

13 Cairn Slowne Aviemore PH22 1LG

OFFERS OVER £300,000 are invited.

Attractive Three Bedroom Detached Villa
In Quiet Cul-De-Sac Location With
Generous Garden Grounds, Garage and
Driveway



Features:

- Open-Plan Lounge & Dining Area
- Contemporary Fitted Kitchen And Bathroom Suites
- Generous Garden Grounds With Patio Area Perfect For Outdoor Dining
- UPVC Double Glazing & Electric Economy Heating
- Close To Local Woodland Walks & Bike Trails

CONTACT US :
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No 13 Cairn Slowne is a modern detached villa within a small cul-de-sac of similar properties, enjoying a sunny, South facing situation with some views to the surrounding hills and woodland. In good decorative order, the property benefits from UPVC double glazing, oak internal doors, electric economy heating and integral garage. The accommodation includes a bright open plan lounge and dining area, a spacious kitchen, three bedrooms and modern bathroom suites.

The property would make an ideal residential home situated in a quiet cul-de-sac, close to local facilities. As the property is currently being used as a holiday let the furniture will be available to purchase.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 079818 07965



OUTSIDE

The property benefits from both front and rear garden grounds. The front is open plan and mainly laid to lawn with a paved driveway and leading to the single garage. The garage has a manual up and over door and benefits from power and lighting. The landscaped rear garden enjoys a large patio area which offers space for garden furniture and the hot tub. The garden is fully secure with new timber fencing and enjoys a large lawn area with some mature trees and plant borders.

Osprey Grange is a popular residential area at the north end of Aviemore, close to the Dalfaber Sports and Country Club which offers a bar & restaurant, sports hall, swimming pool & fitness room, tennis courts, 9-hole golf course as well as the 18-hole Spey Valley Golf Course.

INCLUDED

Carpets, curtains, blinds and light fittings. The property can be sold as seen. An inventory list can be provided. The furniture and hot tub will be on separate negotiation.

SERVICES

Mains electricity, water and drainage.

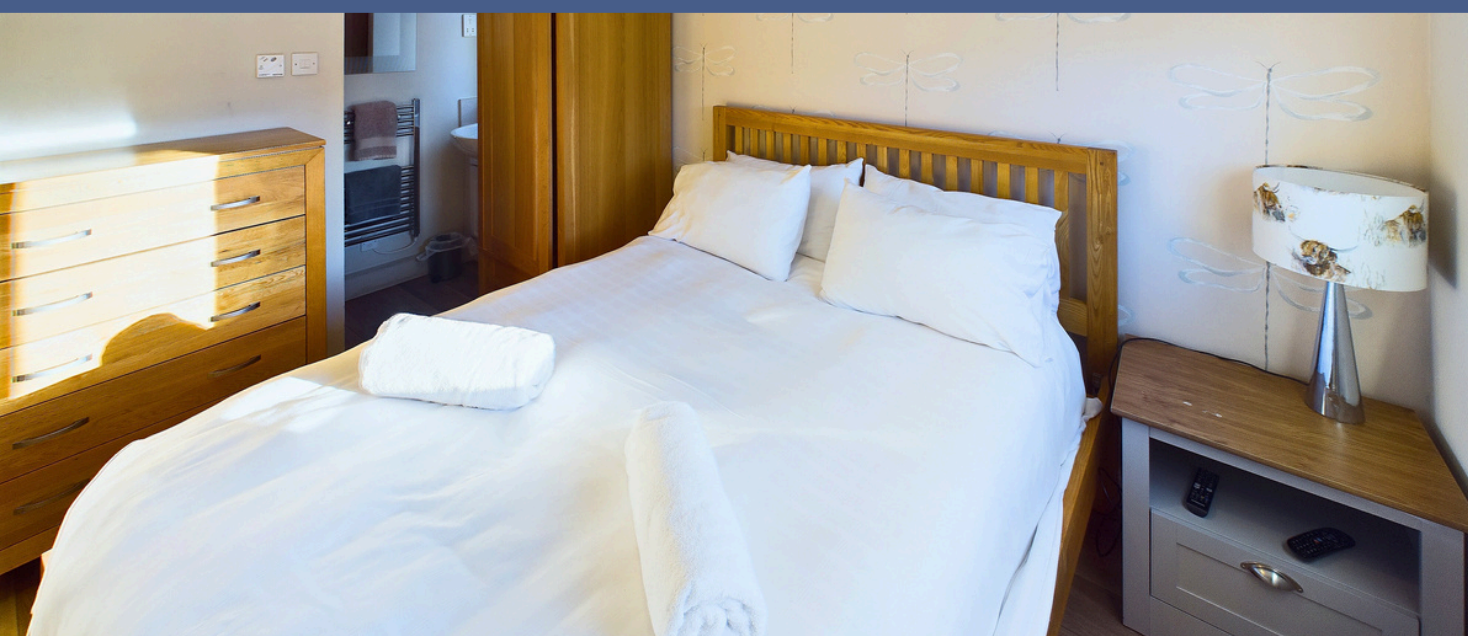
RATEABLE VALUE:

£3,600 pa. The property is currently business rated. Please note there are 100% business rates relief for small businesses.

HOME REPORT

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

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=4s4Sg6r6iJR%2fSpbPUBExbg%3d%3d>
- Post Code: PH22 1LG
- EPC: Band E
- Home Report Value - £300,000



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PRICE

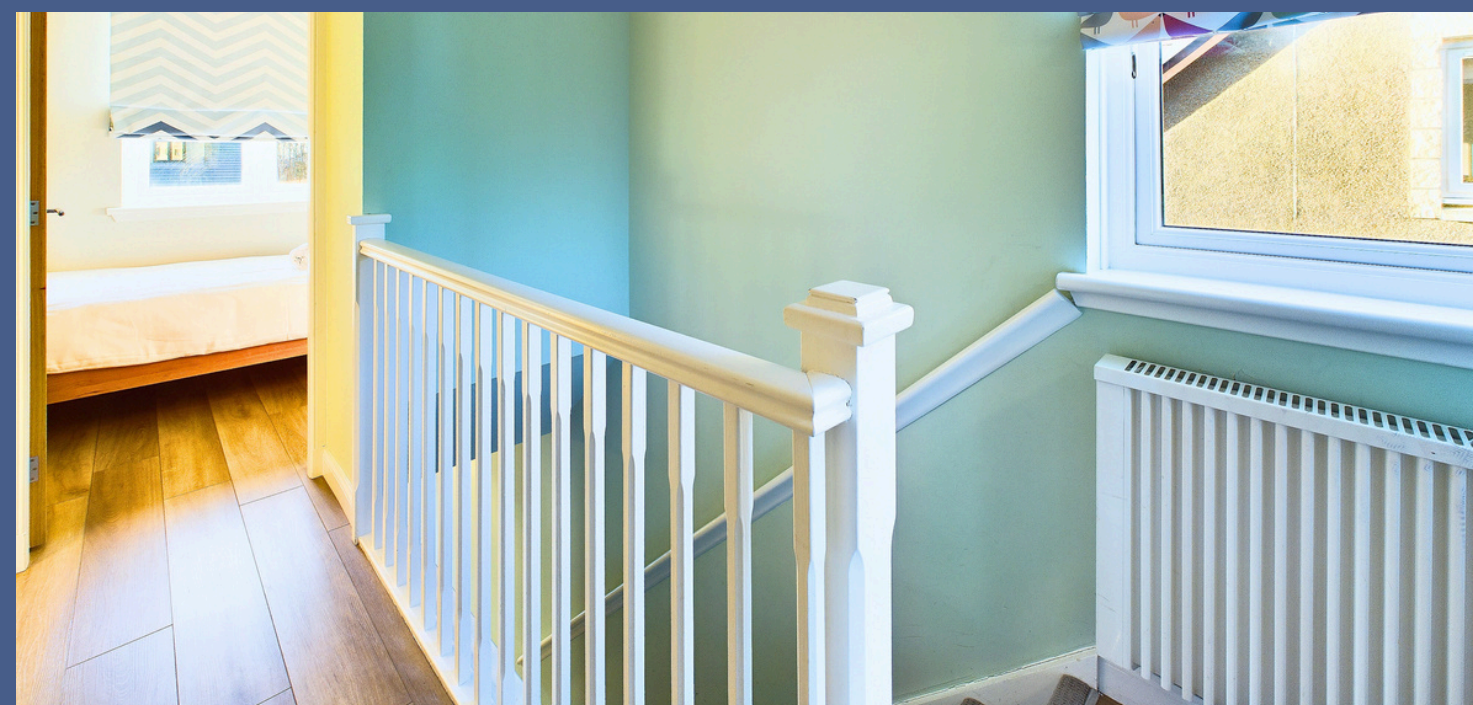
Offers Over £300,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is strictly by appointment only through the Selling Agents. The property is being used as a holiday let so viewing will need to be booked in advance.



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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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