

137 Dalnabay Aviemore PH22 1TD

Offers Over £230,000 are invited.

Attractive Two Bedroom Detached Bungalow in
a Quiet Cul-De-Sac Location



Features:

- Picturesque Views of Mountains
- Modern Fitted Kitchen and Bathroom
- UPVC Double Glazing and Electric Storage Heating
- Generous Garden
- Garage and Driveway with Space for Multiple Vehicles
- Close to Local Walks, Bike Trails, and Golf Course

CONTACT US :

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Dalnabay is a popular residential area, located at the north end of Aviemore, within close proximity to local amenities and facilities.

No 137 Dalnabay is an attractive two bedroom, detached bungalow in a quiet cul de sac with picturesque views of the Cairngorm Mountains to the front and Craigellachie to the side. The property benefits from a bright, open plan, dual aspect lounge and dining area with feature open fireplace and bay window. Other notable benefits are a modern fitted kitchen, shower room and WC. There are two double bedrooms, electric storage heating, UPVC double glazing and a loft hatch for additional storage.

These comfortable bungalows offer great flexibility and can be used as family homes, second home or potential buy-to-let investment properties.



For more information on this 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 a primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm Mountain, 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. This is complemented by an abundance of wildlife and a diversity of recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, mountain biking and skiing, to name but a few.



OUTSIDE

137 Dalnabay sits on a generous plot at the rear of the cul de sac and benefits from a detached single car garage with power. The front garden is open plan with trees and shrubs. To the side a driveway provides parking for three vehicles. The low maintenance rear garden can be accessed from the side and is mainly laid to gravel with timber fencing and enjoys mountain views. There is a wooden shed at the rear offering additional storage space for outdoor equipment. Outside tap.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band D (£2286.31 p.a. 2026/27) 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 use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1TD
- Energy Performance Certificate Rating: Band D
- Home Report Value: £230,000

PRICE

Offers Over £230,000 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

Viewings are by appointment 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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