

147 Dalnabay Aviemore PH22 1TD

Offers Over £240,000 are invited

Well Presented, Semi-Detached, Two
Bedroom Bungalow Close to Village
Amenities



Features:

- Open Plan Lounge and Dining Area with Wood Burning Stove
- Picturesque Views of The Cairngorm Mountains
- Double Glazing and Air Conditioning
- Garden with Decking, BBQ and Hot Tub
- Driveway with Space for Multiple Vehicles
- Close to Local Walks, Bike Trails, and Golf Course

CONTACT US :

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147 Dalnabay is a well-presented, semi-detached, two-bedroom bungalow set on a generous plot and enjoying an attractive outlook towards the Cairngorm Mountains. The property benefits from scenic mountain views on all sides and features a bright open-plan kitchen and living area, enhanced by a wood-burning stove.

The spacious ensuite master bedroom benefits from recently installed patio doors, which flood the room with natural light, frame open views to the rear hills and provide direct access to the garden decking. A second double bedroom with built-in storage is complemented by an adjacent modern family bathroom. Additional features include timber double glazing, air conditioning and a loft hatch offering useful storage space.

The property has operated successfully as a holiday let for many years, but would be equally well suited as a permanent family home or a potential buy-to-let investment.



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

The open-plan front garden is neatly laid to lawn. To the rear, the generous garden is fully enclosed with timber fencing and arranged over two levels. Immediately to the back of the property is a decked area, ideal for enjoying the afternoon and evening sun, while a raised deck provides the perfect spot to relax in the hot tub. The remainder of the garden is mainly laid to lawn with a patio area, and enjoys lovely views towards the surrounding hills. Off-street parking for multiple vehicles is available at the side of the property. Additional features include a rotary clothes dryer, brick-built barbecue and an external tap.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently run as a business. Rateable value £5700.

For residential purposes, discounts are available for single person 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: £240,000

PRICE

Offers Over £240,000 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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