

# No 163 Silverglades Aviemore PH22 1TD

Offers Over £170,000 are invited.

One Bedroom Semi-Detached  
Bungalow Set In An Idyllic Location



## Features:

- Contemporary Fitted Kitchen and Tastefully Finished Modern Bathroom
- Generous Front Garden and South-Facing Rear Garden
- Recently Fitted Double Glazing Windows & Electric Economy Heating
- Great Views Towards The Cairngorm Mountains

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Number 163 Silverglades is an attractive one bedroom semi-detached bungalow set within an idyllic location at the south end of Dalnabay. The property has been renovated to a beautiful standard with a contemporary fitted kitchen and a spacious modern bathroom. The open plan lounge/ dining area provides the perfect living space while the bedroom overlooks the rear garden and provides ample room for multiple pieces of furniture. The property benefits from recently fitted full double glazing and electric economy heating. With generous garden grounds to the front and rear, the south facing rear garden provides the perfect spot for al-fresco dining and entertaining with stunning views towards the Cairngorm Mountains. A private driveway provides parking for multiple cars.



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



The property currently operates as a successful holiday let (having achieved its holiday let licence) and would make an ideal investment opportunity as a short or long term rental. These comfortable bungalows offer great flexibility and can also be used as permanent or second homes.

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.

## ACCOMMODATION:

Entrance Vestibule 0.90m x 1.59m

A timber security door opens into the entrance vestibule. A spacious storage recess provides ample room for storing coats, shoes and other equipment. Ceiling light. Fitted carpet matting. Door to lounge/ dining area.

Lounge / Dining Area 3.21m x 4.84m

Bright open plan lounge with windows overlooking the front garden. A perfect space for family living and entertaining, there is adequate room to create a formal dining area. TV and telephone point. Pendant and wall lighting. Storage heater. Laminate flooring.

Kitchen 3.58m x 2.37m

A stylish-fitted kitchen with contemporary base and wall units and laminate worktops. Integrated within the kitchen is a 'Logik' hob with extractor above, oven/grill and microwave, dishwasher, washer/dryer, fitted fridge, fitted freezer and stainless-steel sink with drainer. Splashback above hob and sink. Recessed lighting. Laminate flooring. A glazed door with two side panels floods natural light into the room and gives access to the rear garden.



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## Inner Hall

Hallway giving access to Bedroom and Family Bathroom. Storage cupboard with shelving, houses the hot water cylinder. Ceiling light. Laminate flooring.

Bedroom 3.43m x 2.65m

Spacious double bedroom with beautiful views from the window to the rear garden and towards the Cairngorm Mountains. Ample room for free-standing bedroom furniture. Ceiling light. Panel heater. Fitted carpet.

Family Bathroom 1.78m x 2.84m

A modern-fitted bathroom with a three-piece suite comprising of bath with electric shower over, WC and wash hand basin in vanity unit with cupboard below. Chic tiling on all walls. Ceiling extractor and shaving point. Spotlight rail. Heated towel rail. Vinyl tiled floor. Opaque window to the side

## OUTSIDE

To the front the garden is open plan and primarily laid to lawn. Complemented by a gravel and paved driveway with ample parking space for multiple vehicles. Paved pathways lead you to both the front door and the rear garden for easy access. The south facing rear garden offers partial views of the Cairngorm mountains; is mainly laid to lawn and enclosed by timber fencing. The garden features a spacious patio area with a brick built barbeque providing the perfect setting for outdoor seating or al-fresco dining. Whether hosting a summer gathering or enjoying a quiet evening outdoors, this garden is designed to make the most of its sunny orientation and peaceful surroundings.

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## INCLUDED

Floor coverings & light fittings. Other items may be available by separate negotiation.

## SERVICES

Mains electricity, water and drainage. Telephone and internet points.

## PRICE

Offers Over £170,000 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:

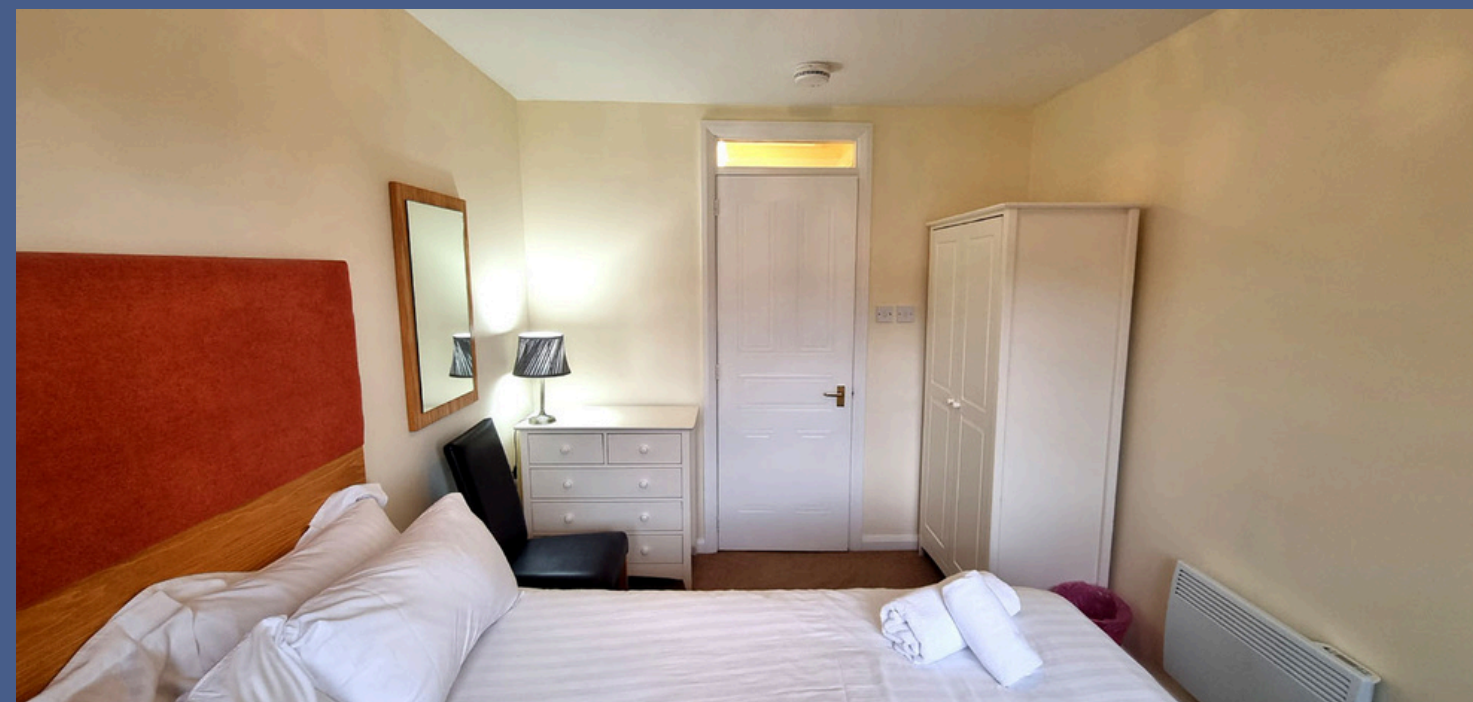
Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=4eLi8UxIGft3axA1VQO8hw%3d%3d>

Postcode: PH22 1TD

EPC:E

## 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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