



**CALEDONIA
ESTATE AGENCY**

23 Burnside Avenue, Aviemore, PH22 1SE



For more information contact Darren McConnell - 07981 807 965

- Three Bedroom Ex-Local Authority Mid Terraced Villa
- UPVC Double Glazing & Economy Electric Heating
- Recently Modernised & Upgraded
- Enclosed Garden Grounds Front & Rear
- On Street Parking To The Front Of The Property



Property Description

23 Burnside Avenue is a well presented mid terrace, three bedroom property within an established residential area close to Aviemore's amenities and a 5 minute walk to the primary school and its leisure facilities. There are great views to Craigellachie from all rear windows. The house has been altered to allow a wonderful open plan living space with glazed french windows opening to the rear garden, spacious kitchen coming off the dining area and three good sized bedrooms. The property benefits from spacious accommodation with double glazing and electric economy heating. Some rooms require redecoration. Secured garden front and rear with on street parking directly outside the front of the property.

This property is located within a short cul-de-sac of similar properties and is an ideal residential or buy to let investment property.

Garden

The front garden is enclosed with timber fencing and gated. Pathway to front door with lawn area on the left. The rear garden is also enclosed with timber fencing and gated. Lawn and patio area. Space for garden furniture. Garden shed. Courtesy light.

Services

Mains electricity, water and drainage. Telephone.

Council Tax

Currently Council Tax Band B – (£1,299.84 per annum including water charges)

Home Report

A Home Report is available from our website. www.caledoniaestateagency.co.uk

Alternatively, please log on to:

www.packdetails.com

- Reference: HP574702/AM
- Post Code: PH22 1SE
- EPC Rating: Band E

Offers

Formal offers should be submitted to our office in Aviemore.

Viewing

Viewing is by appointment only through the Selling Agents.



Lounge / Dining Area 13' 6" x 13' 3" (4.12m x 4.05m)

Glazed security door opens to spacious double aspect room with one window to the front and double french glazed doors opening onto the rear garden. Storage under staircase. Satellite point. Smoke detector. Three pendant lights. Two electric radiators. Laminate wood flooring. Door to kitchen.

Kitchen 10' 8" x 9' 11" (3.26m x 3.04m)

Fitted kitchen with base and wall units. Beko electric hob with integral fan assisted oven and extractor unit. Stainless steel sink with mixer tap. Partial wall tiling around work surfaces. Ceiling spotlights. Vinyl flooring. Windows overlooking rear garden and glazed security door to rear.

Landing 9' 6" x 6' 10" (2.9m x 2.1m)

"L" shaped landing with storage cupboard which includes shelving and space for hanging. Loft hatch. Pendant light. Laminate flooring. Doors to all bedrooms and bathroom.

Bathroom 6' 11" x 5' 5" (2.11m x 1.67m)

Three piece white suite comprising WC, wash basin & bath with electric shower over. Partial wall tiling around suite. Display shelving. Bathroom cabinet with mirror door. Extractor fan. Pendant light. Heated towel ladder. Vinyl flooring. Opaque window to rear.

Bedroom one 8' 6" x 8' 6" (2.6m x 2.6m)

Double bedroom with window to the rear looking over both Craigellachie Nature Reserve and the rear garden. Two built-in wardrobes, one housing the hot water tank. Satellite point. Pendant light. Radiator.

Bedroom two 14' 9" x 8' 6" (4.52m x 2.6m)

Spacious double bedroom with window to the front overlooking front garden. Satellite point. Pendant light. Radiator.

Bedroom three 10' 5" x 9' 10" (3.2m x 3.01m)

"L" shaped single bedroom with window to the front allowing natural daylight. Satellite point. Pendant light. Radiator.

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.