height ceiling and glass balustrade to first floor landing. Sliding patio door with side screen and large window above, giving access to the rear garden. Space for family and formal dining. Pendant lights. TV and telephone points. Oak effect ceramic tiles.

Kitchen 3.70m x 2.60m @ widest

Modern fitted units incorporating stainless steel sink with mixer tap and integrated appliances including an electric oven, ceramic hob, fridge, dishwasher, automatic wassher/dryer and extractor. Space for informal dining. Tiles around work surfaces. Window to the front with some views of the surrounding woodland. Pendant light. Oak effect ceramic tiles.

Bedroom 1 4.10m x 3.00m

Double bedroom with window to the front, giving views of the woodland. Bespoke and hand crafted bunk beds offering extra sleeping accommodation. Space for bedroom furniture. Recessed lighting. Smoke alarm. Radiator. Fitted carpet.



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Shower Room 2.20m x 1.14m

Three-piece white suite, comprising WC, wall hung wash hand basin with mixer tap and single shower cubicle. Wall tiling to dado height and around shower. Mirrored cabinet. Ceiling light. Tiled floor. Opaque window to the side.

## FIRST FLOOR:

Landing 3.30m x 1.15m

Bright landing with glass balustrade overlooking the lounge/dining room. Doors off to both bedrooms and bathroom. Two built-in storage cupboards, one with shelving and the other housing the hot water cylinder Pendant light. Fitted carpet.

Bedroom 2 3.90m x 3.80m

Double bedroom with two windows to the front offering natural daylight and overlooking the local woodland. Built-in wardrobe offering hanging and storage space. Central heating radiator. Fitted carpet.

Bedroom 3 3.40m x 2.80m

Double aspect room with two windows giving views of the hills and woodlands. Built-in wardrobe with hanging and storage space. Central heating radiator. Fitted carpet.

Bathroom 2.15m x 2.10m

Three-piece white suite comprising wall hung wash hand basin, WC and bath with mixer shower and glass screen over. Wall tiling to dado height and round shower areas. Tiled floor. Opaque window to the side. Strip light and shaver point. Extractor fan. Flush fitting ceiling light. Central heating radiator. Tiled floor.

## Garden

The front garden is open plan and laid with artificial grass. Lock block parking area at front with outside tap. A paved path leads to the front door and round the side to the rear garden. The rear garden is enclosed on two sides with timber fencing along with paved patio area and is laid with artificial grass. Timber garden shed.

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## INCLUDED

The property will be sold as seen so all offers must take this into consideration.

## SERVICES

Mains electricity, water and drainage. Biomass central heating.

## COUNCIL TAX

Currently used as a business so rates are unavailable. Discounts are available for single occupancy and second home use.

## HOME REPORT

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

Ø Postcode: PH22 1AA

Ø Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=xu2aq8qwkdWY7OZInmOHfg%3d%3d>

Ø Energy Performance Certificate Rating: Band C

## PRICE

Offers Over £265,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

## VIEWING

Viewing is strictly 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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