

21 Allt Mor Aviemore PH22 1QQ

Offers Over £305,000 are invited.

Modern Three Bedroom Detached
Villa Offering Great Views Of
Surrounding Hills



Features:

- Lounge, Kitchen & Dining Area Offering Great Social Space
- Family Bathroom, En-Suite Shower Room & WC
- Full Double Glazing & Oil Fired Central Heating
- Private Allocated Parking
- Quiet Cul-De-Sac Location with South Facing Garden Grounds
- Close to Local Woodland Walks & Bike Trails

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



21 Allt Mor, is a beautifully designed 3-bedroom detached villa built in 2005. It is situated within a select residential development at the northern end of Aviemore. The villa offers great views of Craigellachie nature reserve and the Cairngorm Mountains while also benefiting a private south facing rear garden. Other benefits include excellent specifications such as underfloor heating on the ground floor with radiators on the first floor, full double-glazing, modern fitted kitchen with dining area and glazed double doors opening to the bright lounge. The three bedrooms are all well sized and benefit from fitted wardrobes and the principal bedroom has an en-suite shower room. This great family home offers flexibility with two decent bedrooms and one smaller room which could be used as a playroom, bedroom, or home office. The property has good outside space and private on-street allocated parking.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759119411.



Aviemore is a bustling village situated within the Cairngorms National Park. It 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.

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.

Front Vestibule

1.45 x 1.78m

Solid wood entrance door with glazed panel, peephole and letterbox, glazed panel to the side. Built in cupboard with hanging rail and storage space. Coat hooks. Recessed lighting. Laminate flooring. Door to hallway.

Hallway

5.30 x 2.00m

Built in understairs cupboard with hot water tank and space for storage. Smoke detector. Recessed lighting. Laminate flooring. Doors off to lounge, kitchen, utility room, WC, and storeroom. Stairs to first floor.

Kitchen/diner

4.17 x 3.80m

Excellent sized room with space for formal dining. Modern fitted kitchen with base and wall units incorporating worktops, integrated dishwasher and 1½ bowl stainless steel sink with mixer tap. Electric oven and hob with extractor hood above. Space for fridge freezer. Splashback tiles above work surfaces. TV & telephone points. Recessed lighting. Tiled floor. Window to the front allowing natural daylight. Double glazed doors to lounge.

Lounge

4.66 x 4.20m

Comfortable room with window overlooking the rear garden while also offering views towards Craigellachie Nature Reserve. Glazed panel French doors opening to the kitchen/diner offering great social space. Recessed lighting. Fitted carpet. Door to hallway.

Utility Room

2.29m x 2.06m

Fitted with a base unit incorporating stainless steel sink with mixer tap and worktop. Plumbed for automatic washing machine. Space for tumble dryer. Heating and hot water control panel. Extractor fan. Recessed lighting. Tiled floor. Door to rear garden.



WWW.CALEDONIAESTATEAGENCY.CO.UK



WC

1.75 x 0.90m

Two piece white suite consisting of WC and wash hand basin. Extractor fan. Splashback tiles above wash basin. Mirror. Bathroom accessories.

First Floor

Landing

Pine stairs lead to first floor landing. Smoke detector. Loft hatch. Recessed lighting. Radiator. Fitted carpet. Doors off to all bedrooms and bathroom.

Master Bedroom

3.80 x 4.50m

Double room with window to the front offering limited views of surrounding hills. Built in double wardrobes with hanging rail, space for storage and sliding doors. TV and telephone point. Recessed lighting. Radiator. Fitted carpet. Door to en-suite shower room.

En suite shower room

2.42 x 1.35m

Three piece suite consisting of WC, vanity wash hand basin and large shower cubicle with shower above. Waterproof wall panelling around shower cubicle. Extractor fan. Heated towel rail. Mirror. Recessed lighting. Tiled floor.

Bedroom 2

3.64 x 3.80m

Double/Twin room with window to the rear offering great views over Craigellachie and the Cairngorm Mountain. Built in storage cupboard. TV point. Space for furniture. Recessed lighting. Radiator. Fitted carpet.

Bedroom 3

3.34m x 2.98m

Double room with window to the front and views over the surrounding hills. Built in cupboard with hanging rail and space for storage. TV and telephone point. Radiator. Fitted carpet.

Bathroom

2.12 x 2.10m

Three piece white suite consisting of WC, pedestal basin, bath with mixer tap and shower above with glazed side screen. Wall tiles around bath to ceiling and to dado height on the other walls. Opaque window to the rear with deep display ledge. Extractor fan. Shaver point. Radiator. Mirror. Bathroom accessories. Recessed lighting. Tiled floor.

WWW.CALEDONIAESTATEAGENCY.CO.UK



INCLUDED

All floor coverings, curtains, blinds and light fittings.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently council tax band E (£2498 P.A) including water rates.
Discounts are available for single person occupancy.

PRICE

Offers Over £305,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

HOME REPORT

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

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=Xnel3O%2bWRW%2fKulj1TniAcQ%3d%3d>
- Postcode: PH22 1QQ
- Energy Rating: band C



WWW.CALEDONIAESTATEAGENCY.CO.UK



OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



WWW.CALEDONIAESTATEAGENCY.CO.UK





CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



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.

WWW.CALEDONIAESTATEAGENCY.CO.UK

