

7 Callart Road
Aviemore
PH22 1SR
Offers Over £145,000 are invited

Impressive One Bedroom House Benefiting
From Recent Refurbishment & Generous
Garden Grounds



Features:

- Spacious Lounge Offering Limited Space For Dining
- Fitted Kitchen With Some Integrated Appliances
- Full UPVC Double Glazing & Electric Economy Heating
- Secure Garden Grounds
- Off Street Parking
- Quiet Cul-De-Sac Location Close To Woodland Walks

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No 7 Callart Road is an impressive and modernised one bedroom house within a block of 4 properties, located in the popular residential area of Dalfaber. The property benefits from UPVC double glazed windows and electric heating and is in immaculate condition. The living area is spacious enough and includes a small breakfast bar for two people, additional storage units and plenty of space for furniture. The bathroom has been replaced with a modern, shower room with "Rearo" waterproof wall paneling for low maintenance. The large rear garden, which backs onto woodland, houses a charming timber summer house positioned to take advantage of the South facing aspect. The front garden has been relandscaped and is now fully secure with timber fencing. There is also private parking for two cars at the side. Located in a popular residential area, this property will make an ideal family home or alternatively offers a great opportunity for a first-time buyer to get on the property ladder.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965.

Aviemore is a bustling village situated at the foothills of the Cairngorms, offering many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. There has been a recently launched and widely publicised development programme for the village, including national park status, a new Aviemore leisure & conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalfaber. These developments have enabled the village to reposition itself as an all year round centre of tourism excellence.

ACCOMMODATION:

Entrance Vestibule 1.26m x 1.14m

Steps lead up to the UPVC entrance door which opens into the vestibule. Full height window to the front. Painted paneling on one wall with coat hooks and low level cupboard housing the electricity fuses. Glazed UPVC door opening into the living area. Pendant light.

Lounge 2.81m x 4.18m 7 2.22m x 2.12m

Bright living area with large windows to the front overlooking the garden. Newly fitted breakfast bar and storage units. Adequate space for furniture. TV point. Smoke alarm. Panel heater. Spiral staircase to the first floor. Opaque window to the side. Storage heater. Sliding door to the kitchen.

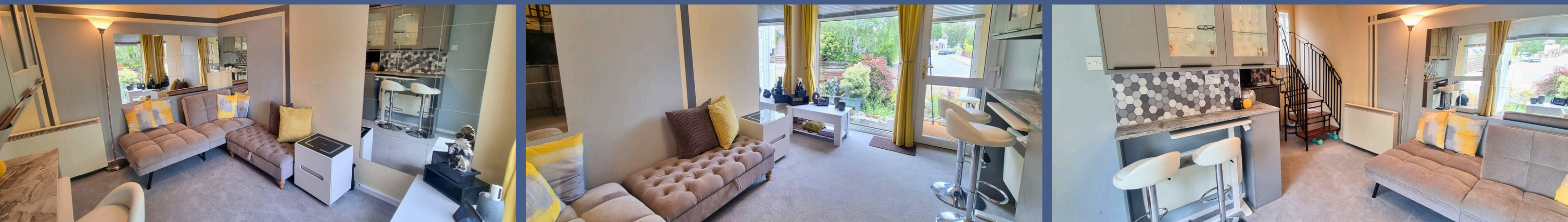
Kitchen 2.00m x 1.95m

Compact kitchen with window to the front, overlooking garden. Recently modernised and freshly decorated. Fitted base and wall units incorporating 1.5 bowl stainless steel sink and drainer, undercounter fridge, electric oven, induction hob and extractor hood. Vinyl tile splash back above work surfaces. Four piece chrome effect spotlight rack.

First Floor:

Landing: 1.48m x 0.92m

Doors off to bedroom and shower room. Built-in cupboard housing the hot water cylinder and slatted shelving. Hatch to loft. Pendant light. Smoke alarm.



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Bedroom 3.39m x 2.47m

Spacious double bedroom with window to the front, giving views to the hills and woodland. Triple built-in wardrobe with sliding mirror doors, hanging and storage space. Panel heater. Pendant light.

Shower Room 2.35m x 1.87m

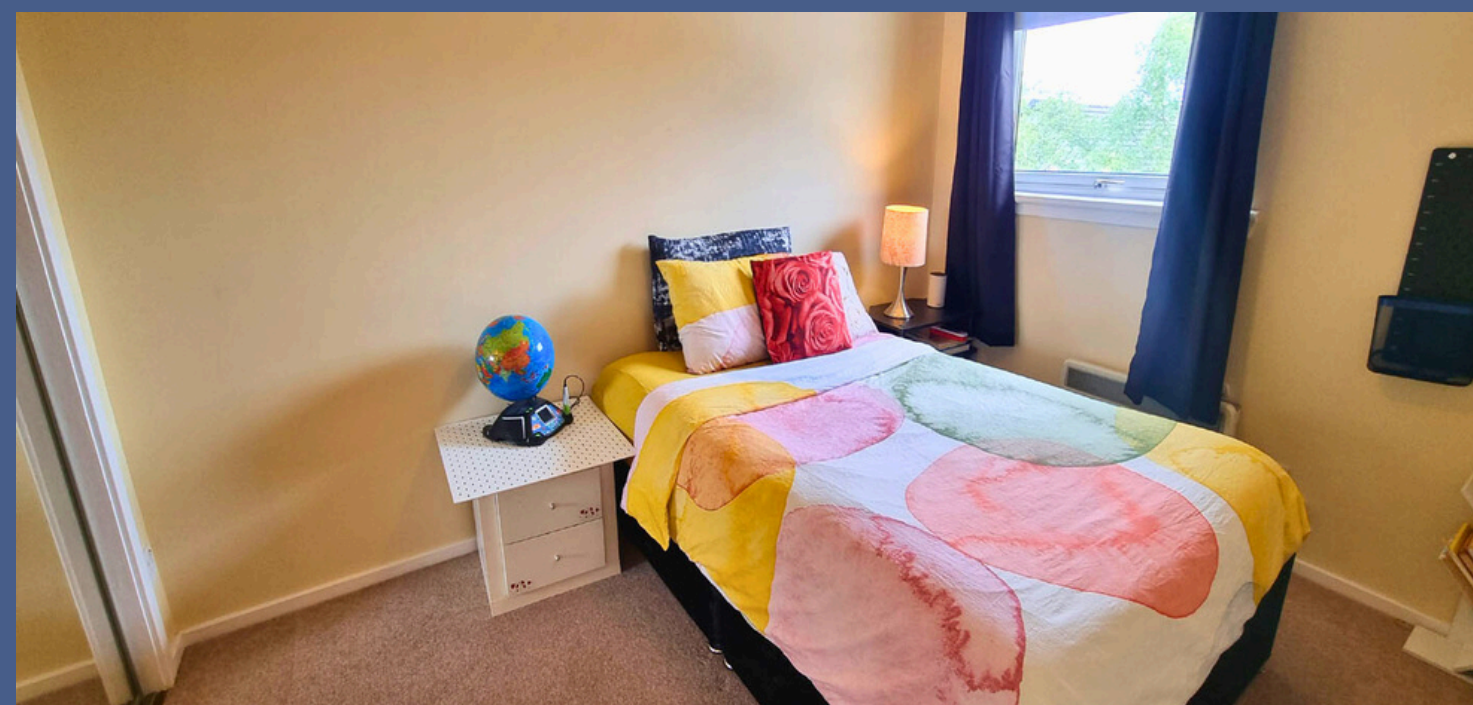
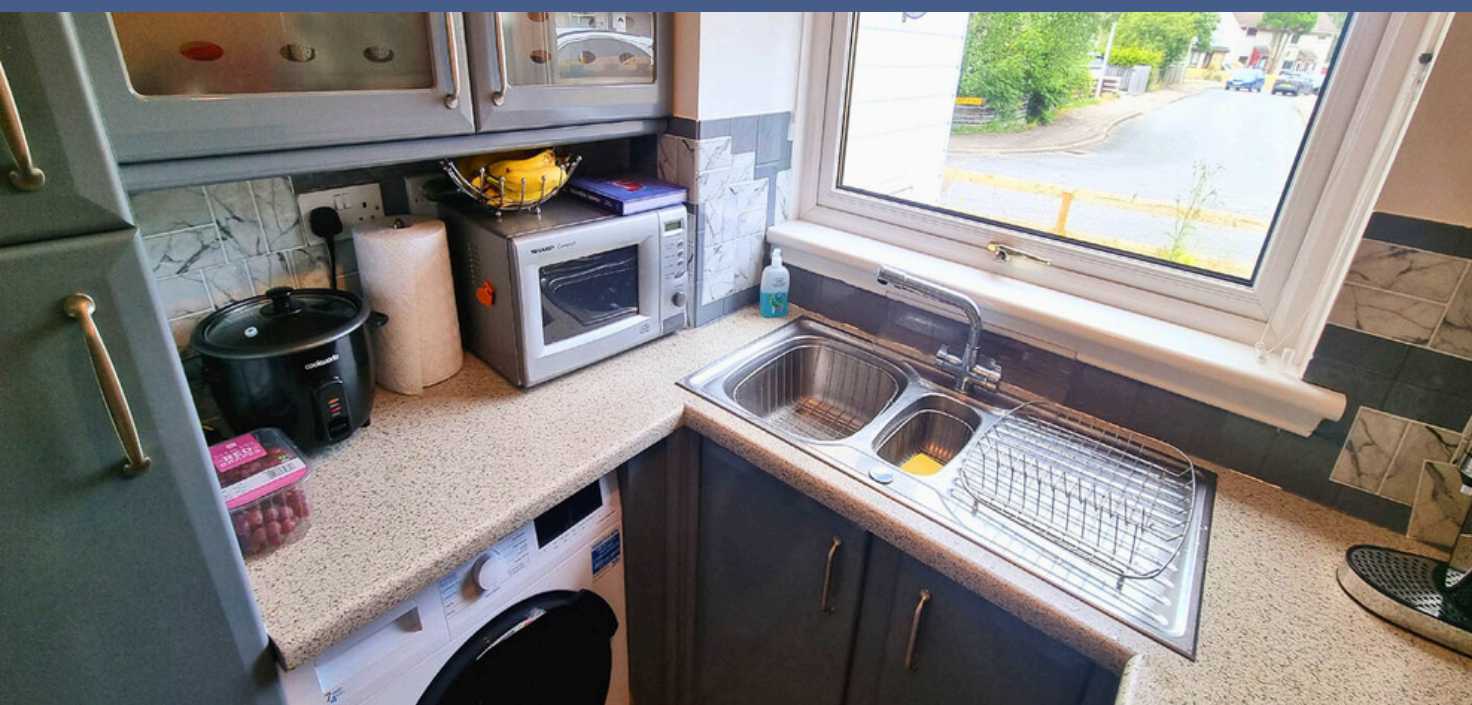
Three piece modern suite, comprising WC, wash hand basin with mixer tap in vanity unit and quadrant shower cubicle with sliding door and "Mira Sport" instant shower. Medicine cabinet with mirror doors and shelving above wash hand basin. Free standing storage cupboard with shelving. Waterproof wall panelling on two walls and in shower cubicle. Tile effect vinyl flooring. Chrome effect heated towel rail. Panelled ceiling with recessed spotlighting. High level opaque window to the front.

Outside

The front garden has been improved with a low maintenance flower/shrub bed and paved paths leading to the front door. New timber fencing makes it fully secure. New timber bin store. A gravel parking area at the side leads to a timber gate opening into the rear garden, which is South facing and enclosed with high level timber fencing. There is a timber summer house (3.0m x 3.0m) with windows to the front and glazed double entrance doors. The rear garden has also been improved and tidied up and now looks like an enjoyable space to enjoy the south facing garden.

INCLUDED

Fitted floor coverings, curtains & blinds, integrated kitchen appliances, light fittings, summer house. Other items may be available by separate negotiation.



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SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band B (£1,515), including water rates. Discounts are available for single occupancy.

HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk
www.packdetails.com

- HP760817
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PRICE

Offers Over £145,000 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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