



Innes & Mackay

**2 MILTON PARK,
AVIEMORE, INVERNESS-SHIRE,
PH22 1RR**

- SEMI DETACHED VILLA
- TWO DOUBLE BEDROOMS
- CLOSE TO CENTRE OF AVIEMORE
- LOG BURNING STOVE
- ELECTRIC HEATING
- IDEAL FIRST TIME BUY OR HOLIDAY LET

**OFFERS OVER
£175,000**



DESCRIPTION

Only by viewing this two bed semi detached villa will one appreciate the comfortable accommodation the property has to offer along with this location within walking distance of the village centre. Ideal for the first time buyer or as with the potential for a holiday let, the property benefits from electric heating, is fully double glazed and has a lovely enclosed rear garden with decking from which to enjoy the sun.

LOCATION

Aviemore is a thriving village situated within the Cairngorms National Park offering many pleasing attractions, skiing, hillwalking and lovely walks but to name a few. The village itself offers ample amenities, including a primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm mountain, Strathspey steam railway and the championship Spey Valley Golf Course at Dalnaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence. It is on the main rail line from Inverness/London and 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.

GARDEN

Steps lead down to the pathway providing access to the front door along with access to the rear garden via a wooden gate. Enclosed with wooden fencing, the front garden is laid to grass with both a gravelled border and border with a selection of plants and flowers below the window. The rear garden is laid with grass, enclosed with high fencing and benefits from corner decking from which to enjoy the sun. A timber garden shed provides ample external storage along with a log store. Ornate borders complete the gardens here giving a pleasing finish.

ENTRANCE VESTIBULE

Attractive front door opens into the entrance vestibule which has a step and glazed door opening into the hallway. There are frosted windows to the side and into the hallway.

HALLWAY

Laid with real wood flooring, the hallway provides access to the lounge and via stairs to the first floor landing. Good storage is provided by three single built in cupboards which are shelved. Fifteen paned glass door opens into the living/dining room.

LOUNGE/DINING

5.94m x 3.05m (19'5" x 10'0")

The lounge is a lovely bright and comfortable room with windows to both the front and rear. Laid with real wood



flooring, this room which has space at the rear for dining, has a log burning stove set on Caithness Slate hearth providing a pleasing focal point. Door leads through to the kitchen.

KITCHEN

3.56m x 2.43m (11'8" x 7'11")

The kitchen is fitted with a range of floor based units and wall mounted cupboards, all providing good storage and working areas. Located below the window to the rear, is the sink with drainer to the side, and there is space under for the washing machine and dishwasher. There is a free standing electric cooker. Tiling above the units, real wood flooring and door through to the rear hallway complete the kitchen.

REAR HALL/UTILITY AREA

Located off the kitchen is the rear hall from which access can be gained to the back garden. There is a large walk-in understair area which currently houses the fridge freezer whilst also providing additional storage.

FIRST FLOOR LANDING

The first floor landing, accessed via carpeted stairs, leads to the two bedrooms and bathroom. A hatch provides access to the floored loft space and two single built in cupboards provide shelved storage.

BEDROOM 1

4.44m x 2.92m (14'6" x 9'6")

Bedroom one is a bright, double room located to the front elevation. This room, laid with carpet, benefits from two built in double wardrobes providing ample hanging rail and storage.

BEDROOM 2

3.44m x 2.91m (11'3" x 9'6")

Bedroom two is a double room located to the rear elevation, laid with carpet and benefits from a built in single cupboard housing the water tank and also providing additional storage.

BATHROOM

1.96m x 1.68m (6'5" x 5'6")

The bathroom located to the rear, is furnished with a three piece suite comprising a dual flush WC, wash hand basin with storage under and a bath with "Mira" electric shower over and curtain to the side. Tiling above the bath, chrome ladder heated towel rail and Vinyl flooring complete this room.

HEATING

The heating here is electric, four of which are WIFI enabled.

GLAZING

Double glazed.



PARKING

Parking is shared, on street.

COUNCIL TAX

Band C.

EPC

Band E41

EXTRAS INCLUDED

All fitted carpets, blinds and electric cooker, Garden shed/log store. The white goods in the kitchen may be available under separate negotiation.

SERVICES

Mains water, drainage, electricity, telephone and TV points.

VIEWING ARRANEMENTS

Viewing is strictly through Innes and Mackay (01463) 251200.

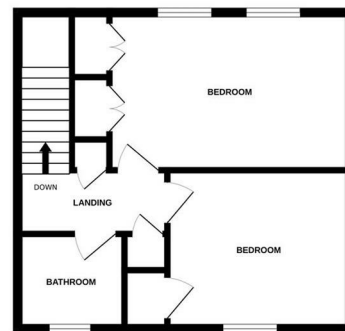
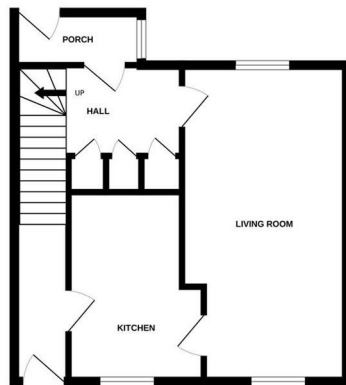






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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