

158 Dalnabay Aviemore PH22 1TD

Offers Over £295,000 are invited

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



Features:

- Recently Extended To Include A Beautiful Garden Room
- Picturesque Views of Mountains
- Modern Fitted Kitchen and Bathrooms
- UPVC Double Glazing, Fischer Future Heating System with Underfloor Heating in Bathrooms and Wood Burning Stove
- Beautiful Private Landscaped Garden
- Timber Garden Sheds, Log Storage 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 highly sought-after residential area, ideally positioned at the northern end of Aviemore and within easy reach of a wide range of local amenities and facilities.

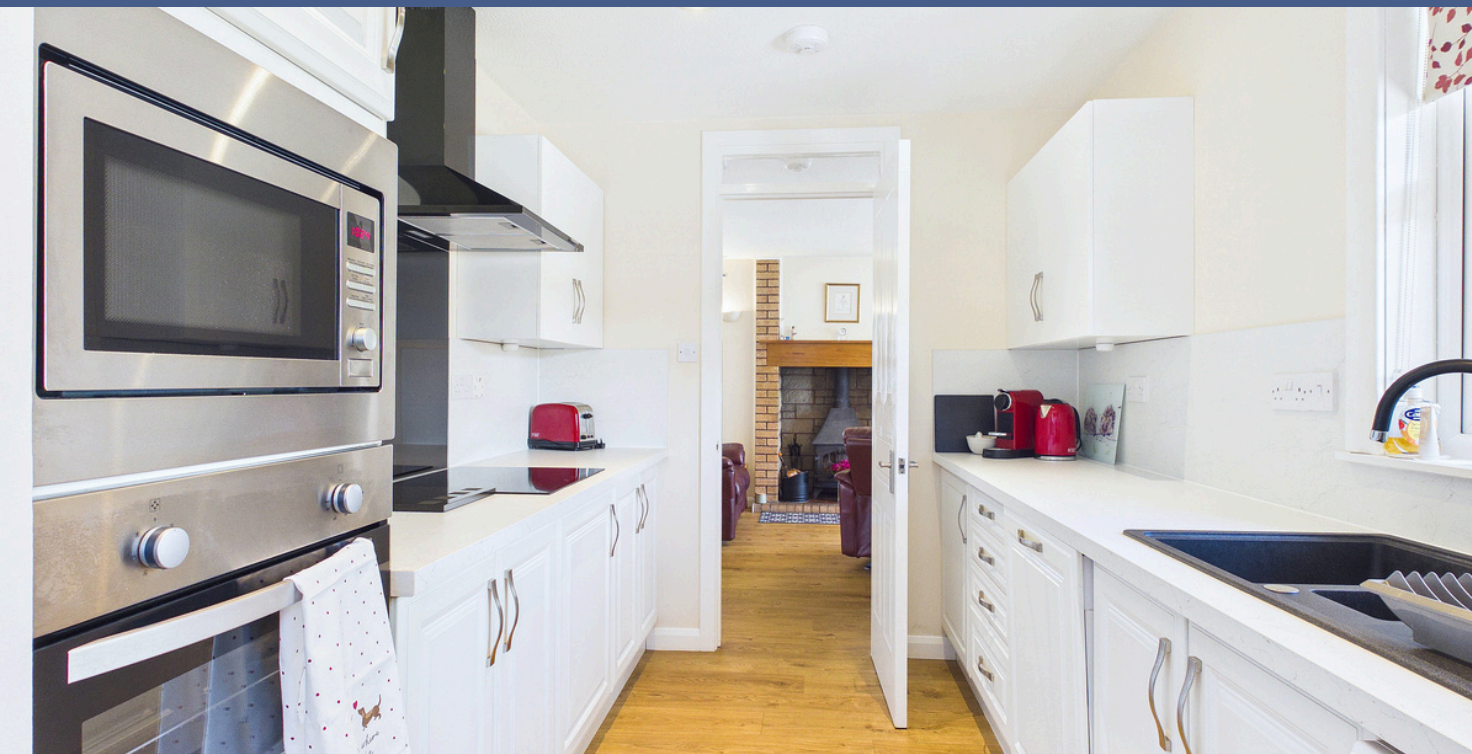
No. 158 Dalnabay is an immaculate two-bedroom detached bungalow, quietly tucked away in a peaceful cul-de-sac. The property enjoys stunning views over Craigellachie Nature Reserve to the front and towards the Cairngorm Mountains to the rear.

At the heart of the home is a bright and spacious double aspect lounge, featuring a brick fireplace with a woodburning stove and an attractive bay window. This welcoming living space is complemented by a bright triple-aspect sunroom, currently used as a dining area but offering excellent flexibility as a potential third bedroom, family room, or study.

The contemporary fitted kitchen is well-equipped with integrated appliances and provides convenient external access to the side of the property. Both double bedrooms are light and airy, overlooking the garden and taking full advantage of the surrounding mountain views. One bedroom benefits from an en-suite shower room and French doors opening directly onto the rear patio, creating a perfect indoor-outdoor connection. A modern family bathroom and a useful laundry cupboard complete the accommodation.

Additional benefits include a Fischer Future heating system with underfloor heating in bathrooms, UPVC double glazing throughout, a partially floored loft space and a spacious storage cupboard at the front entrance.

This bungalow would make a fantastic residential home within walking distance of the village and close to local walks and bike trails.



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

To the front, the property features an attractive open-plan garden bordered by mature shrubs, predominantly laid to lawn, with a combination of gravel and paving slabs leading to the front entrance. There is also off-street parking to both sides, providing space for multiple vehicles.

The spacious and beautifully landscaped rear garden is fully enclosed with timber fencing, offering both privacy and a peaceful retreat. Mainly laid to lawn, it is complemented by a variety of plants, shrubs, and trees, creating a haven for birdlife and a tranquil setting from which to enjoy stunning views of the Cairngorm Mountains.

A generous patio area provides the perfect space for outdoor dining and entertaining, alongside a brick-built BBQ, timber garden sheds, a log store, and an additional gravel seating area. Further practical features include power to the main shed, an outside tap and a rotary clothes dryer.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included. Dishwasher, fridge, freezer, tumble dryer and washing machine included.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX



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HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: [158 Dalnabay Home Report](#)
- Postcode: PH22 1TD
- Energy Performance Certificate Rating: Band E
- Home Report Value: £295,000

PRICE

Offers Over £295,000 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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