

# 90 Dalnabay Aviemore PH22 1RQ

Offers Over £215,000 are invited.

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



## Features:

- Bright Lounge and Dining Area with Multi Fuel Stove & Solid Oak Flooring
- Picturesque Views of The Cairngorm Mountains
- Double Glazing and Electric Storage Heating
- Generous Garden, Veranda and Driveway with Space for Multiple Vehicles
- Close to Local Walks, Bike Trails, and Golf Course

CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
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[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531



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

No 90 Dalnabay is an attractive two-bedroom, semi-detached bungalow in a quiet cul-de-sac with picturesque views of the Cairngorm Mountains to the front. The property benefits from a bright, open plan lounge and dining area with feature multi fuel stove. Other notable benefits are a modern fitted kitchen, shower room and WC. There are two double bedrooms, electric storage heating, double glazing and a loft hatch for additional storage.

These popular bungalows offer excellent versatility and can be used as family homes, holiday homes 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 Dalnaber, 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

90 Dalnabay benefits from a generous plot with open views toward the Cairngorm Mountains and the Strathspey Steam Railway passing just behind the property. The front garden is open plan and laid to gravel with mature trees, and shrubs. A side driveway provides ample parking for multiple vehicles, while the side entrance benefits from a useful veranda—perfect for sheltered outdoor seating. The low-maintenance rear garden is mainly laid to gravel and patio paving. Timber fencing encloses the space, creating a private and peaceful setting. A wooden shed at the rear offers useful additional storage for outdoor equipment.

## INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. Please be advised that this property is being sold as seen. All personal items will be removed.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band C (£2032.28 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](http://www.caledoniaestateagency.co.uk) or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1RQ
- Energy Performance Certificate Rating: Band D
- Home Report Value: £215,000

## PRICE

Offers Over £215,000 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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