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solicitors and estate agents

48 Callart Road, Aviemore, PH22 1SR
Offers Over £225,000

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

Nestled in a quiet cul-de-sac in the heart of Aviemore, this charming two-bedroom semi-detached bungalow is presented in immaculate condition throughout and offers a comfortable, low-maintenance home in the Cairngorms National Park. Step inside and discover a warm and inviting interior with tasteful, contemporary finishes. The bright and spacious sitting room is a real highlight, with ample room to relax or entertain and the cosy addition of a wood-burning stove in addition to room for dining. The modern kitchen is stylish and well-equipped, providing excellent workspace and storage while enjoying direct access to the rear garden. Both bedrooms are well-proportioned doubles and the recently updated shower room is stylish and modern. Thoughtfully laid out across one level, the property also benefits from efficient electric heating and double glazing. Outside, the fully enclosed rear garden is a private and sunny space with lawn and patio areas perfect for al fresco dining or simply enjoying the fresh Highland air. There is also a timber shed for additional storage and off-street parking for convenience. Whether you're looking for a first, next or a retirement home, this delightful property is ready to move into and enjoy. Early viewing is highly recommended. EPC E, Council Tax C, Home Report available 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 C

Entrance Vestibule

1.20m x 1.17m (3'11" x 3'10")

The entrance vestibule provides a welcoming introduction to the home, with ceiling lighting and coir mat flooring. There's a recessed nook with cupboard housing the consumer unit, coat hooks and space for storage, perfect for neatly organising shoes, jackets, and everyday essentials

Sitting Room / Dining

5.12m x 3.28m (16'9" x 10'9")

The sitting room is a bright and inviting space, perfect for relaxing or entertaining. A large window to the front floods the room with natural light, while the warm laminate wood flooring adds a touch of character. A focal point of the room is the contemporary wood-burning stove, set on a Caithness stone hearth — ideal for cosy evenings in. There is ample space for both comfortable seating and dining.

Kitchen

3.28m x 2.53m (10'9" x 8'3")

The kitchen is thoughtfully designed with a modern and refined aesthetic. Crisp cream units are paired with attractive grey worktops and matching splashbacks, creating a clean and contemporary feel. Well-equipped for everyday living, it includes an integral fridge freezer, dishwasher, washing machine, built-in oven with ceramic hob and extractor, and a full-height cupboard housing the water tank and providing excellent storage space. There is ample worktop area for food preparation, and a large



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window alongside a glazed rear door ensures the room is bright and airy while offering direct access to the rear garden.

Shower Room

1.79m x 2.29m (5'10" x 7'6")

The stylish shower room has been thoughtfully upgraded to provide a bright and modern space. It features a large walk-in shower with a glass screen and electric shower unit, complemented by sleek tiling throughout. A pedestal wash hand basin sits beneath a round mirror with shelf, and there is a close-coupled WC. Natural light flows in through an opaque window, and the room is finished with contemporary flooring, shaver socket, extractor and ceiling lighting for a fresh and light finish.

Bedroom One

2.52m x 3.30m (8'3" x 10'9")

This well-proportioned double bedroom enjoys excellent natural light from a large window overlooking the rear garden. The space is tastefully decorated and there's ample space for freestanding furniture, while a built-in mirrored wardrobe provides generous storage without compromising floor space. The room is finished with grey laminate flooring and ceiling lighting.

Bedroom Two

2.60m x 3.27m (8'6" x 10'8")

This peaceful double bedroom is light and inviting, with a window to the front that brings in natural daylight and offers a pleasant outlook. The room is decorated in soft, neutral tones that enhance the sense of calm, and there is comfortable carpet flooring underfoot. A charming recessed cupboard space provides an ideal dressing or storage area, offering additional flexibility for furnishings or personal touches.

Outside

The property enjoys an attractive and generous outdoor space, ideal for those who appreciate fresh air and privacy. To the rear, a fully enclosed garden offers a superb mix of lawn and patio, providing ample room for outdoor dining, entertaining or simply relaxing in the sunshine. Well-maintained fencing ensures privacy, while established hedging and shrub borders add a touch of greenery and colour. A timber shed offers useful external storage. To the front, a small lawned area adds kerb appeal, and a private driveway to the side provides convenient off-street parking.

Services

It is understood that there is mains water, drainage and electricity. There is electric heating

Entry

By mutual agreement.

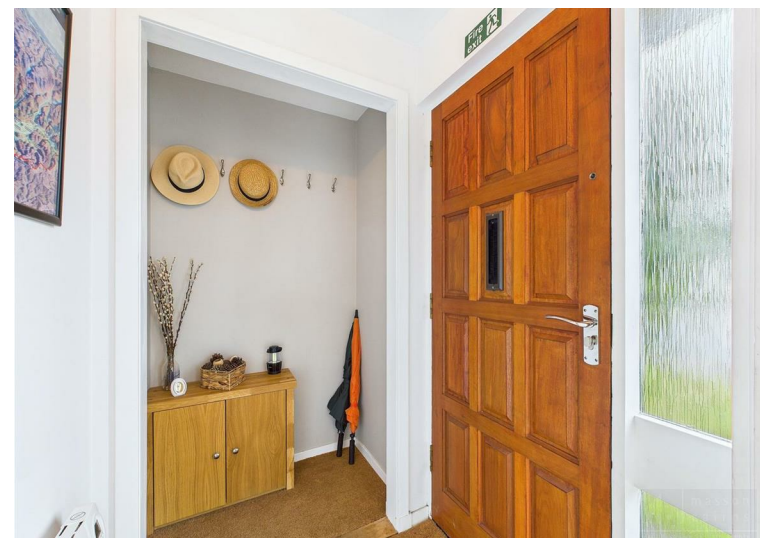
Price

Offers over £225,000 are invited

Viewings and Offers

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

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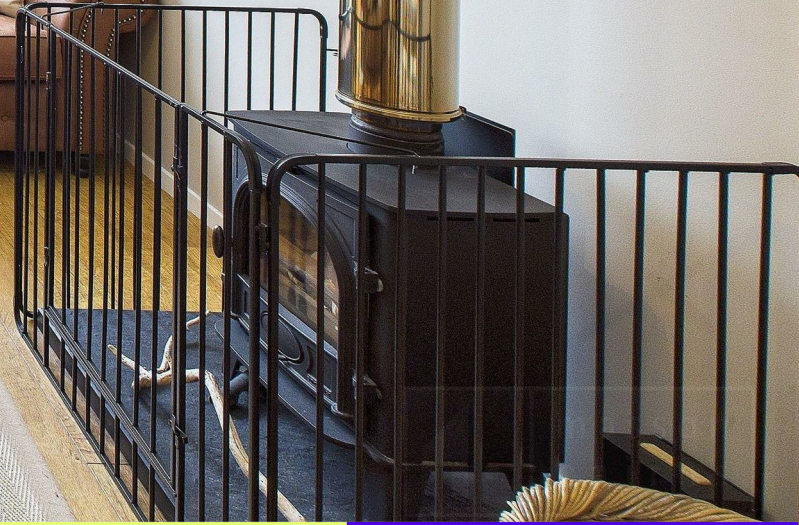
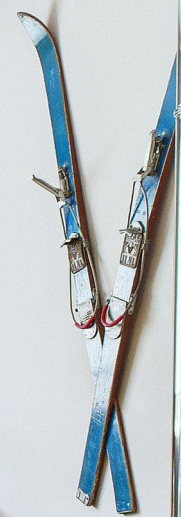
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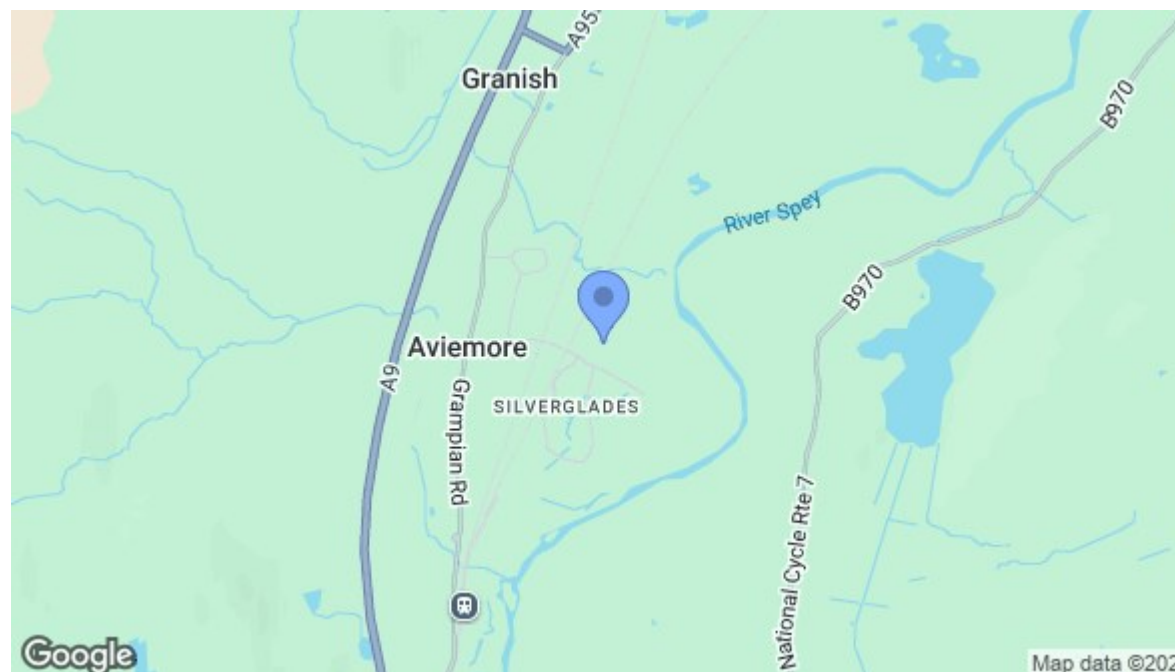
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive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