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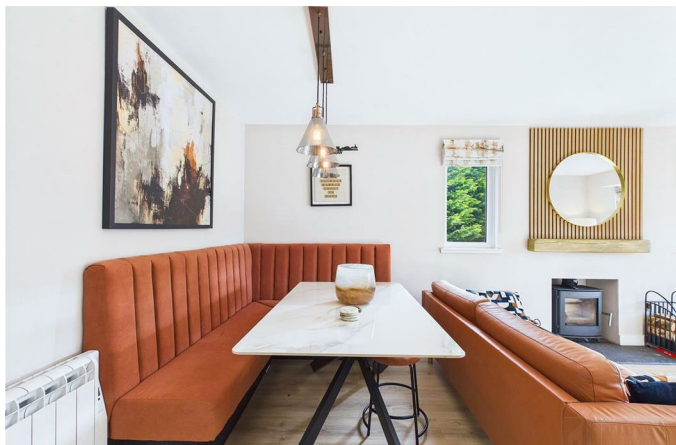
solicitors and estate agents

5 Dalnabay, Silverglades, Aviemore, PH22 1RE
Offers Over £245,000

Contact us on 01479 874800 or visit www.massoncairns.com

Located within a peaceful cul-de-sac setting in the heart of Aviemore, 5 Dalnabay is a beautifully presented two-bedroom detached bungalow offering comfortable single-level living in true walk-in condition. The property enjoys a large corner plot with attractive open outlooks to the front and well-maintained garden grounds surrounding the home. Entrance is via a welcoming vestibule with convenient WC, leading through to the bright and spacious sitting room/dining area, a superb dual-purpose living space enhanced by large bay windows to the front that flood the room with natural light and with views towards the Cairngorm Mountains. A cosy wood-burning stove creates a warm focal point and there is ample room for both lounge and dining furniture. The modern fitted kitchen is stylishly finished with a good range of contemporary units, granite worktops and integrated appliances, with access through to a practical utility room providing additional storage, laundry space and an external door to the garden. An inner hall leads to two comfortable double bedrooms, both attractively decorated and enjoying fitted storage potential, while the beautifully appointed family bathroom has been upgraded with modern sanitaryware, vanity storage and a shower over the bath. The property benefits from electric heating, double glazing and tasteful décor throughout while outside, the gardens are a particular feature, with lawned areas, seating space and mature planting creating a private and relaxing environment. A driveway provides off-street parking and the location of the home offers excellent privacy. Situated close to the many amenities of Aviemore, including shops, cafés, leisure facilities and excellent transport links, this is an ideal home for a variety of buyers. EPC E, Council tax D Home report available online at massoncairns.com

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Aviemore

Situated in the heart of Scotland's Cairngorms National Park, Aviemore is a vibrant town known for its breath-taking landscapes and a plethora of amenities suitable for both residents and visitors.

Natural Attractions:

Cairngorm Mountains: A majestic range offering hiking, skiing, and snowboarding opportunities.

Lochs: Serene bodies of water like Loch Morlich, perfect for sailing, canoeing, and taking in the scenery.

Nature Trails: Verdant pathways and trails ideal for walking, cycling, and wildlife spotting.

Amenities and Activities:

Recreational Facilities: From the renowned Macdonald Aviemore Resort with its swimming pools and cinema, to the top-notch golf courses and spa facilities.

Adventure Sports: Including treetop adventures, quad biking, and horseback riding.

Winter Sports: The area is a hub for skiing and snowboarding enthusiasts, with Cairngorm Mountain being a prime destination.

Shopping & Dining: Aviemore boasts a range of shops – from quaint local boutiques selling handmade crafts to more familiar high-street names. Gastronomes will delight in the variety of eateries, from cosy cafes offering traditional Scottish fare to dining restaurants.

Cultural and Community Amenities:

Strathspey Railway: A steam railway journey offering a trip back in time and panoramic views of the Highlands.

Local Events: The town hosts a series of events year-round, including music festivals, the Thunder in the Glens motorcycle gathering, and more.

Education and Health: Aviemore is home to a primary school with secondary education in Kingussie and has excellent healthcare facilities including a newly opened community hospital ensuring the well-being of its residents.

Transport Links

From Aviemore, you can conveniently access various transportation options to

explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

Train Stations: Aviemore Railway Station: Located within the town, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A9: a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A95: This scenic route connects Aviemore to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Aviemore serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating E

Entrance Vestibule

0.96m x 1.70m (3'1" x 5'6")

A bright and welcoming entrance vestibule with neutral décor, creating a fresh and airy first impression. The space also benefits from a handy storage unit, ideal for shoes and everyday essentials and it is fitted with ceiling lighting, underfloor heating and useful wall-mounted coat hooks. There are further doors that lead to the WC and through to the sitting room/dining area.

WC

0.92m x 1.70m (3'0" x 5'6")

A well-presented and conveniently located WC, finished in light neutral tones to create a bright and fresh feel. Comprising a modern white two-piece suite with wash hand basin set within a useful vanity unit with a mirror over, and WC. An opaque window to the side allows for natural light in addition to the ceiling lighting.

Sitting Room & Dining Area

3.90m x 6.39m (12'9" x 20'11")

A beautifully proportioned open-plan sitting room and dining area, providing an impressive main living space ideally suited to modern family life, entertaining and

everyday relaxation. Bright and airy throughout, the room benefits from multiple windows positioned to draw in an abundance of natural light while providing a super open outlook to the front towards the Cairngorm Mountains. The sitting area is centred around an attractive inset wood-burning stove set within a recessed fireplace, creating a superb focal point and there is ample space for a range of lounge furnishings, allowing for a comfortable and flexible seating arrangement.

The dining area is equally generous, comfortably accommodating a substantial bespoke seating area with space for a dining table, making it ideal for family meals or hosting guests. The open-plan layout allows both areas to flow seamlessly together while still offering clearly defined spaces for dining and relaxation. Further benefits include contemporary flooring and modern ceiling lighting. This superb dual-purpose living space leads to the kitchen and rear hall as well as back to the entrance vestibule.

Kitchen

3.19m x 2.46m (10'5" x 8'0")

A beautifully appointed and generously proportioned fitted kitchen, designed to combine style with practicality. Offering an excellent range of wall, drawer and base units together with extensive quartz worktop space, and a impressive stacked stone backsplash with copper accents, the room provides superb storage and preparation areas for everyday use. Integrated quality AEG and Neff appliances include an electric oven, induction hob with illuminated extractor hood above, microwave, integral fridge freezer and further appliance space, creating a streamlined and functional layout. A sink with copper mixer tap is positioned beneath the window, allowing for natural light and pleasant outlooks while working in the kitchen. The galley-style arrangement makes excellent use of the available space, with ample room for cooking and storage, while the quality finish and contemporary fittings add to the overall appeal. Further benefits include modern ceiling lighting, underfloor heating and wood-effect flooring. A doorway to the rear leads through to the utility room, providing additional convenience and further practical space.

Utility Room

1.84m x 1.67m (6'0" x 5'5")

A well-proportioned utility room providing excellent additional household space. Fitted with worktop surfaces, storage cupboards and appliance space, the room is ideal for laundry and everyday domestic use while helping to keep the main kitchen free from clutter. Benefiting from triple aspect windows to the front, side and rear, the room enjoys an abundance of natural light together with a bright and airy feel throughout. A door provides direct access to the garden, making this an especially useful space for outdoor access, muddy boots, pets or general day-to-day convenience.

Hallway

There are doors to the bathroom and both bedrooms in addition to a storage cupboard. A loft hatch provides access to the insulated attic space.

Bedroom One

3.87m x 2.96m (12'8" x 9'8")

A bright and well-proportioned principal bedroom that can easily accommodate a super king size bed together with a range of freestanding bedroom furniture. A large window overlooking the rear garden allows for excellent natural light and pleasant outlooks, enhancing the calm and airy feel of the room. Further benefits include fitted carpet flooring and ceiling lighting.

Bedroom Two

3.21m x 2.36m (10'6" x 7'8")

A comfortable and inviting double bedroom, offering excellent flexibility for use as a guest room, child's bedroom or home working if desired. The room provides space for a double bed and additional freestanding furniture, with a garden-facing window allowing plenty of natural light. Further features include fitted carpeting and ceiling lighting.

Bathroom

1.67m x 2.21m (5'5" x 7'3")

A stylish and well-appointed family bathroom fitted with a three-piece suite comprising WC, wash hand basin set within a vanity unit, and bath with tiled surround, overhead shower and glazed screen in addition to underfloor heating. The vanity area is elegantly finished, with useful fitted storage to either side and a large wall-mounted mirror creating a polished focal point. An opaque window allows natural light to filter through while maintaining privacy, complemented by ceiling lighting.

Outside

Occupying an attractive corner position within the development, the property enjoys generous garden grounds together with a high degree of privacy and excellent outdoor space to the front, side and rear. To the front, a driveway provides convenient off-street parking and leads to the entrance. The front garden is mainly laid to lawn with planted borders, creating an appealing first impression and open outlook. The rear and side gardens are a particular feature of the property, offering substantial areas of lawn bordered by mature trees, hedging and fencing which provide both shelter and privacy. Backing onto the Strathspey Steam Heritage Railway, the setting offers a unique and characterful backdrop, adding to the appeal of this delightful outdoor space. The gardens enjoy a sunny aspect and provide excellent space for families, pets or keen gardeners alike. There is also a gravelled seating area positioned to the side of

the property, ideal for outdoor dining, relaxing or entertaining during the warmer months. A timber garden shed provides useful external storage for tools and equipment.

Services

It is understood that there is mains water, drainage and electricity. There is electric heating and underfloor heating in the entrance hall, kitchen and bathroom

Entry

By mutual agreement.

Price

Offers over £245,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

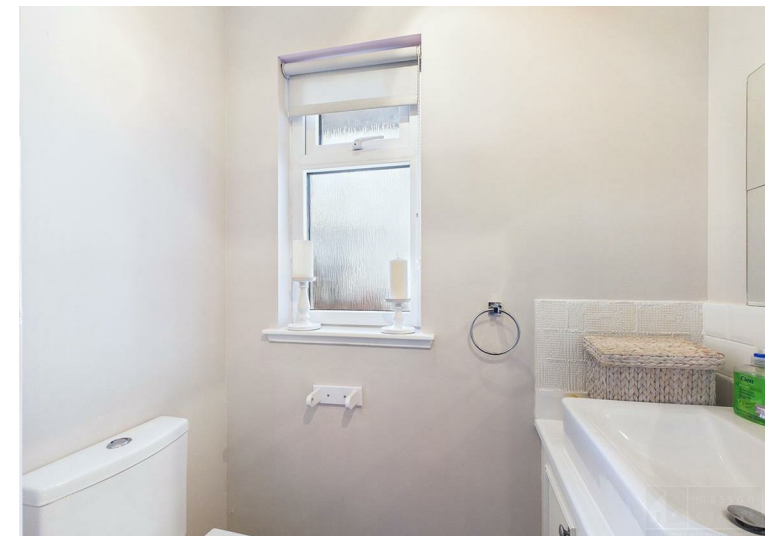
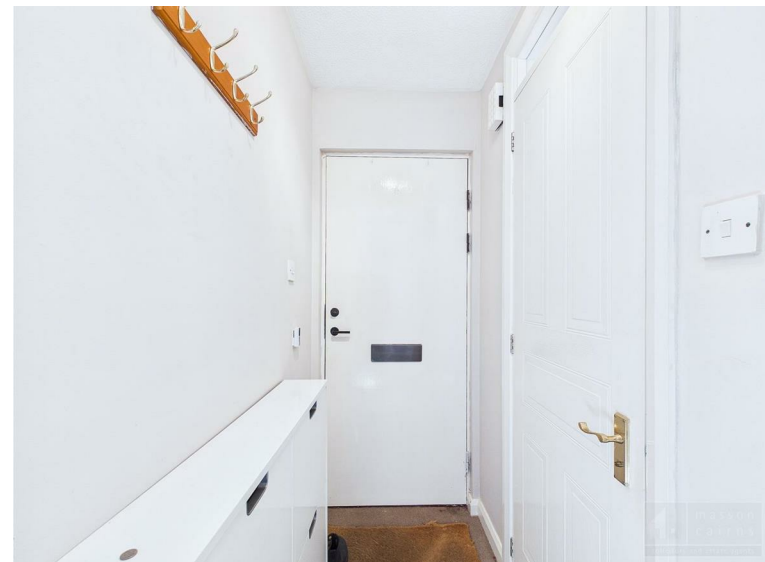
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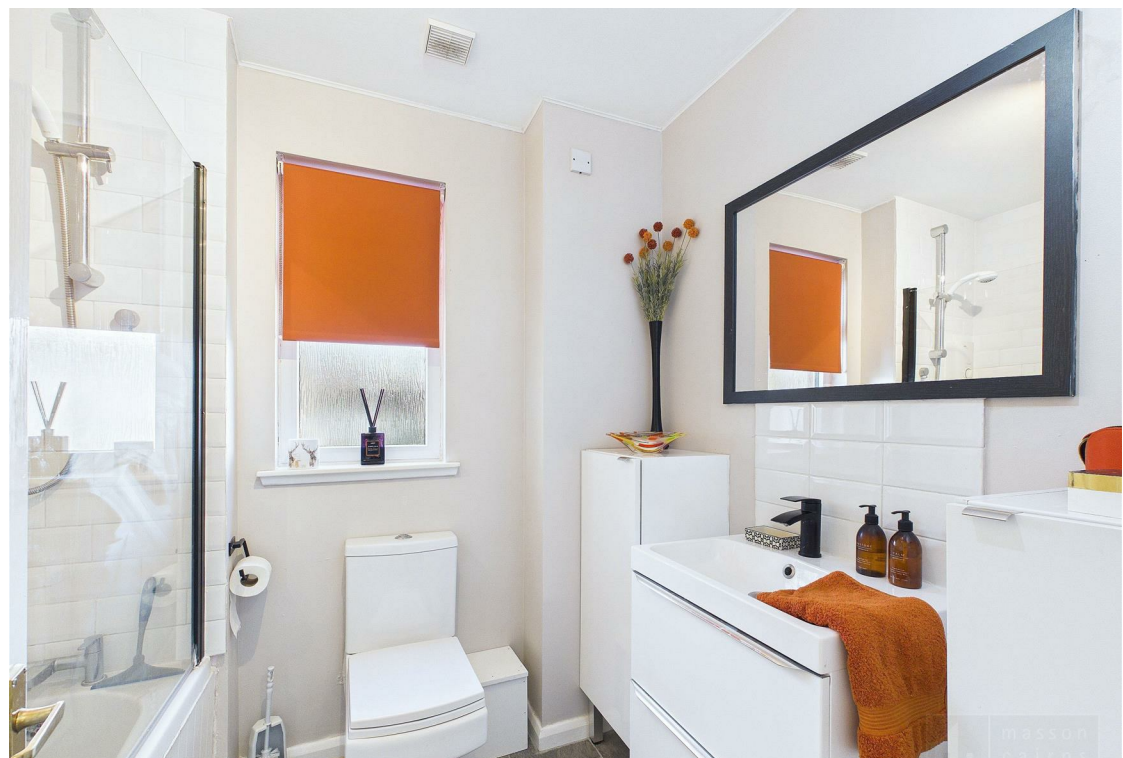
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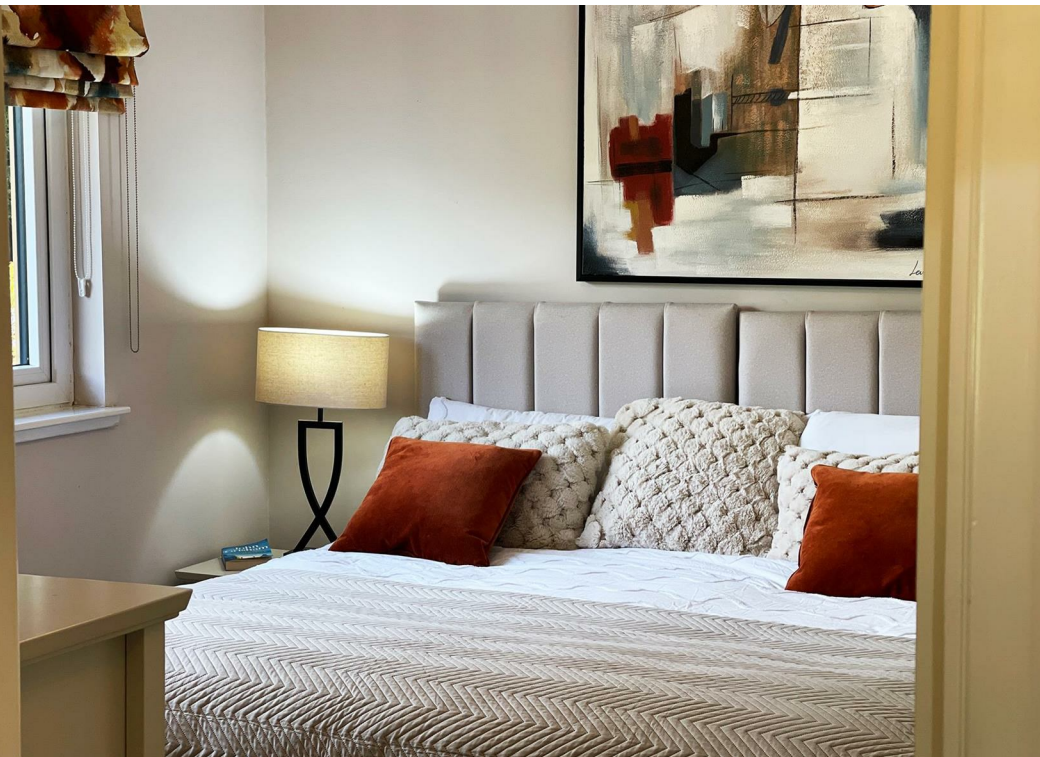
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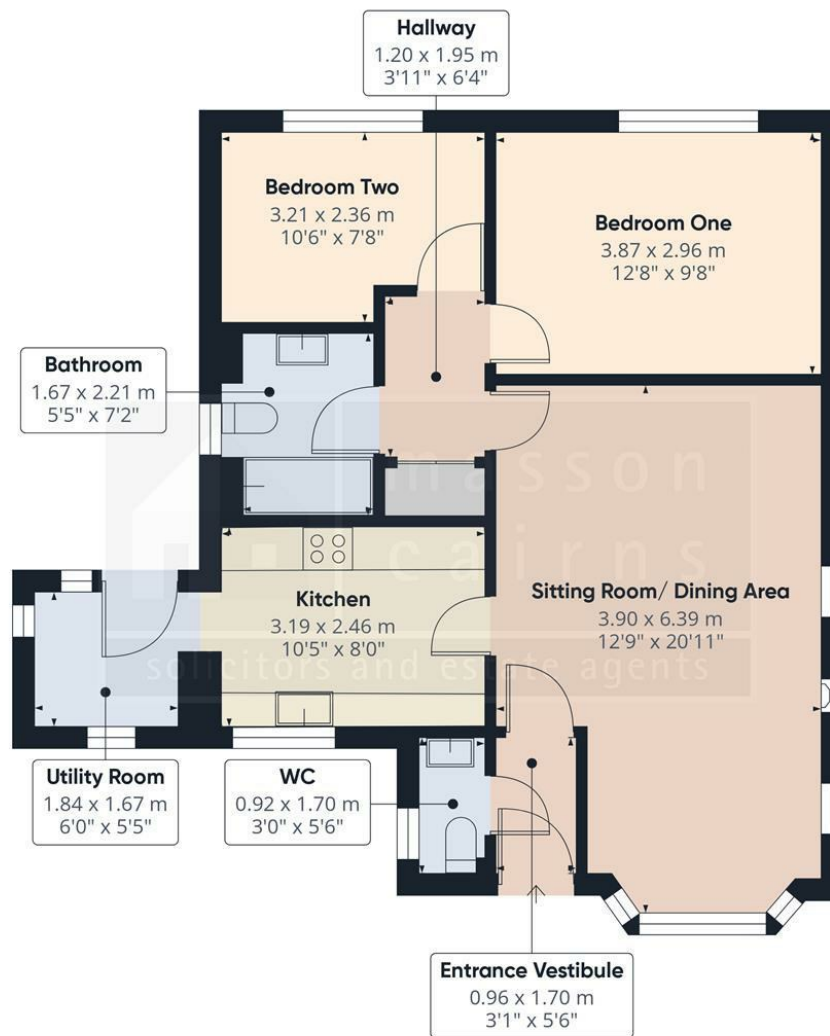












Approximate total area⁽¹⁾
62.2 m²
670 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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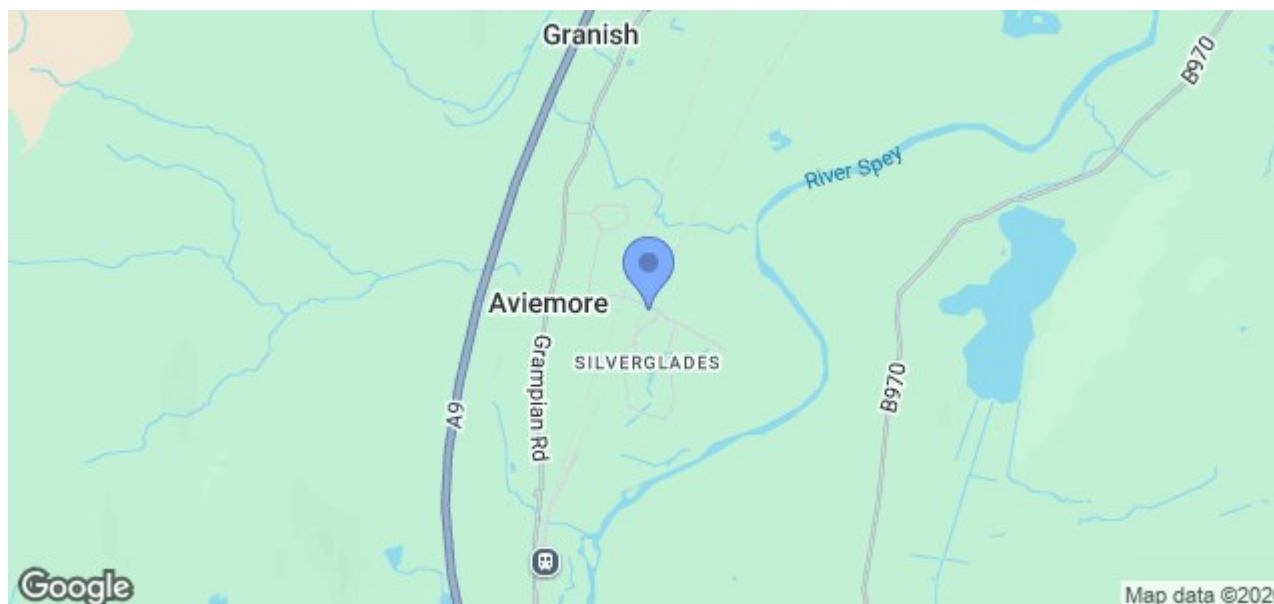
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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