



**CALEDONIA
ESTATE AGENCY**

21 Milton Side, Aviemore, PH22 1AA

OFFERS OVER £230,000



For more information contact Julia Wilson - 07759 119411

- Modern 2 Bedroom Semi-Detached Villa Within Unique Development
- Open Plan Lounge/Dining Room with Full Height Ceiling & Balustrade to First Floor
- District Bio-Mass Heating System, 3Porcelanosa3 Sanitary Ware & Tiling, Integral Garage
- Views to Cairngorm Mountains & Milton Burn Running At Bottom Of Garden



Property Description

Milton Side is a unique, stylish development of similar properties at the North end of Aviemore. Built approximately 3 years ago, with sustainability in mind, the properties benefit from "Nordan" high performance double glazing, aluminium rainwater goods, designer "Porcelonosa" sanitary ware and tiling and a district bio-mass heating system.

The development is located next to woodlands and the orbital footpath, both popular areas for walking and cycling and is within 15 minutes walk of local shops and facilities.

No 21 is an attractive 2 bedroom semi-detached villa, in immaculate decorative order with the Milton Burn running at the end of the garden. It benefits from underfloor heating downstairs (radiators upstairs), a bright lounge/dining room with double height sloping ceiling and patio door opening into the rear garden. The first floor landing has a feature glass balustrade overlooking the lounge/dining room. It also has an integral garage with up and over door, power and light.

Early viewing of this highly desirable property is recommended as it will not be on the market for long!

Included

Fitted floorcoverings and blinds, integral kitchen appliances. Other items may be available by separate negotiation.

Services

Mains electricity, water and drainage.

Council Tax

Currently Band D (£1,716 pa 2019/20), including water rates. Discounts are available for single occupancy.

Home Report

A Home Report is available. This can be downloaded from our website:

www.caledoniaestateagency.co.uk or from www.packdetails.com

- Postcode: PH22 1AA
- Reference: HP583677
- Energy Performance Certificate Rating: Band C

Price

Offers Over £230,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

Viewing

Viewing is strictly by appointment only through the Selling Agents.



Entrance Hallway 17' 2" x 7' 5" (5.25m x 2.28m)

Hardwood entrance door with side screen. Double doors to both kitchen and lounge/dining room. Door to WC. Understairs storage cupboard housing the electricity meter and fuses and central heating pipes. Coat hooks. Smoke alarm. Wood effect ceramic tile flooring.

Lounge/Dining Room 25' 11" x 10' (7.9m x 3.07m)

Bright and spacious room with double height ceiling and glass balustrade to first floor landing. Sliding patio door with side screen and large window above, giving access to the rear garden and views to the Cairngorm Mountains. Engineered oak flooring. Satellite, TV and telephone points.

Kitchen 12' 5" x 8' 5" (3.8m x 2.58m)

Modern fitted units incorporating stainless steel sink with mixer tap and integrated appliances eg. electric oven, ceramic hob, extractor hood, dishwasher, automatic washing machine and fridge. Under unit lighting. Glass splashback above hob. Large window to the front with some views of the surrounding hills. Heat detector. Tile effect laminate flooring. Space for fridge-freezer or informal dining.

WC 7' 4" x 3' 10" (2.24m x 1.17m)

Two piece white suite, comprising WC and wall hung wash hand basin with mixer tap. Wall tiling to dado height and tiled floor. Opaque window to the side. Extractor fan. Flush fitting ceiling light.

Landing 10' 7" x 3' 9" (3.25m x 1.15m)

Bright landing with glass balustrade over lounge/dining room. Doors off to both bedrooms and bathroom. Two built-in storage cupboards, one with shelving and the other housing the hot water cylinder. Central heating radiator.

Bedroom One 11' 9" x 9' 3" (3.6m x 2.82m)

Twin room with two windows giving views of the hills. Built-in wardrobe with hanging and storage space. Central heating radiator. TV point.

Bedroom Two 12' 9" x 12' 6" (3.91m x 3.82m)

Double bedroom with two windows to the front, giving views of the hills. Built-in wardrobe with sliding doors, hanging and storage space. TV and telephone points. Central heating radiator.

Bathroom 7' x 6' 8" (2.14m x 2.05m)

Three piece white suite comprising wall hung wash hand basin, WC and bath with mixer shower and glass screen over. Wall tiling to dado height and round shower areas. Tiled floor. Opaque window to the side. Strip light and shaver point. Extractor fan. Flush fitting ceiling light. Central heating radiator.

Integral Garage 16' 4" x 9' 10" (5m x 3m)

Up and over door, power and light. The central heating boiler is located here.

Garden

The front garden is open plan and laid to lawn. Lock block parking area in front of garage. A paved path leads to the front door and round the side to the rear garden. The rear garden is enclosed on two sides with timber fencing, has a paved patio and is laid to lawn. The Milton Burn runs along the rear.

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.