

40 Dalnabay Aviemore PH22 1RF

OFFERS OVER £235,000

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



Features:

- Spacious Lounge/ Dining Area and Bedrooms
- Idyllic Corner Plot With Multiple Parking Spaces
- Full Double Glazing & Electric Economy Heating
- Generously Sized South-Facing Rear Garden
- Close to Local Woodland Walks, Bike Trails and Golf Course

CONTACT US :
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40 Dalnabay is an attractive two-bedroom detached bungalow, located at the end of a quiet cul-de-sac of similar properties. Benefitting from a substantial corner plot, the property features an idyllic south-facing rear garden which offers a great deal of privacy; as well as giving direct access to the surrounding woodland walking trails. The bungalow, which is in good decorative order has a spacious lounge/ dining area, an ideal socializing and entertaining space. Both bedrooms are bright rooms and are of a generous size for family living. A stylish and modern fitted shower-room complements the property well. Other benefits include full double glazing, electric economy heating and a driveway with parking for multiple vehicles. It offers an ideal purchase as a comfortable family/holiday home or as an investment purchase. The opportunity arises to buy the property fully furnished.



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



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.

Dalnabay is a popular residential area, located at the north end of Aviemore and close to the Dalfaber Sports and Country Club which offers a bar & restaurant, sports hall, swimming pool & fitness room, tennis courts and golf course. The immediate area has a community shopping centre which includes a Co-op food store & fish & chippy. The property is also close to the pedestrian/cycle path which leads into Dalfaber Road, Old Bridge Inn and the centre of the village.

ACCOMMODATION:

Entrance Vestibule 1.5m x 1.3m

Timber entrance door opens into entrance vestibule. Space for coat and shoe storage. Built-in cupboard offering space for hanging and storage as well as housing the electrical consumer unit (ECU). Ceiling light. Laminate floor. Door to cloakroom and lounge.

Cloakroom 2.0m x 0.9m

Two-piece suite comprising of WC and vanity wash-hand basin. Wall mirror. Toilet accessories and downflow heater. Ceiling light. Vinyl flooring. Opaque window to front.

Lounge/ Dining Area 6.5m x 3.1m

An inviting and spacious room with bay windows to the front offering plenty of natural daylight. The layout of the room accommodates for various lounge and dining furniture arrangements. TV points. Pendant lighting. Storage heater. Laminate flooring. Doors to kitchen and inner hall.

Kitchen 3.0m x 2.4m

Bright kitchen with fitted base and wall units incorporating stainless steel sink with mixer tap and drainer. Spaces for free-standing electric cooker, washing machine and fridge-freezer. Wall tiling around work surfaces. Strip lighting. Storage heater. Vinyl flooring. Window to side. Glazed timber entrance door giving access to garden.



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Returning through the lounge to the inner hallway:

Inner Hall 0.8m x 1.8m

Hallway with doors to shower room, bedrooms 1 & 2 and lounge. Hatch to loft which has great space. Shelved linen cupboard housing the hot water cylinder. Ceiling light. Storage heater. Fitted carpet.

Shower Room 2.2m x 1.8m

A sleek and modern fitted three-piece white suite, comprising of fitted units with WC and wash hand basin with mixer tap. Double walk-in shower cubicle with glazed side screen and electric mixer shower. Wall mirror with light and shaving point. Heated towel rail and bathroom accessories. Recessed lighting. Fully tiled suite and tile effect vinyl floor. Window to side allowing plenty of natural daylight.

Bedroom 1 3.3m x 2.67m

Comfortable double bedroom with double windows to rear overlooking garden, woodlands, and some towards the Cairngorm mountains. Adequate space for free-standing bedroom furniture. Spotlight rail. Panel heater. Laminate flooring.

Bedroom 2 2.8m x 2.8m

Bright double room with windows to the rear overlooking woodlands. Space for bedroom furniture. Pendant light. Fitted carpet.

Garden

To the front, the garden is lined with a mixture of plants and shrubs with paved pathways connecting the front to the rear. A spacious private driveway provides ample space for multiple vehicles. A pathway to the side of the property leads to nearby woodland walking trails. The south facing rear garden is mainly laid to lawn and enclosed by timber fencing. Overlooking the woodlands with some views of the Cairngorm mountains, the spacious garden provides a private space to relax and unwind or enjoy outdoor activities. A timber shed at the rear provides adequate storage room for your gardening and outdoor essentials.

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SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

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

Discounts are available for single person and second home occupancy.

SERVICES

Mains electricity, water and drainage

HOME REPORT

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

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=ygsIWkDSn9UgiJpFVa%2f%3d%3d>
- Postcode: PH22 1RF
- The Home Report value is £240,000.

PRICE

Offers Over £235,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.



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INCLUDED

The property can be purchased fully furnished.

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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