

3 Grampian View Aviemore PH22 1TF

Offers Offer £240,000 are invited

Desirable 3 Bedroom Semi-
Detached Bungalow
In Immaculate Condition



Features:

- Spacious Lounge & Dining Area
- Modern Kitchen & Family Bathroom
- Electric Economy Heating & Full Double Glazing
- Quiet Cul-De-Sac Location with Generous Garden Grounds
- Secure Rear Garden With Garden Room
- Single Detached Garage

CONTACT US :
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3 Grampian View is located in a popular residential area at the north end of Aviemore. The property is an attractive three bedroom semi-detached bungalow with a detached garage and has pleasant views. The accommodation includes a spacious family lounge and dining area, modern kitchen, three bedrooms and a family bathroom. Other benefits include full double glazing, electric economy heating and an open fire. The garden is open plan to the front and mainly lawned. Driveway to the side for parking and access to the garage. The rear garden is mainly laid to lawn with a lovely timber decked area for garden furniture. Timber outbuilding currently being used as an outside bar, great space for hosting friends and family.



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 Dalnaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

ACCOMMODATION:

Entrance Hallway 5.18m x 1.00m

Hardwood security entrance door. Built-in storage cupboard with slatted shelving. Loft hatch. Smoke alarm. Doors off to all accommodation. Ceiling light. Radiator. Oak laminate flooring.

Lounge 3.45m x 3.55m

Bright, south facing living room with two windows to the front offering great views of Craigellachie Nature Reserve. Open fireplace with brick surround. Adequate space for family or formal dining. Pendant and wall lights. Radiator. Oak laminate flooring.

Kitchen 3.09 x 2.39m

Modern fitted kitchen with base and wall units incorporating worktops, 1 ½ bowl stainless steel sink, integrated oven, hob and grill with extractor above and fridge freezer. Wall tiles around worksurfaces. Plumbed for a washing machine. Spotlight rail. Smoke alarm. Vinyl flooring. Window to the front overlooking the garden.

Bedroom 1 3.53m x 3.39m

Bright and spacious double sized room with window overlooking the rear garden. Double mirrored wardrobe and additional storage space along one wall. Space for bedroom furniture. Pendant light. Radiator. Laminate flooring.



Bathroom 2.19 x 1.70m

Three piece white suite comprising WC, pedestal basin and bath with electric shower over. Wall tiling around bath and sink. Bathroom accessories. Mirrored cabinet. Ceiling light. Vinyl flooring. Opaque window to the side.

Bedroom 2 3.00 x 2.79m

Twin room with window overlooking the rear garden. Space for furniture. Pendant light. Radiator. Laminate flooring.

Bedroom 3 3.25 x 2.79m

Double room with window overlooking the front garden. Space for furniture. Pendant light. Radiator. Laminate flooring.

Garage

Up & Over door and separate pedestrian door accesses the detached garage. Window to south side. Space for storage. Electrical power and light.

Outside

The garden is open plan to the front and mainly lawned. Driveway to the side for parking and access to the garage. The rear garden is mainly laid to lawn with a lovely timber decked area for garden furniture. Timber outbuilding currently being used as an outside bar, great space for hosting friends and family.



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SERVICES

Mains electricity, water and drainage. Telephone.

INCLUDED

Light fittings & floor coverings.

COUNCIL TAX

Band C - £ 1715 P.A including water rates.

Discounts are available for single person occupancy.

HOME REPORT

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

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=8AwnF6W0TBuC40g2MK2new%3d%3d>
- Postcode: PH22 1TF
- The Home Report value is £240,000
- EPC Band - D

PRICE

Offers Over £240,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

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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