

9 Beinn Ghuilbin Aviemore PH22 1LB

OFFERS OVER £335,000 are invited.

Spectacular Three Bedroom
Extended Bungalow Situated In A
Generous Plot With An Idyllic
Outlook



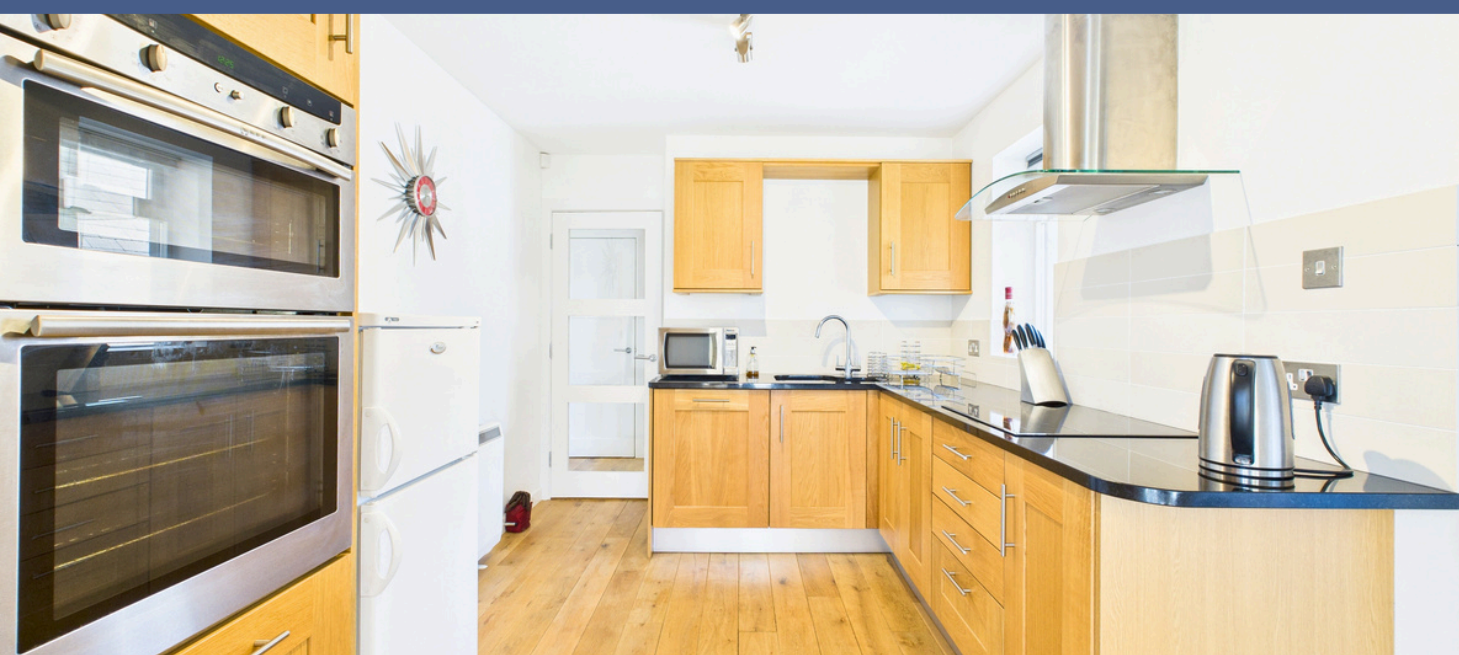
Features:

- Triple Aspect Lounge Overlooking The Golf Course
- Feature Wood Burning Stove
- Three Bedrooms & Two Bathrooms
- High Quality Finishings Throughout
- Full Double Glazing & Electric Heating
- Beautifully Maintained Garden Grounds

CONTACT US :
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No 9 Beinn Ghuilbin is a spectacular three bedroom extended bungalow which has been upgraded and modernised to include a stunning triple aspect lounge which overlooks the golf course, a contemporary kitchen with granite worktops and a beautiful first floor bedroom which offers great views of surrounding hills. Other notable accommodation include the dining room, utility area, family bathroom and shower room. The property has been finished to an exceptional standard and benefits from solid oak flooring, tiled bathroom suites and double glazed doors and windows. The property is heated by electric storage heaters and a feature freestanding woodburning stove. This immaculate property has been very well looked after and has furnished to a very good standard. The seller intends to sell the property as seen which offers an amazing opportunity for someone looking for a ready to go family home or holiday home.



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.



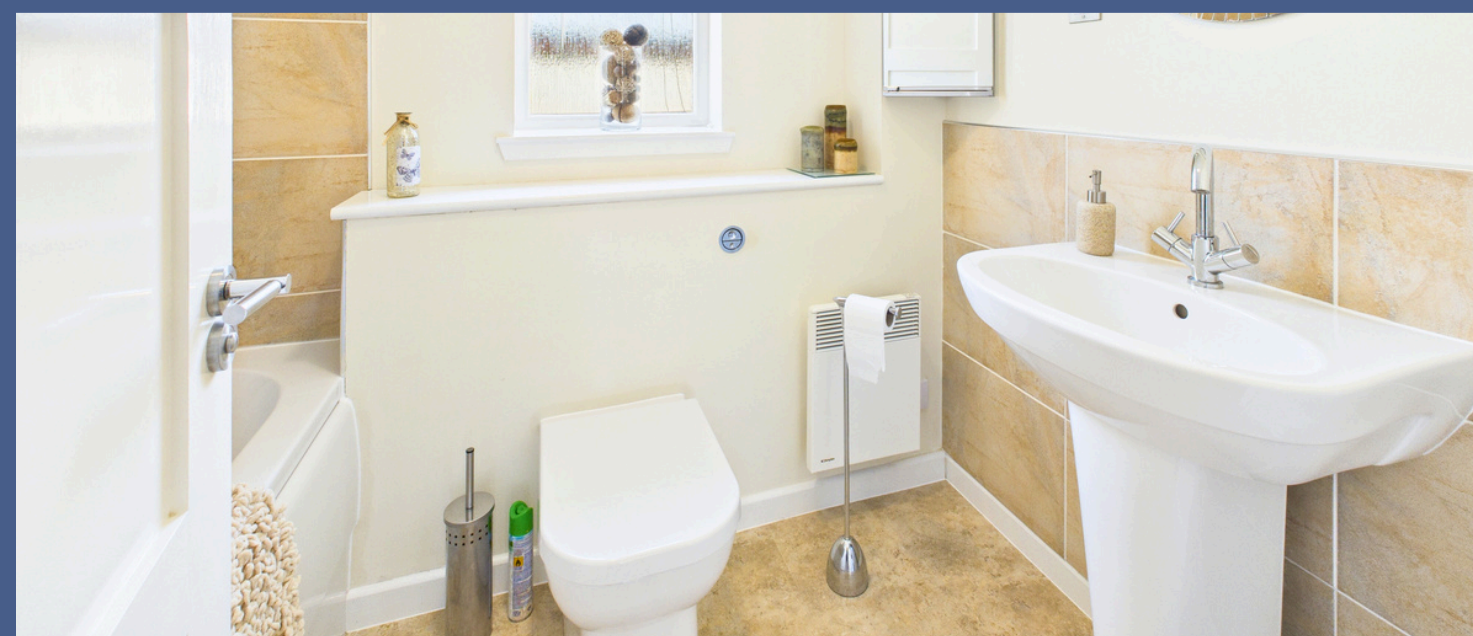
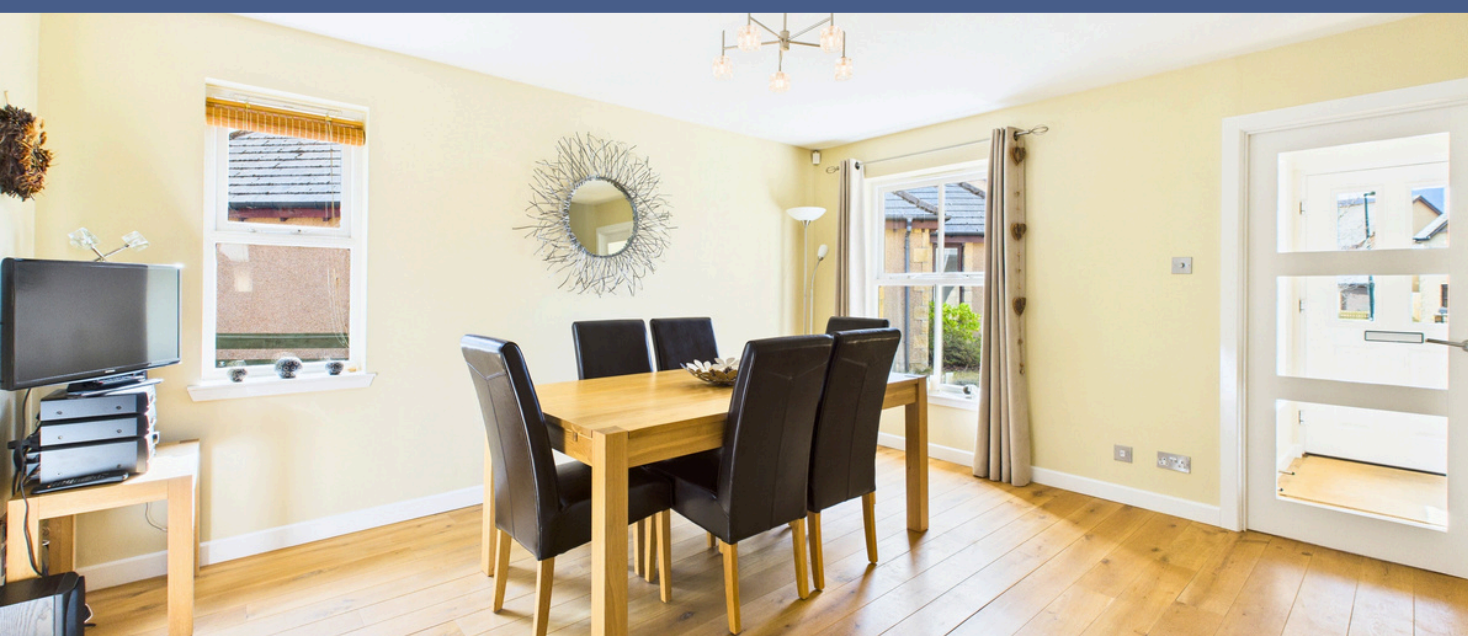
Aviemore is a bustling village situated at the foothills of the Cairngorms, offering many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. There has been a recently launched and widely publicised development programme for the village, including national park status, a new Aviemore leisure and conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalfaber. These developments have enabled the village to reposition itself as an all year round centre of tourism excellence.

Osprey Grange is a popular residential area, located in Dalfaber at the North end of Aviemore, within walking distance of local amenities and facilities.

Outside

The property benefits from generous and well maintained garden grounds. The front of the property is access via a gravel driveway which leads to the single integral garage. There is a paved path leading to the front door and around both sides of the property. The rear garden is mainly laid to lawn with space for enjoying garden furniture. Great outlook overlooking the Dalfaber 9 hole golf course and local woodland. Timber wood store.

This property would make an ideal residential, holiday home or buy to let investment property. Viewing is highly recommended to appreciate the immaculate condition of this wonderful, detached bungalow.



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INCLUDED

Curtains, blinds, light fittings and floor covering. The seller intends to sell the property as seen with all of the furniture. An inventory list can be provided on request. All offers must take this into consideration.

SERVICES

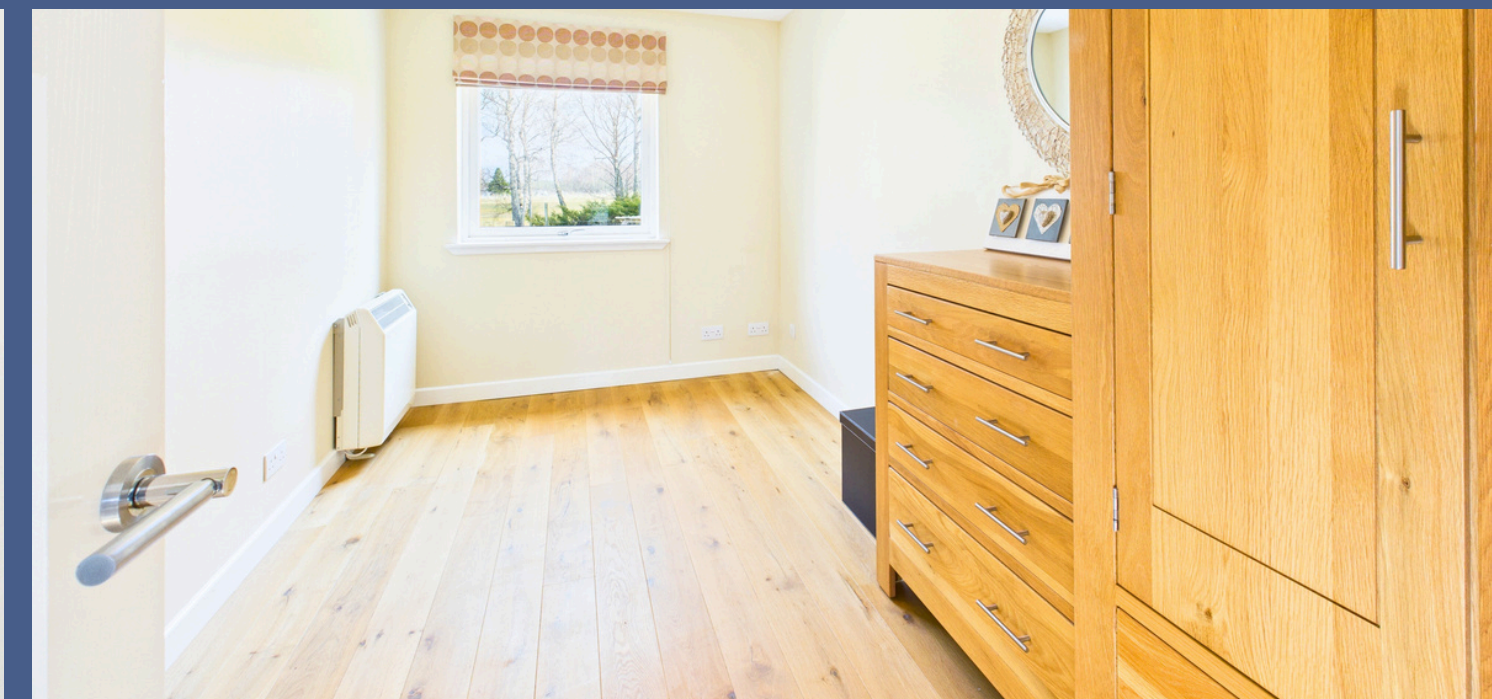
Mains electricity, water and drainage. Telephone.

COUNCIL TAX

Currently council tax band D - £1973 PA – Includes water rates.
Discounts are available for single person occupancy.

PRICE

Offers Over £335,000 are invited for this property.
The seller reserves the right to accept or refuse a suitable offer at any time.



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HOME REPORT

A Home Report is available for this property. Please copy the link below to download the home report.

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=RJ1UY0nu3d98kPPU%2fo%2bhUw%3d%3d>
- Postcode: PH22 1LB
- EPC rating band (D)
- The home report valuation is £335,000.

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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