

6 Carn Dearg Aviemore PH22 1LQ

Offers Over £340,000 are invited

Beautifully finished 4 Bedroom
Detached Villa Set In Lovely Woodland
Plot



Features:

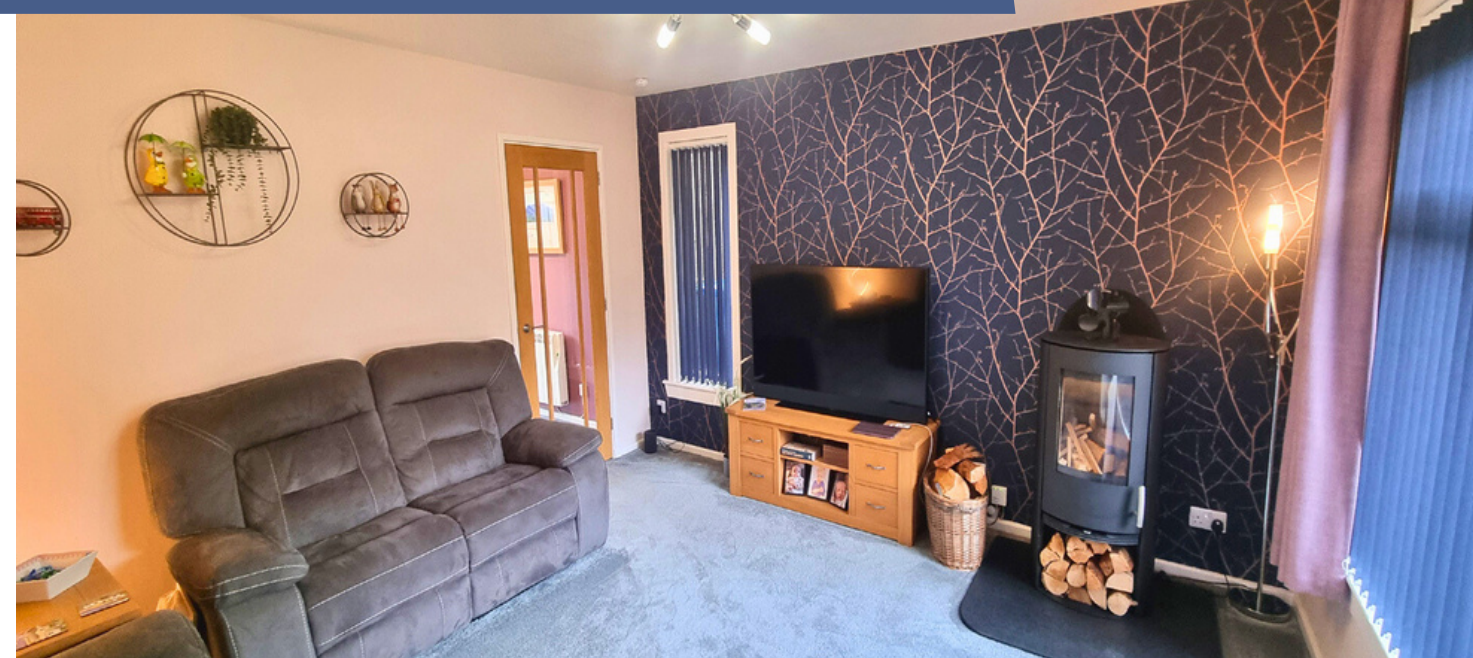
- Stylish Open Plan Kitchen Dining Area With Patio Doors
- Idyllic Garden Grounds To The Front and Rear
- UPVC Double Glazing, Electric Total Control Heating and Wood Burning Stove
- Quiet Cul-De-Sac Location With Driveway & Garage
- Within Walking Distance Of Local Amenities And Facilities

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No 6 Carn Dearg is a modern detached four bedroom house, built approximately 25 years ago, within a small cul de sac of similar properties. The property, which is in immaculate condition, has modern and stylish kitchen and bathrooms, good quality floor coverings, glazed oak doors and generous garden grounds. Other notable benefits include full UPVC double glazing, electric total control heating, a wood burning stove, integral garage, and peaceful views over the surrounding woodland. This comfortable family home offers great sized accommodation throughout while offering flexibility for young professionals who may need work from home space.

The property would make an ideal family or holiday home in a pleasant woodland location, set within reach of all local amenities and facilities. Viewing is highly recommended to appreciate the beautiful location of this immaculate property.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759 119411



Osprey Grange is a popular residential area at the north end of Aviemore, close to the Dalfaber Sports and Country Club which offers a bar & restaurant, sports hall, swimming pool & fitness room, tennis courts, 9 hole golf course as well as the 18 hole Spey Valley Golf Course.

Aviemore village itself offers many amenities, including primary school and community centre, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and championship Spey Valley Golf Course at Dalfaber, all of which have contributed to enhancing the area and creating an all year-round centre of tourism excellence. The property currently functions as a holiday let but would make an ideal family home or second home, within walking distance of local amenities and facilities.

ACCOMMODATION:

Entrance Porch 1.06m x 1.34m

Glazed UPVC entrance door and window. Recessed lighting. Tiled floor. Door to entrance hallway.

Lounge 4.13m x 4.15m

Spacious sitting area with picture window to the front overlooking the garden to woodland beyond. Feature freestanding wood burning stove set on a slate hearth. TV & Telephone points. Upgraded double sockets with USB charging. Space for furniture. Spotlight rail. Smoke alarm. Carbon monoxide. Radiator. Fitted carpet. Glazed door to the kitchen.

Kitchen 2.80m x 2.61m

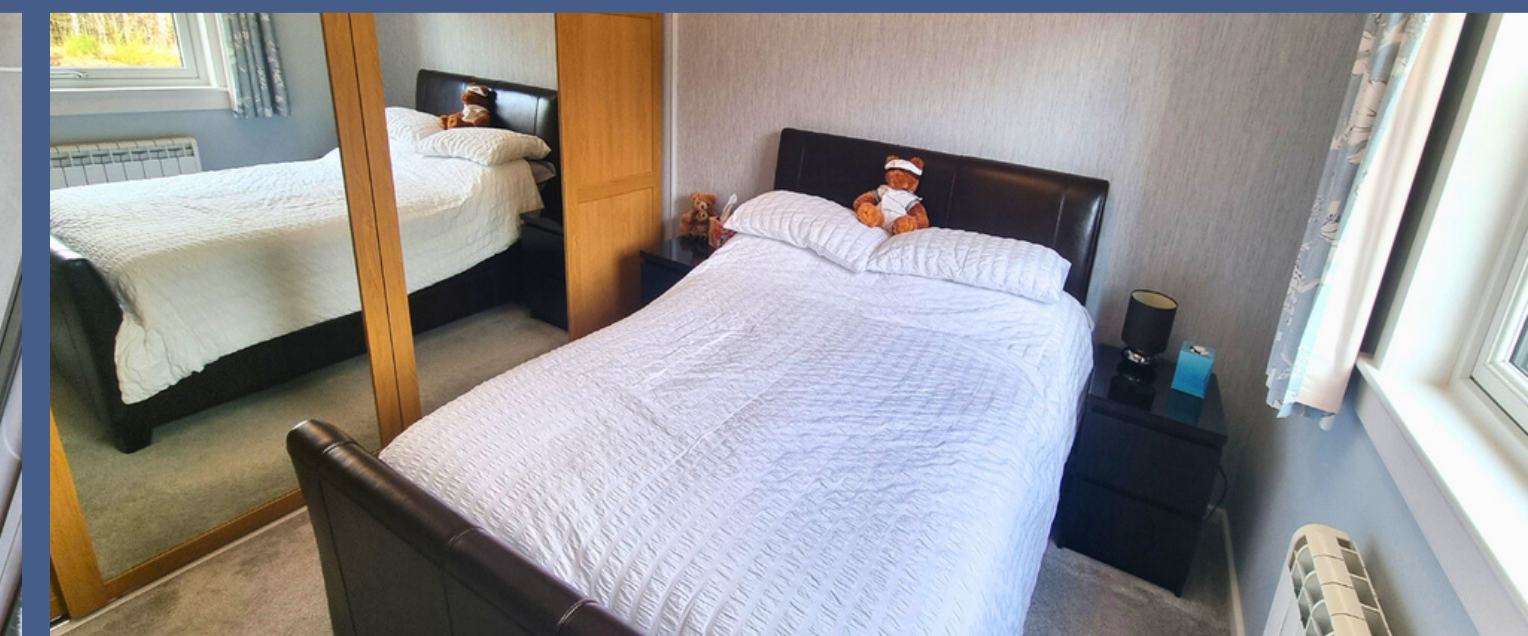
Stylish open plan kitchen and dining area incorporating beautiful sage base units, Corian worktop and sink with drainer and integrated appliances. Two double ovens, five ring ceramic hob with extractor above, dishwasher and fridge. Adequate space for hosting friends and family. Recessed and under unit lighting. Radiator. Tiled floor. Doors to rear vestibule and garden grounds. Window to the rear overlooking the woodland.

Rear Vestibule 1.60m x 1.60m

Accessed from the kitchen this spacious vestibule has doors off to the WC, garage and rear garden. Recessed lighting. Tiled floor.

WC 1.78m x 0.80m

Two piece white WC and wash hand basin in vanity unit with cupboard below. Toilet accessories. Fully tiled suite. Wall mirror. Recessed lighting. Radiator. Opaque window to the rear.



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Returning to entrance hall and staircase to first floor landing.

FIRST FLOOR

Landing

"L" shaped landing with doors off to all bedrooms and the family shower room. Loft Hatch. Built-in cupboard housing the hot water cylinder. Smoke alarm. Spotlight rack. Radiator. Fitted carpet.

Bedroom 1 3.17m x 2.95m

Double en-suite bedroom with window to the front overlooking the front garden to woodland beyond. Two built-in double wardrobes with hanging and storage space and mirrored doors. Space for bedroom furniture. Ceiling light. Radiator. Fitted carpet. Door to en-suite shower room.

En-Suite Shower Room 1.78m x 1.63m

Three piece white suite comprising off a WC, vanity washing hand basin and single shower cubicle with mains shower. Wall mirror. Tiled suite. Heated towel rail. Opaque window to the front.

Bedroom 2 2.95m x 2.90m

Double bedroom with window to the rear overlooking the woodland. Two built-in double wardrobes with hanging and storage space and mirrored doors. Space for bedroom furniture. Spotlight rail. Radiator. Fitted carpet.

Shower Room 2.14m x 1.91m

Three piece white suite comprising wash hand basin in vanity unit, WC and double shower unit with mains shower. Underfloor heating. Wall mirror. Heated towel rail. Recessed lighting. Fully tiled suite. Opaque window to the rear.

Bedroom 3 2.72m x 4.18m

Well sized doubled aspect bedroom with great views. Space for bedroom furniture. Spotlight rail. Radiator. Fitted carpet.

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Bedroom 4 2.65m x 1.80m

Single bedroom with window to the rear overlooking the garden and woodland beyond. Perfect room for home office or study. Spotlight rail. Radiator. Fitted carpet.

Garage

Integral garage, situated at the front of the property, with remote controlled roller door, power and lighting. Built in utility area offering space for washing machine and tumble dryer as well as stainless steel sink.

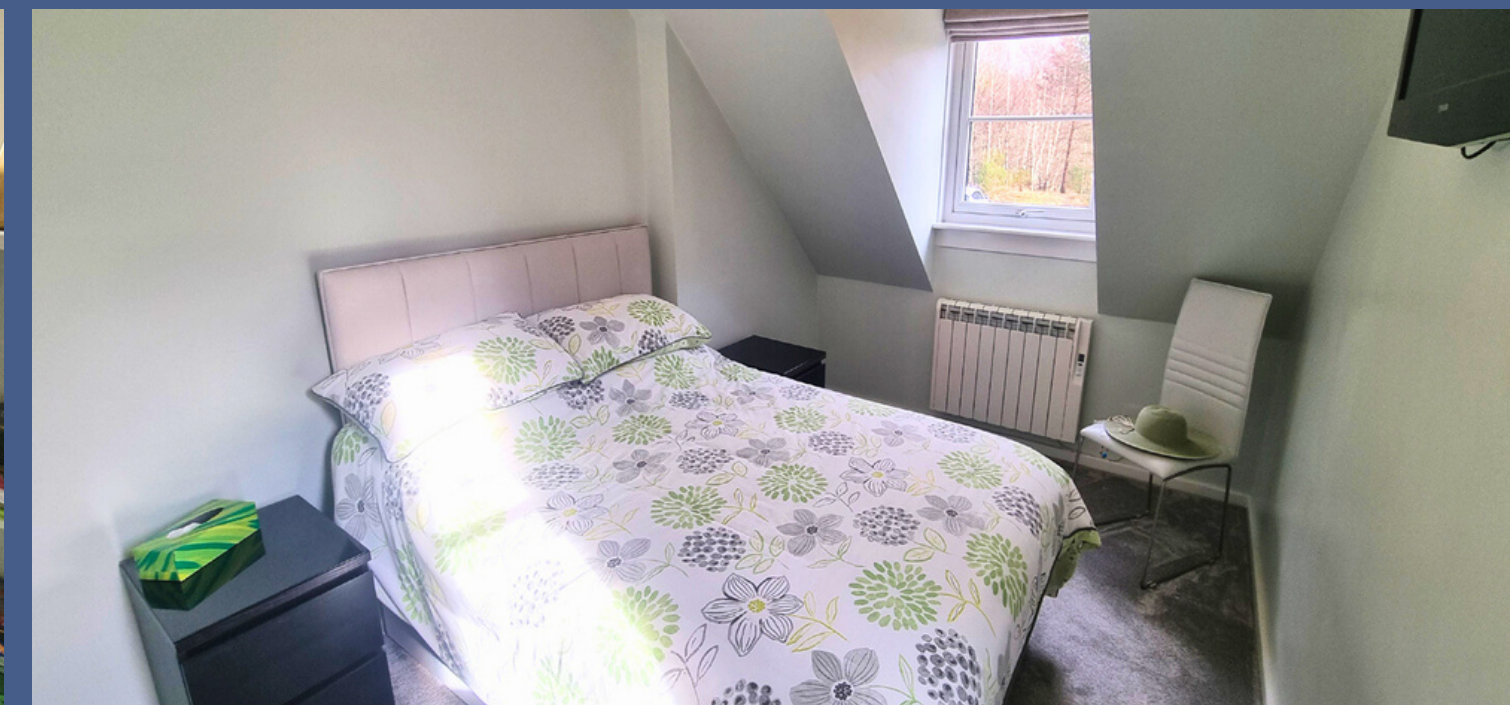
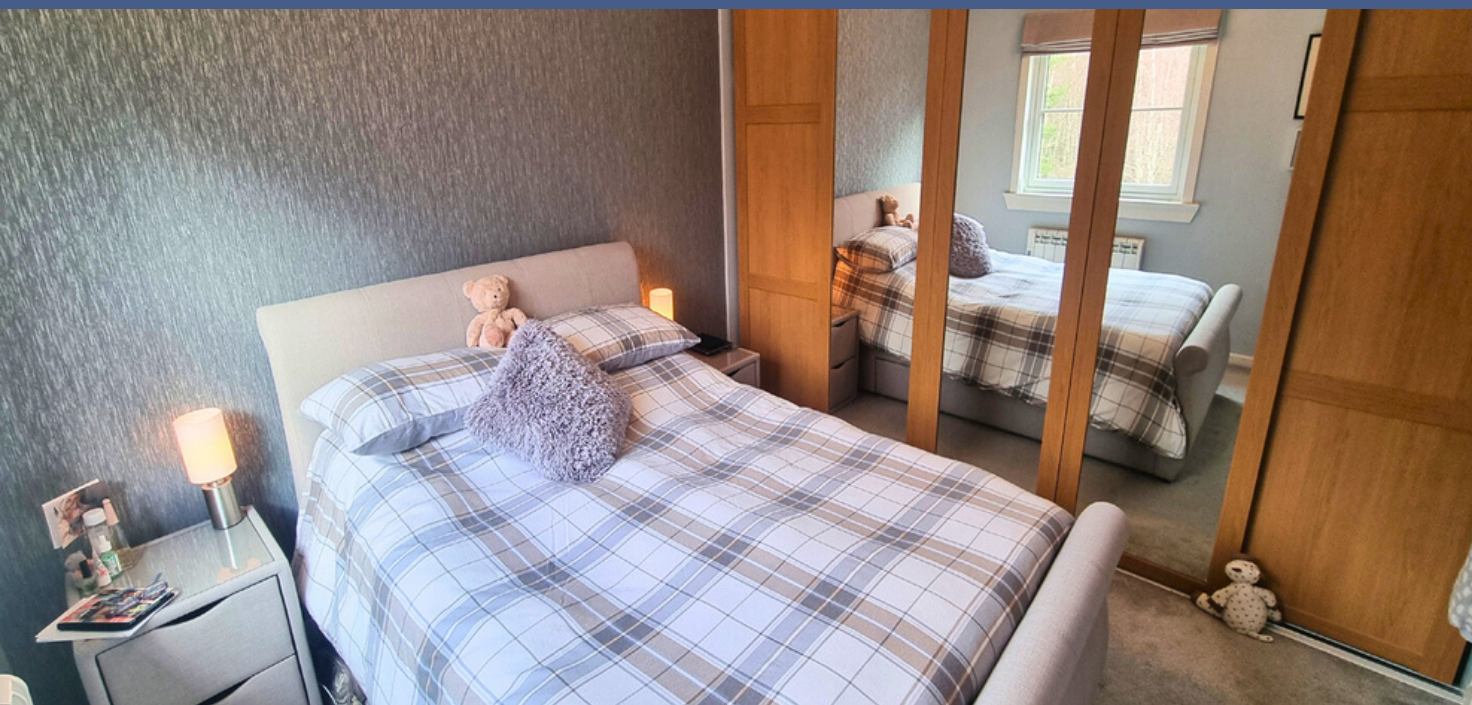
Garden

The well maintained front garden is laid to lawn with a paved driveway leading to the garage. A paved path leads round the side of the house to a patio area.

The generous west facing rear garden, which again is mainly laid to lawn backs on to the woodland, which has a small stream, making it a lovely, relaxing space. Flower borders, plants and shrubs. Space for garden shed. Outside tap.

INCLUDED

Carpets, curtains and light fittings.



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SERVICES

Mains electricity, water and drainage.

HOME REPORT

A Home Report is available for this property. Please use the following link:

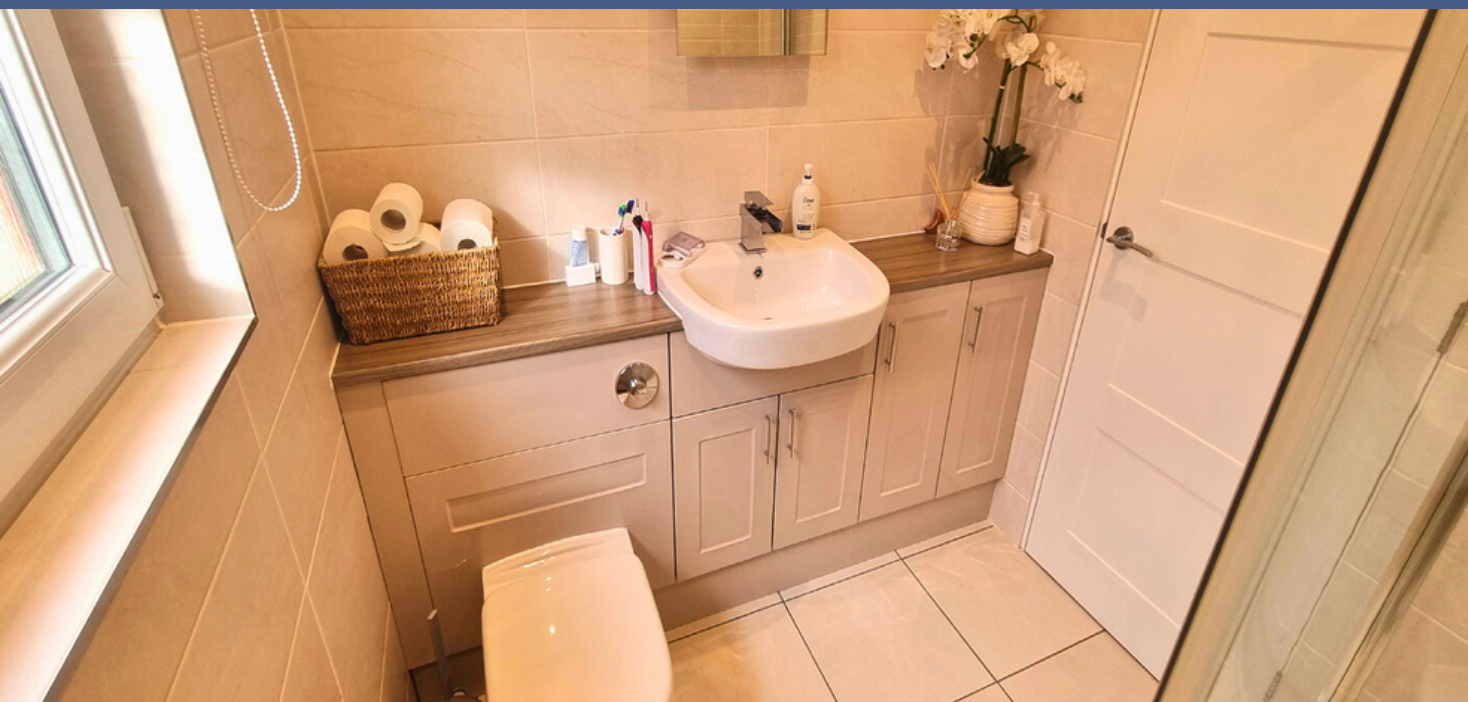
- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=xtc%2fX0jWN6nMareEyq3f%2fQ%3d%3d>
- Post Code: PH22 1LQ
- EPC: Band E

PRICE

Offers Over £340,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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