

5 Callart Road Aviemore PH22 1SP

Offers Over £130,000 are invited.

Affordable One Bedroom Property With
Generous Living Areas & A South Facing
Garden



Features:

- Bright Lounge & Dining Area
- Spacious Double Bedroom & Family Bathroom
- Good Decorative Order Throughout
- Generous Rear Garden & Private Parking
- Close To Local Woodland Walks & Bike Trails

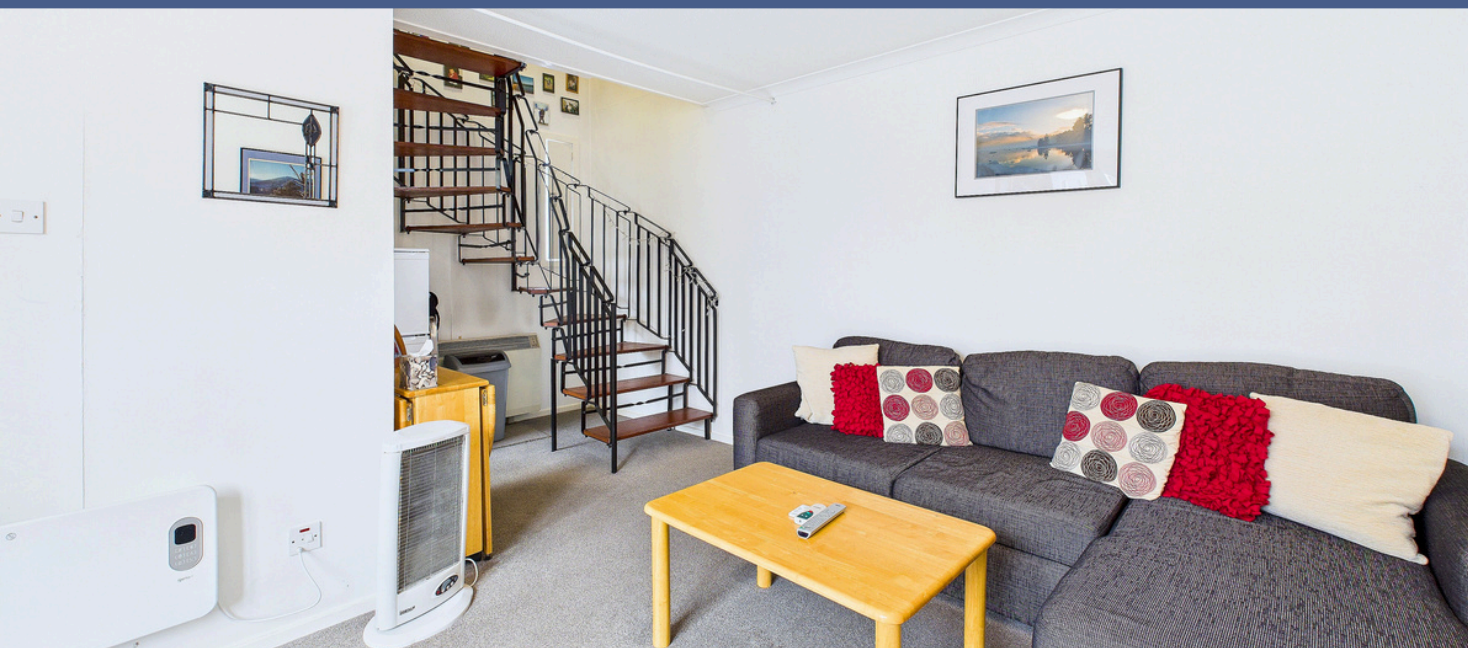
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No 5 Callart Road is an impressive one bedroom house within a block of 4 properties, located in the popular residential area of Dalfaber. This particular property enjoys South facing living space and generous garden grounds. The accommodation includes the lounge, kitchen, bedroom, family bathroom and an attic room. Other benefits include full double glazing and electric economy heating. The kitchen and bathrooms have both been upgraded over the years and are still in great condition. The attic room provides additional storage or office space. This property is ready to go and will make an ideal home for a first time buyer or someone looking at downsizing.

The generous south facing rear garden, which backs onto woodland also benefits from a patio area and a large lawn. There is also private parking and an allocated area for a garden shed/workshop.

Internal viewing is highly recommended to fully appreciate this affordable property.



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.

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. 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 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.

INCLUDED

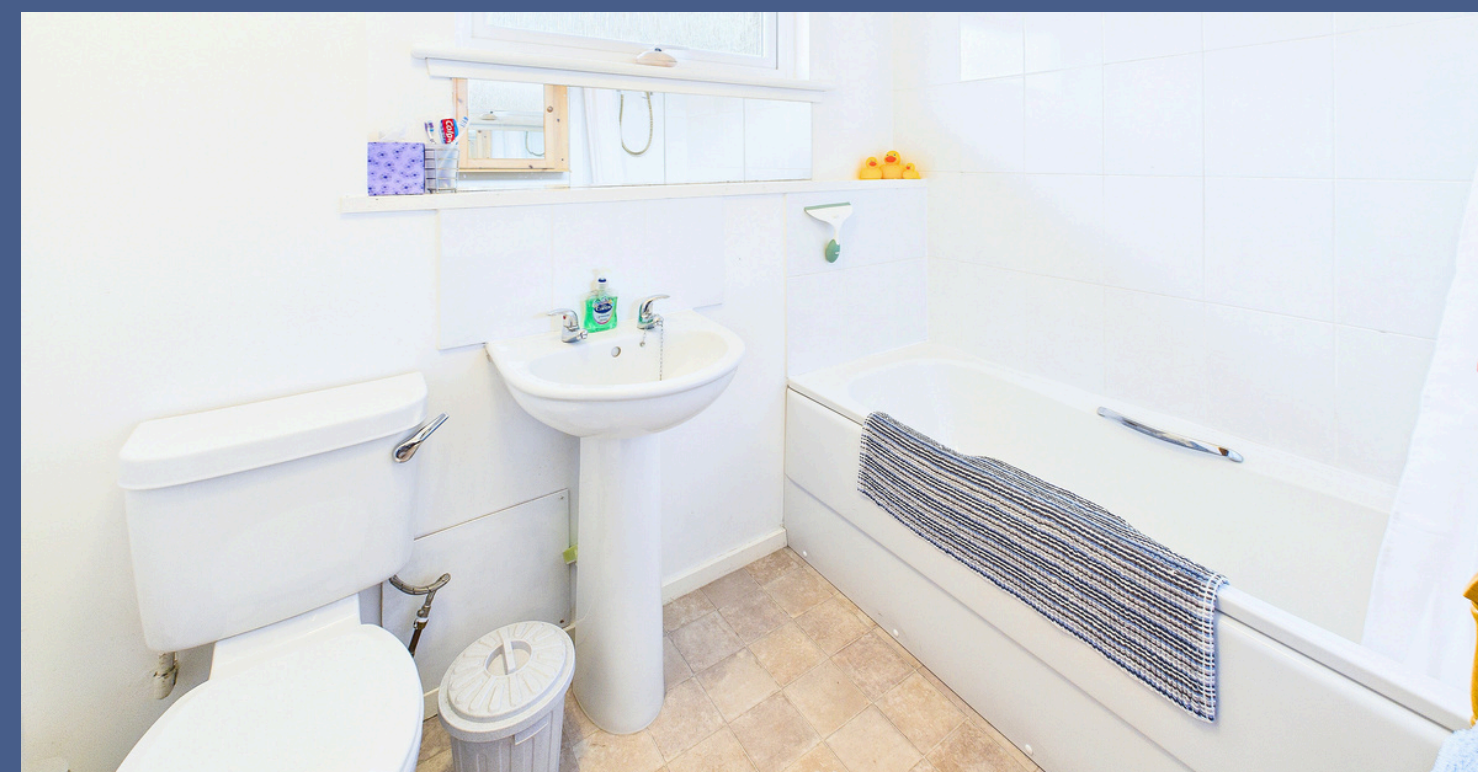
Fitted floor coverings, curtains & blinds and integrated kitchen appliances. Other items may be available by separate negotiation.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band B (£1,515), 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 by using the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=Wdpp3772WEGcB%2bryhFHaHw%3d%3d>
- Postcode: PH22 1SR
- Home Report Value
- EPC Band D

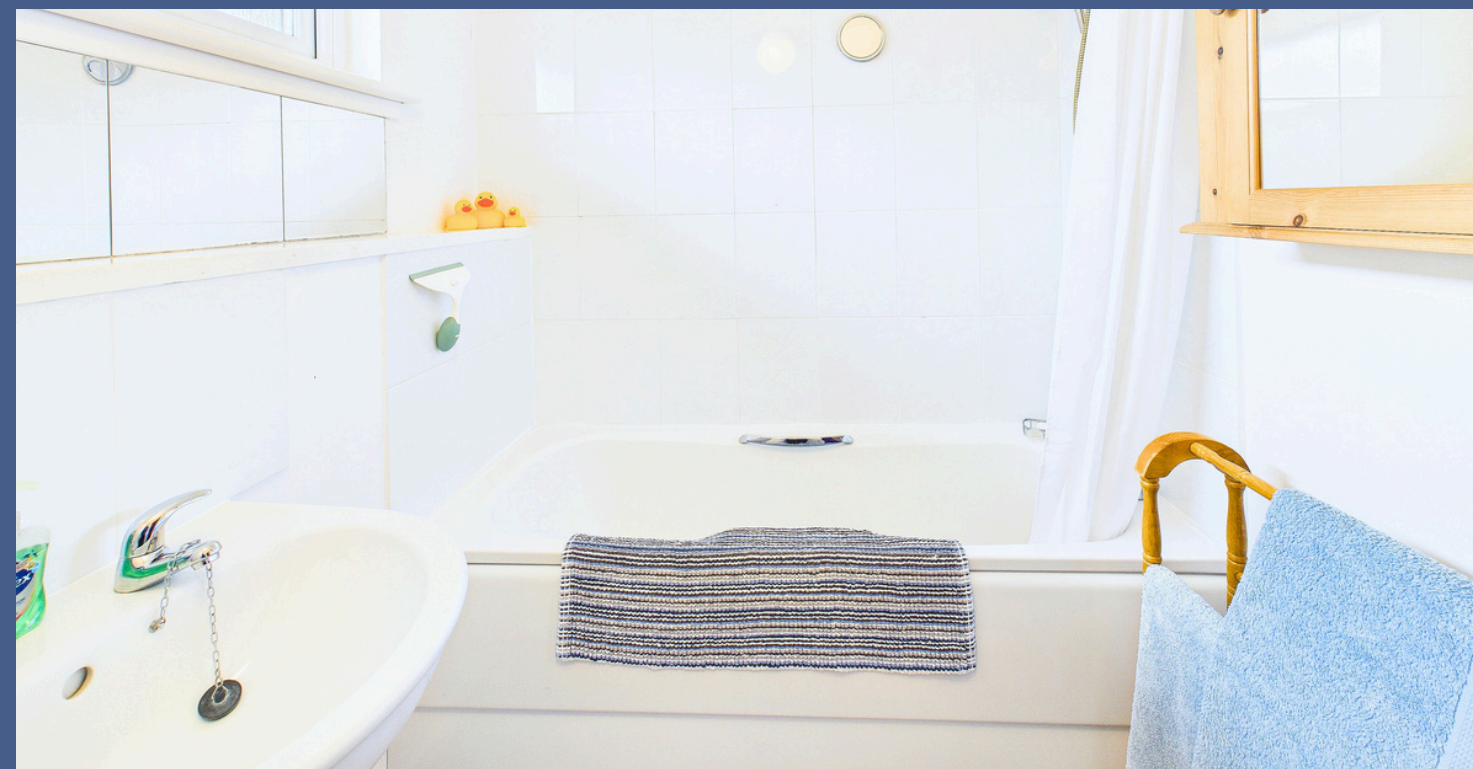
PRICE

Offers Over £130,000 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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