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solicitors and estate agents

17 Dalnabay, Silverglades, Aviemore, PH22 1RE  
Offers Over £145,000

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



Set within a quiet cul-de-sac close to woodland walks, this very well-presented one-bedroom end-terrace house offers comfortable, affordable living in a peaceful setting. The property is in excellent decorative order throughout and is arranged over two floors, with a bright and generously proportioned sitting room with space for casual dining and a modern, well-appointed kitchen on the ground floor. Upstairs, the accommodation is completed by a spacious double bedroom and a contemporary shower room. Further benefits include full double glazing and particularly generous garden grounds, south-facing to the rear, providing excellent outdoor space for relaxing or entertaining. A private driveway offers off-street parking for two to three vehicles. Overall, this is a rare opportunity to acquire an easy-to-maintain home with excellent outdoor space, within easy reach of the amenities and attractions of Aviemore. Dalfaber is a popular residential area located at the north end of Aviemore, approximately 1.5 miles from the village centre. The Silverglades development sits on the southern edge of the neighbourhood and enjoys attractive views towards the Cairngorms to the front and Craigellachie Nature Reserve to the rear. The immediate area benefits from a small community shopping centre including a Co-op food store and takeaway options, while the nearby Dalfaber Golf & Country Club—just a short walk away—offers golf courses, a swimming pool, gym, bar and restaurant. A well-used pedestrian and cycle path also provides convenient access to Dalfaber Road, the Old Bridge Inn and the village centre. EPC: F Council Tax: C Home Report: Available online at [massoncairns.com](http://massoncairns.com)

## Offers Over £145,000



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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](http://massoncairns.com) where an online copy is available to download.

EPC Rating F

#### Entrance Vestibule

1.50m x 1.04m (4'11" x 3'4")

A neatly proportioned entrance vestibule providing a practical arrival space, with room for coats and footwear, and leading through to the principal living accommodation beyond.

#### Sitting Room & Dining Area

3.91m x 4.40m (12'9" x 14'5")

A generously proportioned and comfortable reception space, well suited to both everyday living and entertaining. The room enjoys good natural light and offers ample space for both seating and dining furniture, with a pleasant outlook and a natural flow through to the adjoining areas including the kitchen a beyond a partial partition wall, creating a natural sense of connection while retaining definition between the spaces. A focal electric fireplace adds character, while the space also benefits from a vaulted ceiling, enhancing the sense of volume and natural light while lending an airy, open feel.

#### Kitchen

3.88m x 2.39m (12'8" x 7'10")

Set just beyond the main living space, the kitchen is thoughtfully arranged to make everyday living both practical and sociable. Well-proportioned work surfaces and storage provide ease of use, while the window above the sink brings in natural light and a pleasant outlook. Open to the sitting and dining area behind a partial partition wall, the layout allows you to remain connected with family and guests, creating a relaxed and easy-going space. There is a washing machine, cooker with hob and fridge which are all included. The kitchen also benefits from a generous storage cupboard, while a timber and glazed door opens directly onto the rear garden, allowing natural light to flood the space and providing easy access to outdoor dining and relaxation.

#### Landing

A bright and well-presented landing area, naturally lit by a window to the rear, providing access to the upper-level accommodation.



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#### Shower Room

1.88m x 2.10m (6'2" x 6'10")

A well-appointed and contemporary shower room fitted with a generous walk-in shower enclosure, a WC with concealed cistern and a vanity unit incorporating an integrated basin and useful storage. Finished in clean, neutral tiling, the room enjoys natural light from an opaque window to the rear, providing privacy while maintaining a bright and airy feel.

#### Bedroom

3.91m x 3.31m (12'9" x 10'10")

A generous and characterful bedroom enjoying a sense of space and light, enhanced by an attractive dormer-style window to the front of the property. The room comfortably accommodates a king size bed and benefits from an open balustrade overlooking the space below, adding architectural interest and a feeling of openness. A comprehensive range of bedroom furniture is included within the sale, providing excellent storage and there is a further integral wardrobe space. The room also features a hatch in the ceiling, where the attic can be accessed via a Ramsey ladder

#### Outside

The property is set within well-maintained garden grounds, with a neat area of lawn to the front bordered by low fencing and a private driveway providing off-street parking. To the rear, the garden offers a sheltered and enclosed space, laid predominantly to lawn with a paved seating area ideal for outdoor dining and relaxation. Mature shrubs and planting provide a pleasant degree of privacy, while a timber garden shed offers useful external storage. The overall setting is peaceful and well established, lending itself to easy enjoyment throughout the seasons. The rear garden backs directly onto open woodland, creating a peaceful and private setting with immediate access to scenic walks. This natural backdrop enhances both privacy and outlook.

#### Services

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

#### Entry

By mutual agreement.

#### Price

Offers over £145,000 Are invited

Some Kitchen appliances and furniture are included in the purchase.

#### Viewings and Offers

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

Strathspey House

Grantown on Spey

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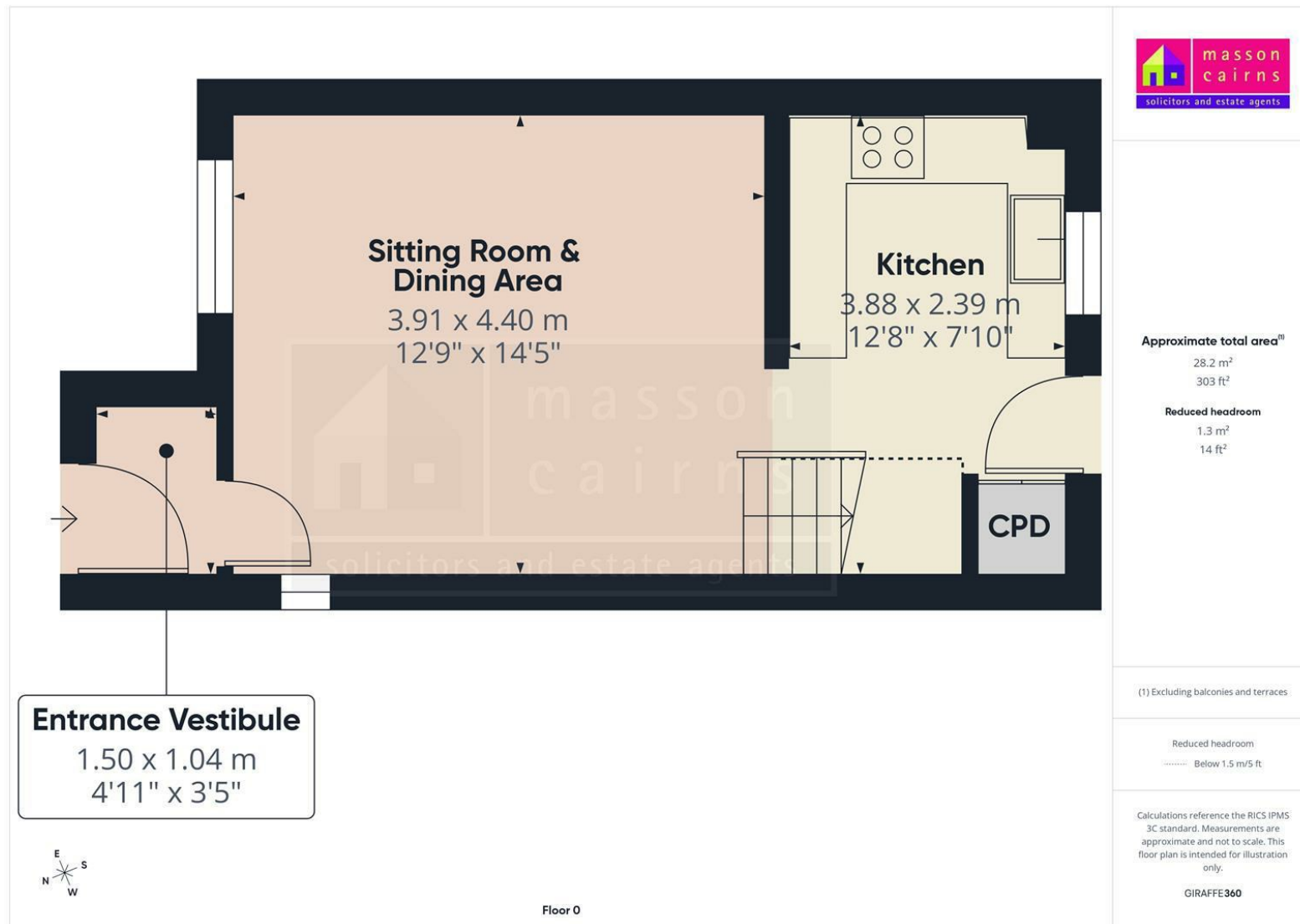












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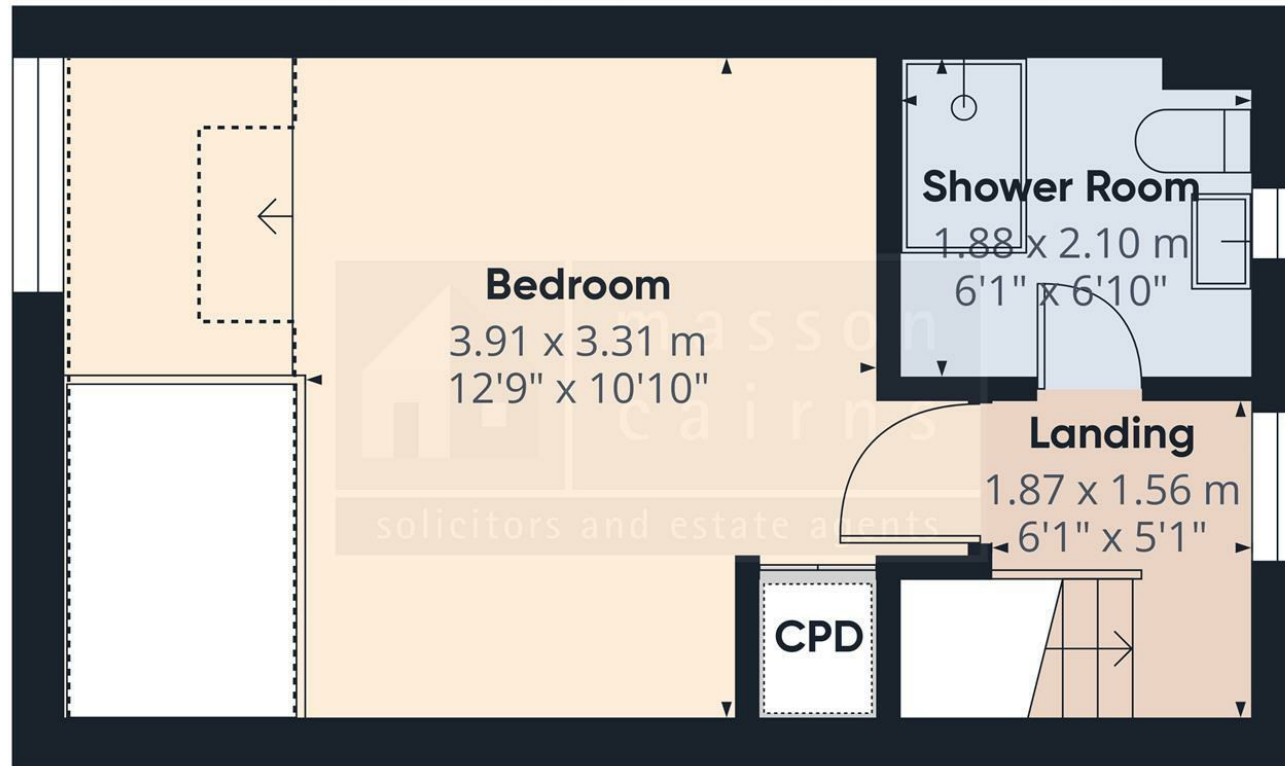
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Floor 1

**Approximate total area<sup>(1)</sup>**

21.4 m<sup>2</sup>  
231 ft<sup>2</sup>

**Reduced headroom**

2 m<sup>2</sup>  
22 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

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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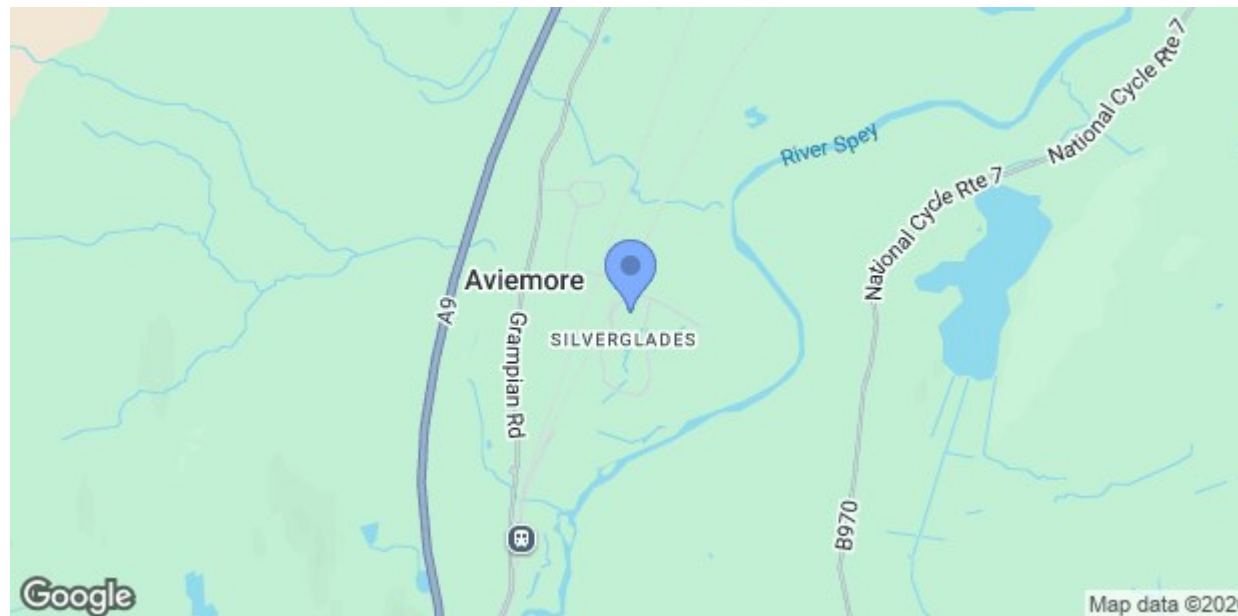
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>62</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>32</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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