

Foinaven  
53 Dalnabay  
Aviemore  
PH22 1RF

Offers Offer £210,000 are invited

Attractive Two Bedroom Semi-Detached  
Bungalow Situated in a Popular  
Residential Area of Aviemore



Features:

- Open Plan Lounge / Dining Area
- Contemporary Fitted kitchen and Bathroom
- Full Double Glazing & Updated Electric Economy Heating
- Enclosed Garden Space and Private Driveway
- Close to Local Woodland Walks, Bike Trails, and Golf Course

CONTACT US :

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Foinaven, No 53 Dalnabay is a two-bedroom semi-detached bungalow set within a quiet cul-de-sac of similar properties. The property has been beautifully renovated and includes a contemporary and stylish fitted kitchen, an open plan living/dining area, a modern bathroom and two bright double bedrooms. Benefitting from private parking as well as an enclosed rear garden space, the garden has a decking area perfect for outdoor dining and entertaining. The property also benefits from full double glazing and updated electric economy heating. Currently operating as a successful holiday let, these comfortable bungalows offer great flexibility and can be used as family homes, second homes or potential holiday let investment properties.



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



Dalnabay is a popular residential area, located at the north end of Aviemore and close to the Dalnabay Golf and Country Club which offers a bar & restaurant, sports hall, swimming pool, fitness room, tennis courts and golf course. The immediate area has a community shopping centre which includes a Co-op, pizzeria, chip shop, and other amenities. The property also sits on a popular pedestrian/cycle path which leads into Dalnabay Road, Old Bridge Inn and the centre of the village. Aviemore village itself offers many amenities, including a brand-new primary school, shops, restaurants, hotels and bars, amongst other attractions.

## ACCOMMODATION:

### Entrance Vestibule

1.07m x 0.95m

Timber entrance door open to vestibule with built-in cupboard offering substantial storage space for hanging coats and storing shoes. Window to the side creates a well lit room. Pendant light. Laminate flooring. Door to Lounge/Dining Area.

### Lounge/Dining Room

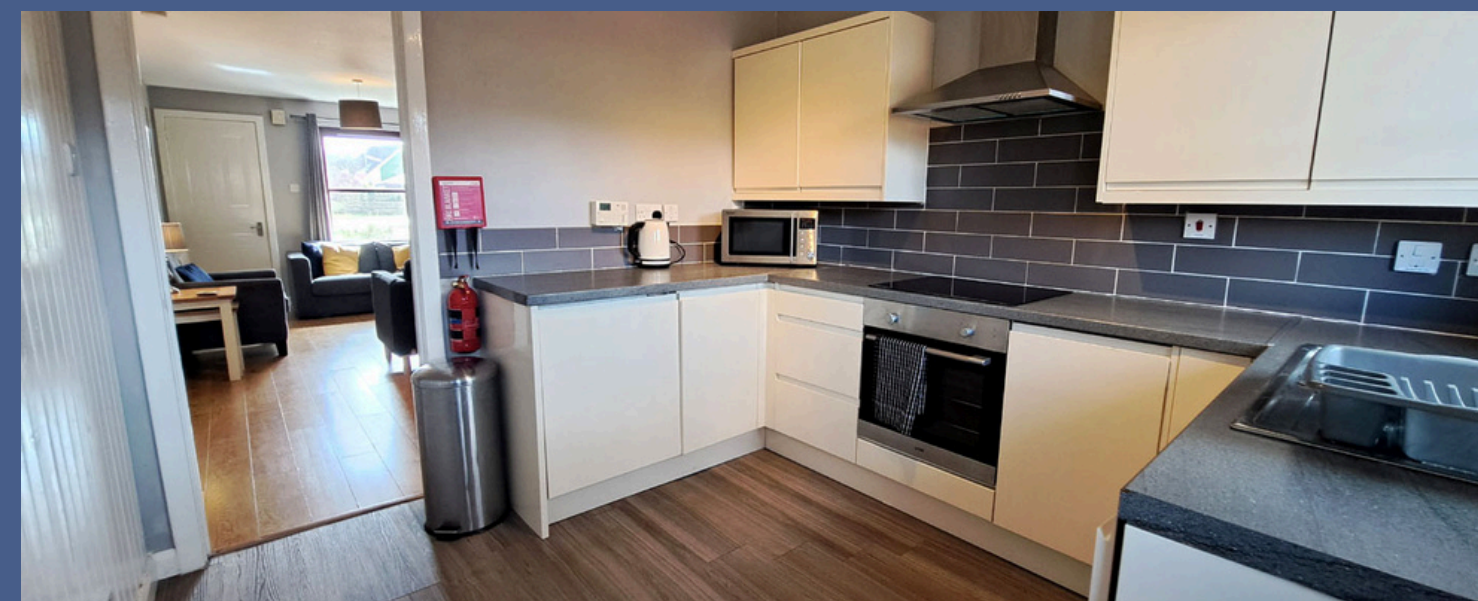
5.89m x 2.99m

Spacious open plan lounge and dining area with windows to the front offering natural daylight. Adequate space for family and formal dining. TV and Internet points. Pendant lighting. Two storage heaters. Laminate flooring. Doors to Kitchen and Inner Hall.

### Kitchen

3.01m x 2.71m

A stylish and functional kitchen with contemporary fitted base and wall units with composite countertops and chic wall tiling above. Integrated within the kitchen is a fitted fridge-freezer, dishwasher, undercounter oven, 'Logik' induction hob with stainless steel extractor chimney and stainless-steel sink with mixer tap and drainer. Space for free-standing furniture to one side. Spotlight rail. Laminate floor. Timber security door with glazed insert leads to the rear garden where a decking area creates the perfect spot for al-fresco dining.



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## Inner Hallway

2.17m x 0.92m

Inner hall accessing two bedrooms and bathroom. Loft hatch. Pendant light. Laminate flooring.

## Bedroom One

3.53m x 3.12m

Spacious double bedroom with window to the rear offering views over the garden space and limited views to Craigellachie Nature Reserve. Storage cupboard housing hot water cylinder. Space for free-standing bedroom furniture. Pendant light. Panel heater. Laminate flooring.

## Bedroom Two

3.19m x 2.91m

Double bedroom with a window to the front allowing for natural daylight to flood the room. Space for furniture. Pendant light. Panel heater. Laminate flooring.

## Family Bathroom

2.18m x 1.81m

Modern and fresh bathroom with three-piece suite comprising of bath with 'Mira' electric shower over, pedestal wash hand basin and WC. Wall tiling around bath and tiling to dado height around basin. Wall mirror and toilet accessories. Ceiling light. Dimplex heater. Tiled floor.



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## Outside

To the front a gravel and tarred driveway offers parking space for two cars and a paved pathway leads to the front door. A gate connects the driveway to the rear garden, enclosed by fencing for privacy. To one side there is an artificial turf area perfect for outdoor recreation, a gravel area with whirligig provides a drying area. A charming decking space, positioned conveniently behind the kitchen, beckons for moments of relaxation and al fresco dining as well as soaking up the sun.

## Included

Carpets, curtains & light fittings. Furniture is available on separate negotiation.

## Services

Mains electricity, water, and drainage.

## Council Tax

Band D £1929 p.a. (2023/24) including water rates.  
Discounts are available for single person occupancy.



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## Price

Offers over £210,000 are invited. 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:

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=GY9pQVK50P%2ffjS2eTguKpg%3d%3d>

Post Code: PH22 1RF

EPC Rating:D

## Viewing

Viewing is 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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