

# 25 Burnside Avenue Aviemore PH22 1SE

OFFERS OVER £175,000 are invited

Affordable Three Bedroom End-Terrace Villa Situated In A Popular Residential Area Of Aviemore



## Features:

- Spacious Open Plan Lounge, Dining & Kitchen Area
- Modern Four Piece Bathroom Suite
- Full Double Glazing & Eco-friendly Biomass Heating
- Well Maintained Garden Grounds
- On Street Parking
- Close To Local Woodland Walks

## CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

01479 810 531





27 Burnside Avenue is 3 bedroom end terraced property, located within a popular residential area of Aviemore. The property, which is in excellent condition, provides spacious double bedrooms with double glazing and Eco-Friendly Biomass central heating. The property also benefits from an open plan lounge and dining area, modern kitchen and family bathroom. Other notable benefits include the secure front and rear garden grounds with on-street parking. This property will make a great family home and viewing is highly recommended to appreciate the house on offer.

This is a great opportunity to purchase an affordable home in the Cairngorm National Park.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



Aviemore is a bustling village situated within the Cairngorm National Park. The area offers many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. Recent developments including national park status, a new Aviemore leisure and conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalfaber, recently opened have all contributed in enhancing the area and creating an all year round centre of tourism excellence. This is complemented by an abundance of wildlife and a diversity of year round recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, shooting and skiing, to name but a few.



## ACCOMMODATION:

Entrance Hallway                    3.68m x 1.80m @widest

UPVC security entrance door opens into the hallway. Storage cupboards housing the electrical consumer unit. Storage space under stairs. Door to Lounge. Staircase to first floor landing.

Lounge                                    3.15m x 3.20m

Open plan living area with a window overlooking the front garden. Biomass pellet stove. Space for furniture. TV & telephone points. Pendant light. Radiator. Solid wood flooring.

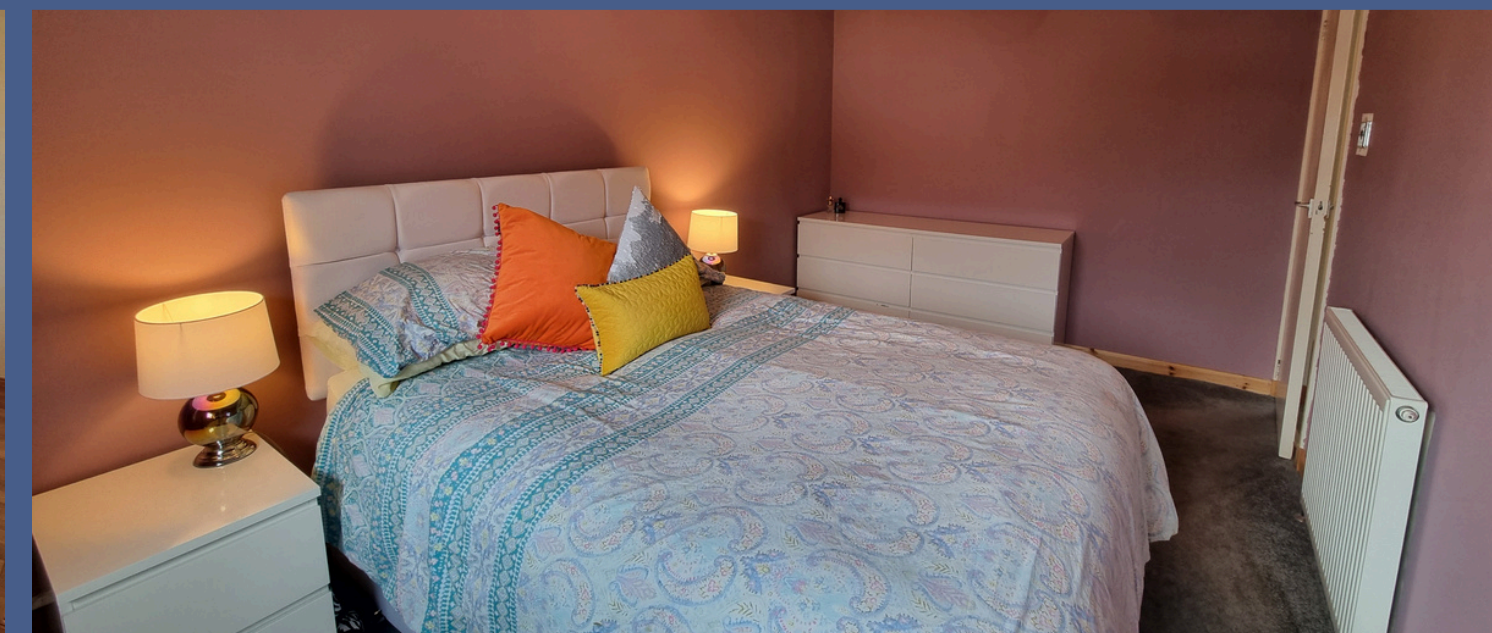
Dining Area                            2.80m x 2.85m

Space for both family and formal dining with associated furniture. Window to the rear overlooking garden. Pendant light. Radiator. Solid wood flooring. Open to kitchen.

Kitchen                                    3.26 x 3.04m

Spacious kitchen with fitted base, wall and display units incorporating stainless steel sink with mixer tap, oven, hob, grill with extractor above and a fridge freezer. Plumbed for automatic washing machine. Space for dining. Spotlight rail. Window and door to the rear garden.

Returning to hallway and stairs to first floor landing.



[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)





## Landing

Doors off to all bedrooms and bathroom. Built-in storage cupboard. Pendant light. Radiator. Fitted carpet.

Bedroom 1                              4.52 x 2.60m

Spacious double room with window to the front offering natural daylight. Space for bedroom furniture. TV and telephone points. Ceiling lights. Radiator. Fitted carpet.

Bedroom 2                              2.60 x 2.60m

Double room with window to the rear giving views to the Craigellachie Nature Reserve. Pendant light. Radiator. Fitted carpet.

Bedroom 3                              3.20 x 2.98m (at widest)

Double "L" shaped bedroom with window to the front. Pendant light. Radiator. Fitted carpet.

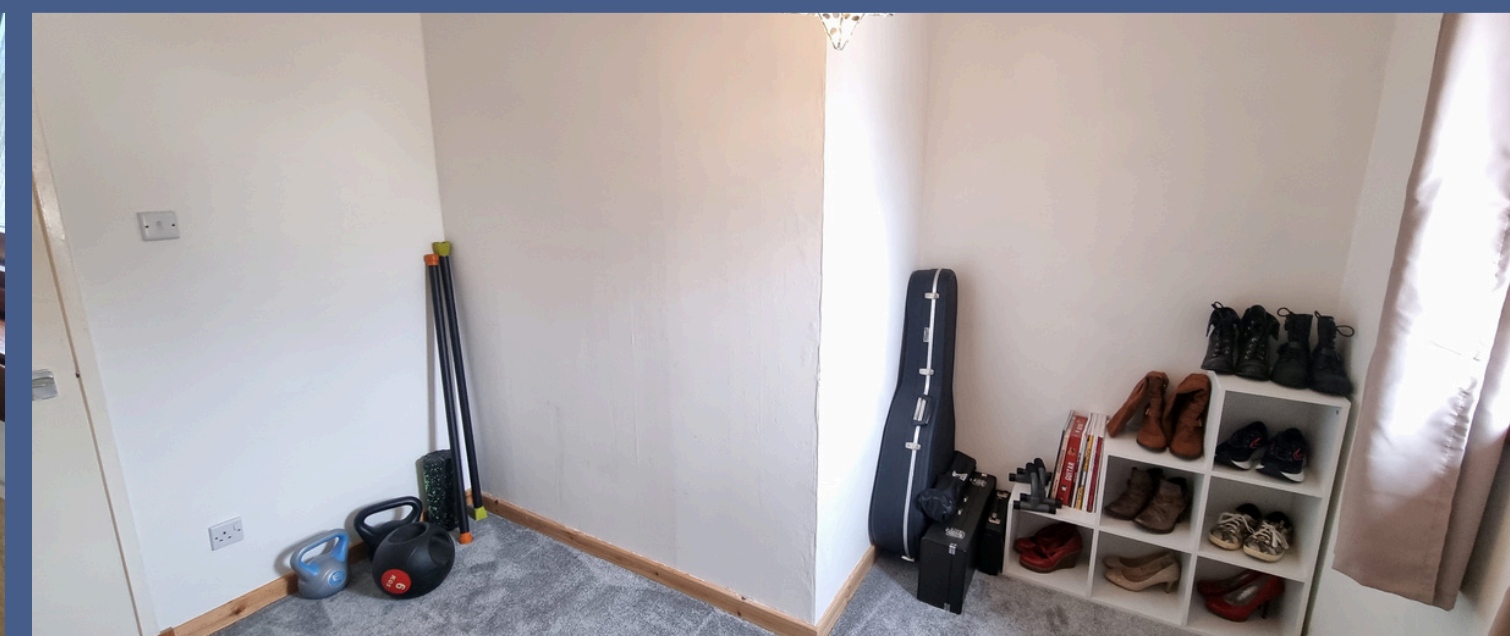
Bathroom                              3.15 x 1.75m

Four piece white suite comprising of WC, pedestal basin, shower cubicle and bath. Wall mirror. Toilet accessories. Tiled floor. Opaque window to rear.

## Outside

The front garden is enclosed by timber fencing and laid to lawn. A paved path leads to the front door.

The west facing rear garden is enclosed by timber fencing and laid to lawn. The rear garden enjoys the evening sun and has limited views towards Craigellachie Nature Reserve.



[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)





## INCLUDED

Carpets, curtains and floor coverings. All integrated appliances are also included.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band C (£1,715 pa 2034/24), including water rates. Discounts are available for single occupancy.

## HOME REPORT

A Home Report is available from [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk) or by using the following link:

<https://app.onesurvey.org/Pdf/HomeReport?q=4v9QWJqgQcmexYJkykDA%3d%3d>

Energy Performance Certificate Rating: Band D

## PRICE

Offers Over £175,000 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.

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)







CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://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](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

