

Dunroamin Aviemore PH22 1RW

OFFERS OVER £525,000

Exceptional Seven Bedroom
Detached Villa Situated In The
Heart Of The Village



Features:

- Five Spacious En-Suite Bedrooms
- Modern Fitted Kitchen Offering Space For Family Dining
- Extended Dining Room Benefiting From Patio Doors to Rear Decking
- Well Maintained Garden Grounds
- Double Glazing, Oil Fired Central Heating & Wood Burning Stove
- Single Garage and Adjoining Store with Off Street Parking

CONTACT US :
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“Dunroamin” is an exceptional seven-bedroom detached villa, centrally located in Aviemore within the highly sought-after residential area of Craig na Gower Avenue. Currently operating as a successful bed and breakfast, the property offers flexible accommodation with three private bedrooms alongside four well-appointed en-suite guest rooms.

The accommodation further comprises of a modern fitted kitchen/dining area, extended dining room, a spacious and comfortable lounge which benefits from a feature woodburning stove. The home is in immaculate decorative order throughout, having been meticulously maintained and upgraded over the years. A notable rear extension features patio doors opening directly onto the beautifully maintained garden grounds, while all bedrooms and en-suite shower rooms have been tastefully refurbished.

Additional highlights include attractive mountain views from select rooms, oil-fired central heating, full double glazing, a cosy wood-burning stove, a practical utility room, and a full-length single garage with adjoining store. There is also ample off-street parking for multiple vehicles.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



Perfectly located within walking distance of Aviemore’s excellent range of amenities, transport links, and outdoor pursuits, this outstanding property offers superb flexibility. It will appeal equally as a thriving business opportunity or as a substantial and welcoming family home in a prime Highland location.

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 Dalfer, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

OUTSIDE

The front garden features a neatly maintained lawn with ample space for outdoor furniture, creating a welcoming setting. There is a generous parking area accommodating multiple vehicles, along with access to the garage. The garden is enhanced by a variety of mature plants, trees, and shrubs, with a pathway leading conveniently around the side to the rear.

The private rear garden is beautifully presented and enjoys an abundance of afternoon and evening sunlight. Mainly laid to lawn, complemented by a paved patio and a stylish decked BBQ area—this area is perfect for entertaining family and friends. There is space for garden furniture and a garden shed. A paved pathway provides access to the rear of the garage, and the garden is also home to an oil tank and an outside tap.

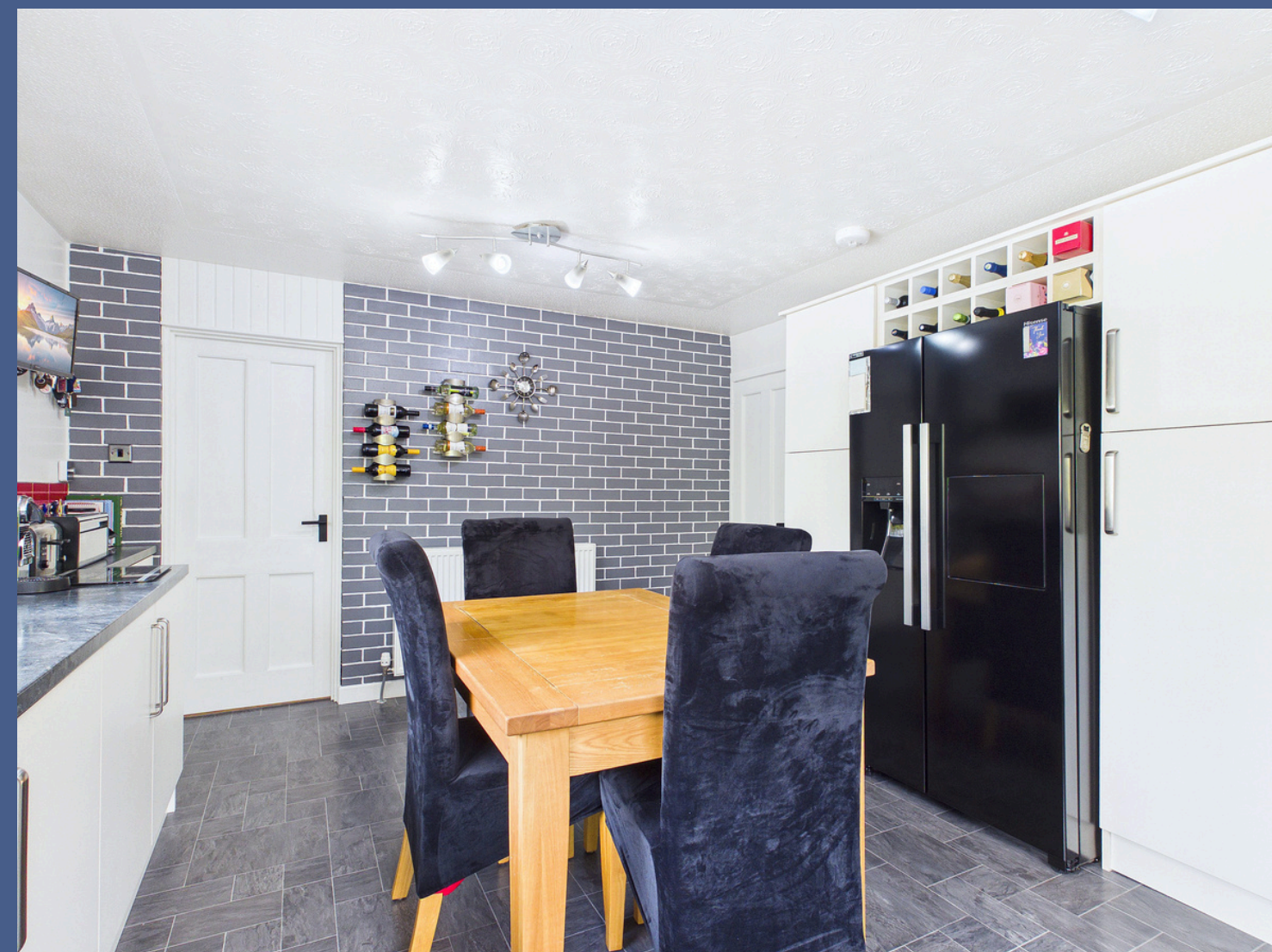
The garage has space for a vehicle and offers plenty of additional storage for outdoor equipment in the storeroom at the rear which features power, lighting and access to the rear garden. The hot water cylinder and oil central heating boiler is also housed here.

INCLUDED

Floor coverings, curtains, blinds and light fittings. All kitchen appliances will also be included.

SERVICES

Mains electricity, water and drainage.



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COUNCIL TAX

Currently run as a business. Rateable value £9900.

For residential purposes, discounts are available for single person occupancy.

HOME REPORT

A Home Report is available for this property. Please copy and paste the link below:

·Ref: <https://app.onesurvey.org/Pdf/HomeReport>

·Postcode: PH22 1RW

·EPC Rating E

·Valued at £535,000

PRICE

Offers Over £525,000 are invited. 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 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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