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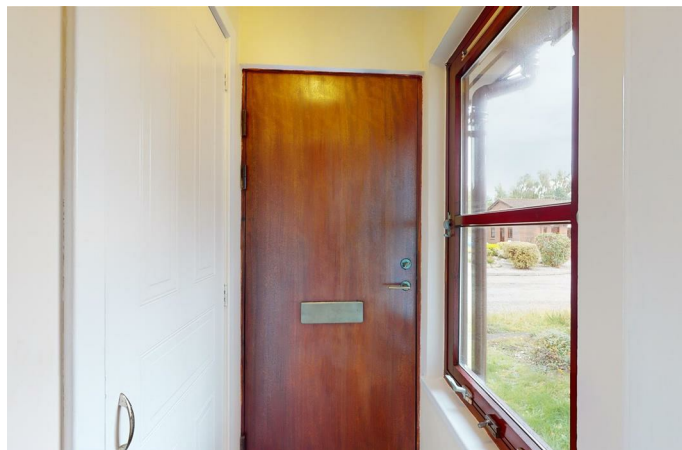
solicitors and estate agents

31 Dalnabay, Silverglades, Aviemore, PH22 1RE  
Offers Over £195,000

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

A bright and ideally located two bedroom semi-detached property offered for sale in this desirable and convenient development. Accommodation is arranged over one floor and includes a bright lounge with space for dining, fitted kitchen, two double bedrooms and a bathroom. Outside there is a driveway with off street parking and gardens to the front and rear which are mainly laid to lawn with a rear decked area with views to the passing Strathspey heritage steam railway and bounded with timber ranch fencing. The property would be ideal for a variety of purchasers including those looking for a family, second or investment property in the Cairngorms National Park. Energy Performance Certificate Rating D, Council Tax Band C

## Offers Over £195,000



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## Aviemore

Nestling alongside the River Spey, in the midst of the Cairngorms National Park, there is perhaps nowhere better than Aviemore to appreciate the magnificence of Scotland's great outdoors. Lochs, rivers, forests and mountains provide precious habitats for an abundance of wildlife, while the spectacular scenery and fresh air attracts visitors from across the country, ensuring Aviemore's position as a year-round destination as well as a much respected ski and leisure resort. Aviemore is on the main rail line from Inverness/ London and is just off the A9 giving easy access to all parts of the UK; Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

### Entrance Vestibule

A timber door to the front of the property provides access to the entrance porch where a further timber door opens to the sitting room. A cupboard with shelving provides great storage. There is a window to the side with views towards the Cairngorm Mountains and there is, ceiling lighting and carpet flooring with an integral Matwell.

### Sitting Room/ Dining Area

3.19m x 2.99m & 2.73m x 2.98m (10'5" x 9'9" & 8'11" x 9'9")

A spacious open plan sitting and dining room enjoying a large window to the front allowing natural light to

flow into the room. The dining area has space to house a four seat dining set and from here doors open to the kitchen and hall. Laminate wood flooring flows throughout, there is ceiling lighting and two Dimplex Quantum Eco storage heaters.

### Kitchen

3.01m x 2.80m (9'10" x 9'2")

A stylish kitchen providing a good range of base, drawer and wall units with complementary worktop and white tiled splashback. A stainless steel sink with a chrome mixer tap is placed at the window overlooking the rear garden. Integrated appliances include a washing machine and cooker with electric hob and steel canopy extractor in addition to a stand alone fridge freezer. A timber and glazed door opens to the rear and there is tile effect laminate flooring, ceiling lighting and a Dimplex Quantum eco storage heater.

### Hall

2.20m x 0.90m (7'2" x 2'11")

The hall provides access to both bedrooms and the bathroom and enjoys carpet flooring, a loft hatch and ceiling lighting.

### Bathroom

2.20m x 1.91m (7'2" x 6'3")

A fresh bathroom comprising of WC, pedestal wash hand basin with twin taps and bath with a chrome

mixer tap and an electric shower over all surrounded with full height tiling and tile effect laminate flooring. There is ceiling lighting, a chrome electric towel warmer, extractor, shaver socket and a warm air heater.

### Bedroom One

3.41m x 3.09m (11'2" x 10'1")

An attractive double bedroom enjoying a window overlooking the private rear garden. A cupboard houses the water tank and provides shelved storage above and there is carpet flooring, ceiling lighting and a Dimplex panel heater.

### Bedroom Two

3.19m x 2.91m (10'5" x 9'6")

An inviting double bedroom benefitting from a window to the front allowing the room to be bright and airy. There is carpet flooring, ceiling lighting and a Dimplex panel heater.

### Outside

The front of the property is laid to lawn. A tarmac drive with parking space for 2-3 vehicles runs along the side and a timber gate at the side allows access to a paved path which leads to the front and rear door. The private rear garden is mainly gravel for ease of maintenance with a high level timber ranch fence providing good privacy. There is a timber garden shed which provides excellent storage for gardening and



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sports equipment and there is an outside tap. The Strathspey steam railway runs along the rear of the property across the road and often signals its presence with a toot on passing.

### Services

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

### 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 D

### Entry

By mutual agreement.

### Price

Offers over £195,000 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

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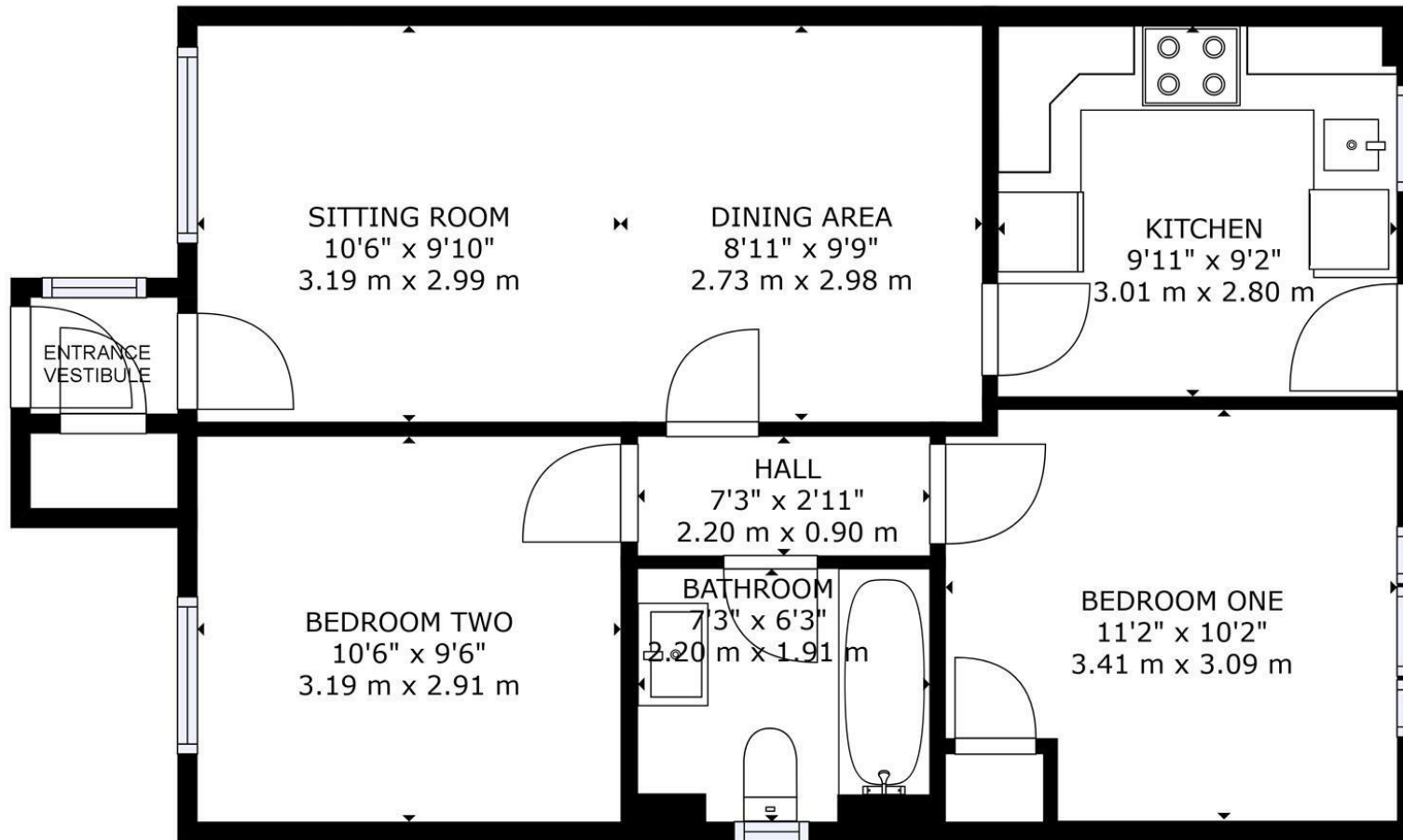












GROSS INTERNAL AREA  
FLOOR 1: 606 sq. ft, 56 m<sup>2</sup>  
TOTAL: 606 sq. ft, 56 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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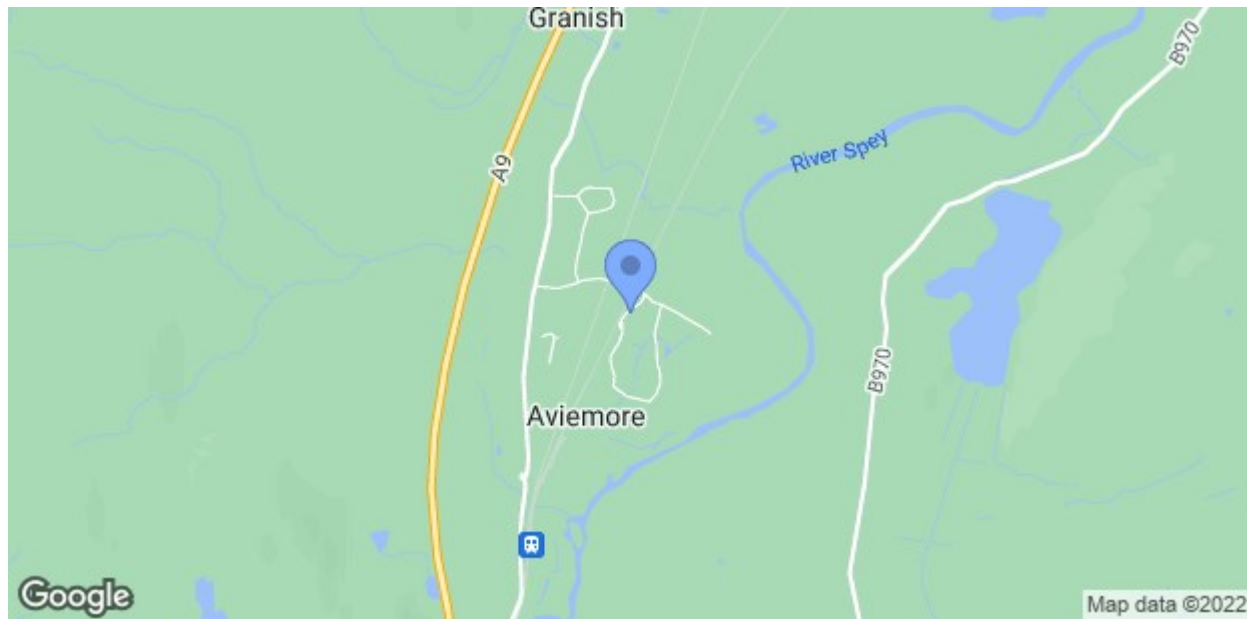
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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