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32 Strathspey Avenue, Aviemore, PH22 1SN  
**UNDER OFFER £160,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



UNDER OFFER - Located in Aviemore, this two-bedroom semi-detached family home presents a wonderful opportunity for those looking to create their ideal living space. While the property is in need of modernisation, it boasts an open-plan sitting room and dining area, providing a versatile area for family gatherings and entertaining guests. The spacious kitchen offers direct access to the rear of the property, allowing for easy outdoor enjoyment. On the first floor, you will find two double bedrooms, perfect for family members or guests. The ground floor features a bathroom, complete with a bath and shower over, a pedestal wash basin, and an adjacent WC, ensuring convenience for everyday living. The property benefits from off-street parking to the side, adding to the practicality of this home. Its location places it within a convenient distance to local amenities, making it an ideal choice for families or individuals. With its potential for modernisation and a prime location in a popular area, this semi-detached house is a fantastic opportunity for those looking to invest in a property that they can truly make their own. Whether you are a first-time buyer or looking for a project, this home offers a blank canvas to create a comfortable and stylish residence in the heart of the Highlands. EPC D, Council Tax C

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

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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

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EPC Rating D

#### Entrance Vestibule

1.80m x 0.90m (5'10" x 2'11")

A timber and glazed door opens into a bright and spacious entrance vestibule. A front-facing window allows excellent natural light, while a further glazed timber door leads through to the hallway. Finished with carpet tile flooring and wall lighting, this entrance provides a practical welcome to the home.

#### Hallway

This light and welcoming entrance hallway provides access to the sitting room /dining area, bathroom, and staircase to the first floor. A generous cupboard offers excellent storage and houses the oil fired boiler, while timber laminate flooring, a window to the front, ceiling lighting, and a radiator finish off the space.

#### Sitting Room & Dining Area

3.24m x 6.57m (10'7" x 21'6")

A bright and airy open-plan living and dining area, filled with natural light from two windows to the front and a glazed door to the rear. The sitting room and dining area feature dual aspect outlooks onto the front and private rear garden. The space includes a contemporary, free standing, wood burning stove. The area would comfortably accommodate a mixture of furniture configurations making it perfect for both everyday use and entertaining.

#### Kitchen

4.19m x 2.43m (13'8" x 7'11")

In need of some modernisation the kitchen features a good range of base, wall and drawer units with complementary worktops and tiled backsplash behind the hob. Integrated appliances include a stainless steel sink with mixer tap, oven/grill and a ceramic hob with extractor hood. There is under counter space for a dishwasher or washing machine and an undercounter fridge freezer. A large double window provides a nice view of the rear garden, and the room is complete with ceiling lighting and timber-effect laminate flooring.



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**Bathroom**

1.91m x 2.08m (6'3" x 6'9")

A relatively stylish and bathroom, thoughtfully designed with a full-sized bath and an overhead rainfall shower head with separate handheld attachment, enclosed by a glass screen and with large format tile surround. The pedestal wash hand basin is complemented by an adjacent WC with glass display shelf above. The space benefits from ceiling lighting, an extractor fan and an opaque window.

**Landing**

Carpeted stairs lead to a first-floor landing, which gives access to two bedrooms. A generous cupboard provides good storage. Additional features include carpet flooring, ceiling lighting and loft access.

**Bedroom One**

2.76m x 4.18m (9'0" x 13'8")

A well-proportioned and comfortable double bedroom, with a Velux window overlooking the rear garden. A fitted wardrobe provides excellent storage. There is ceiling light and carpet flooring,

**Bedroom Two**

3.05m x 4.18m (10'0" x 13'8")

Essentially a mirror image of the first bedroom, this room is another well-proportioned and comfortable double bedroom, with a Velux window overlooking the rear garden. Another fitted wardrobe provides excellent storage. There is also ceiling light and carpet flooring,

**Outside**

To the front, a low-level timber picket fence encloses a neatly presented garden area, laid with gravel chips for ease of maintenance. A timber gate opens onto a paved path leading to the main entrance. To the side of the property there is off street parking for one vehicle. A further gated access leads into the rear garden, which is predominantly laid to lawn and all enclosed by a vertical

timber fence for added privacy. There is a timber decked area with a door that provides direct access to the sitting room and dining area.

**Rear Entrance & Outdoor Storage Cupboard**

Accessed directly from the kitchen, the covered rear entrance opens out to the garden. A large shelved storage cupboard provides additional convenience. The space features concrete flooring and ceiling lighting.

**Services**

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

**Entry**

By mutual agreement.

**Price**

UNDER OFFER

**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

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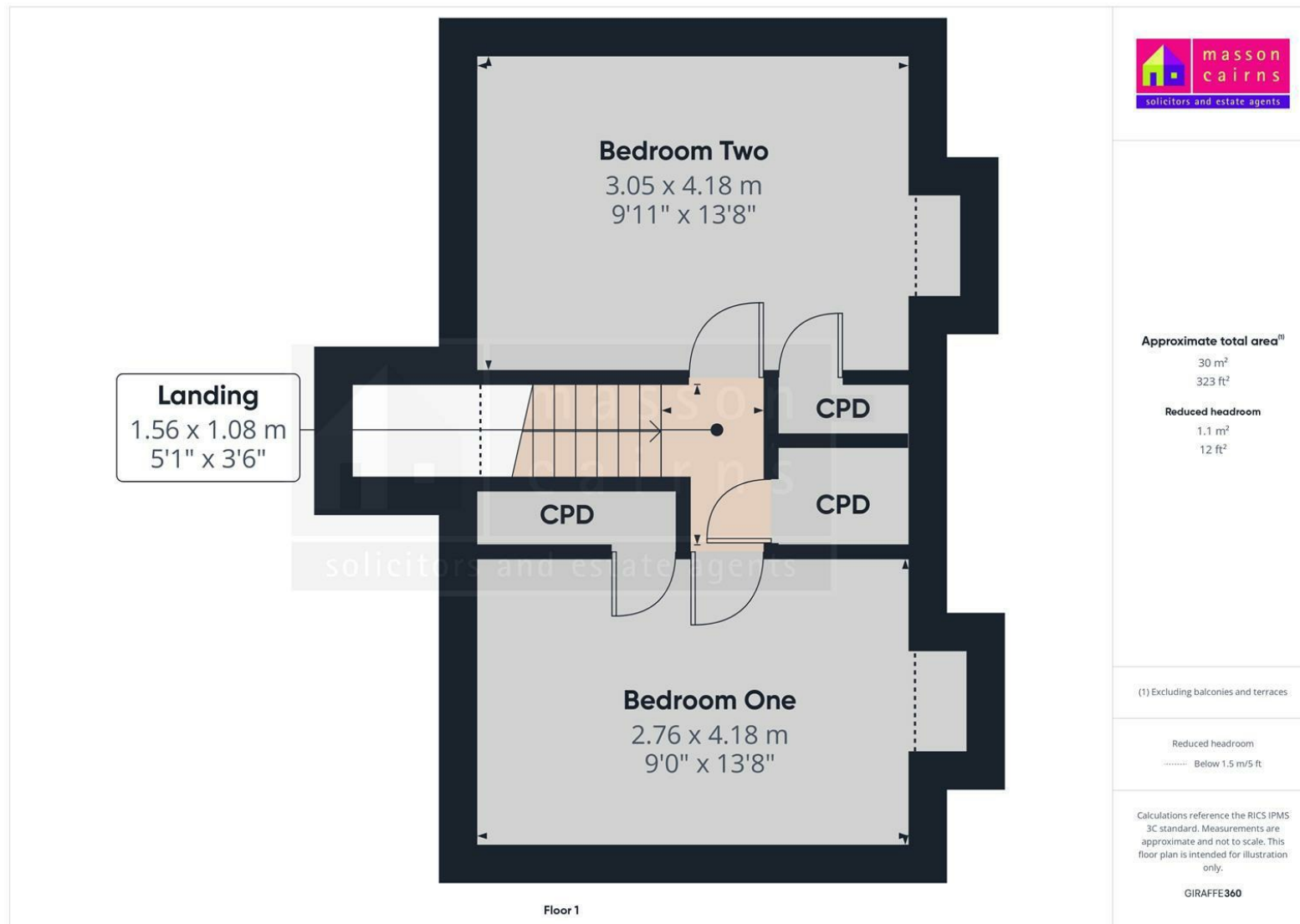
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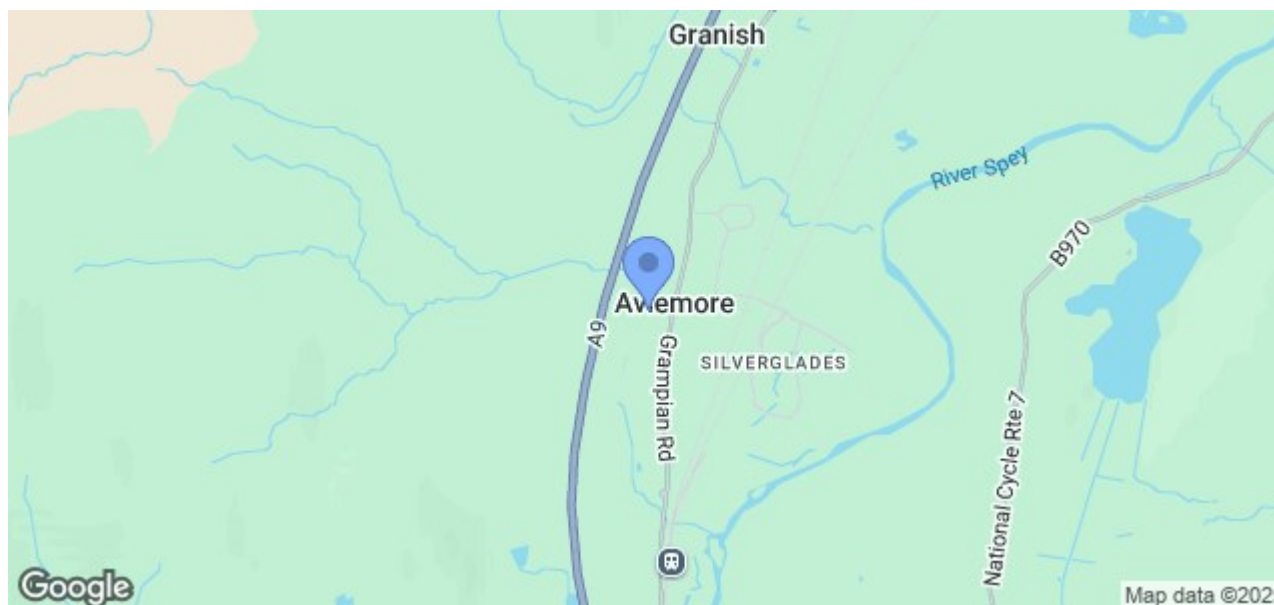
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not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