

# 15 Lockhart Place Aviemore PH22 1SW

Offers Over £215,000 are invited

Attractive Two Bedroom Semi-Detached Home With Ample Living Space and Fantastic Garden Grounds



## FEATURES :

- Spacious Sunroom Offering Second Lounge and Dining Space
- Converted Loft Room, Great For Storage
- Private Driveway and Car Port
- Updated Smart Controlled Electric Economy Heating
- Two Double Bedrooms With Deep Fitted Wardrobes

## CONTACT US :

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15 Lockhart Place is a two bedroom semi-detached bungalow located within a quiet cul-de-sac in the popular Dalfaber residential estate. The property offers idyllic garden grounds to the front and rear and backs onto the popular Strathspey Steam Railway adding to its charm. Offering a fantastic living space with a lounge, kitchen and a spacious sunroom that could serve as a dining room or a second lounge. In addition, there are two well-sized double bedrooms, both with great integral wardrobes.

The property includes a converted loft space fitted with Velux windows, power and lighting offering fantastic storage solutions as well as including a separate WC. Other notable benefits include updated electric economy heating, a car port and private driveway with space for multiple vehicles.



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



This affordable property would make an ideal family home or buy-to-let investment, within walking distance of local amenities and close to multiple walking trails and activities.

Situated at the heart of the Cairngorm National Park, and at the head of the Speyside way, Aviemore, the biggest community within the Cairngorm National Park, is easily accessed by rail, bus and car and is a town for all seasons, set in some of the most imposing surroundings Scotland's great outdoors has to offer. There are a diverse range of pursuits available for all ages, including hill walking, rock climbing, skiing, canoeing, gorge walking or mountain biking to name but a few, all set within spectacular scenery.



## ACCOMODATION

### Entrance Vestibule

1.21m x 1.49m

A glazed security entrance door with side panels opens into a bright entrance vestibule. A fitted cupboard provides ample room to store shoes and hang coats and houses the ECU (Electrical Consumer Unit). Pendant lighting. Laminate flooring.

### Lounge

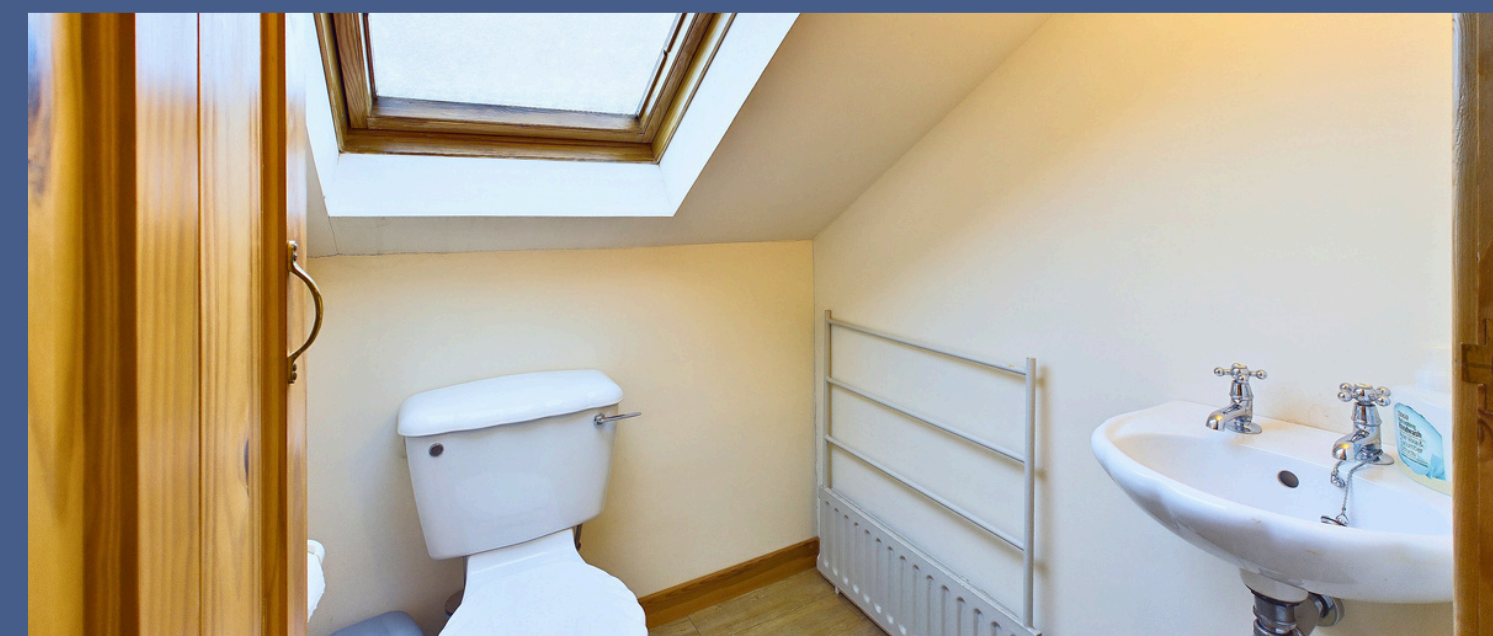
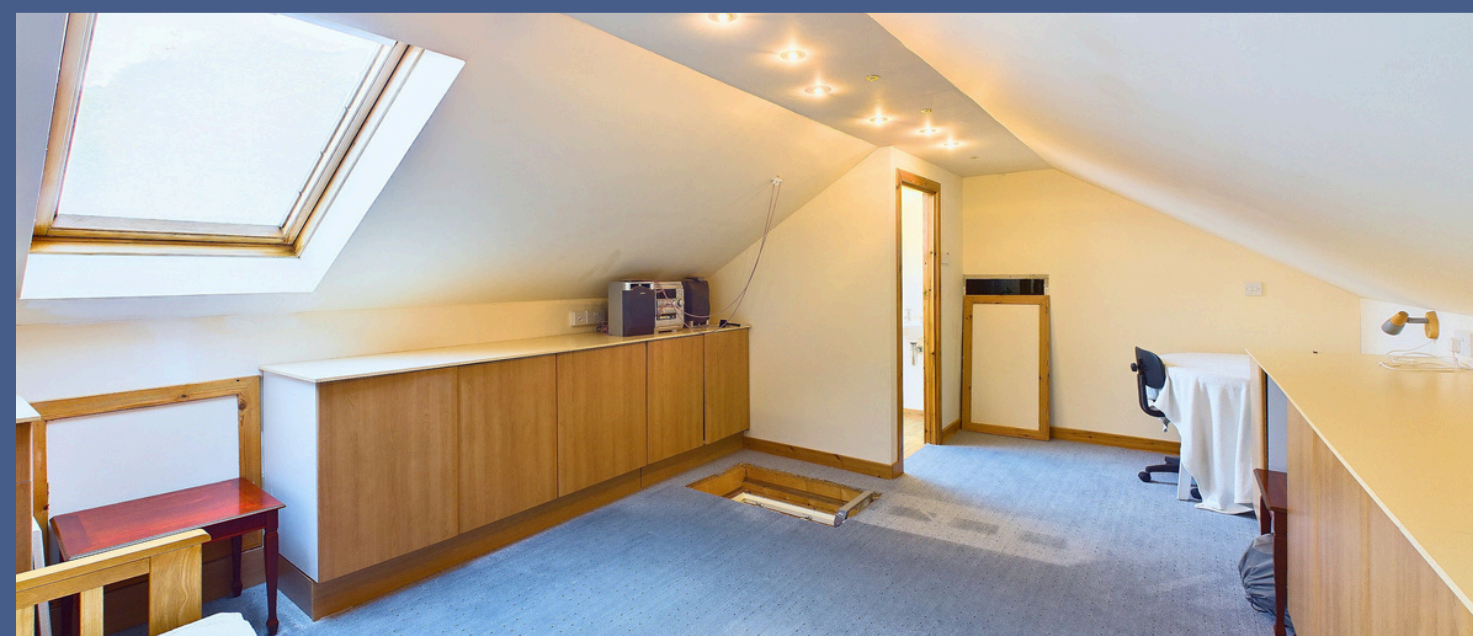
5.02m x 3.21m

A spacious lounge with double windows offering beautiful views over the front garden and flooding the room with natural daylight. TV connections. Pendant lighting. Electric radiator. Fitted carpet. Door to Kitchen and Inner hallway.

### Kitchen

3.30m x 3.22m

Fitted kitchen with base and wall units incorporating 'Hotpoint' double oven, electric ceramic hob and 1½ stainless steel sink with mixer tap and drainer. Undercounter space for fridge, freezer, dishwasher and washing machine. Tiling on all walls. Ample cupboard space for storing all your culinary essentials. Recessed lighting. Electric radiator. Fitted carpet. A glazed door and window welcome you into the conservatory where natural light flows through to the kitchen.



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## Sunroom

3.34m x 6.02m

A bright and versatile room with peaceful views over the rear garden. Ample room to create a second lounge and dining area or could purpose well as an office space. Recessed and wall lightning. Radiator. Tiled floor. French doors open out to garden. Doors to Bedroom Two.

Return to lounge and onto the inner hallway

## Inner Hallway

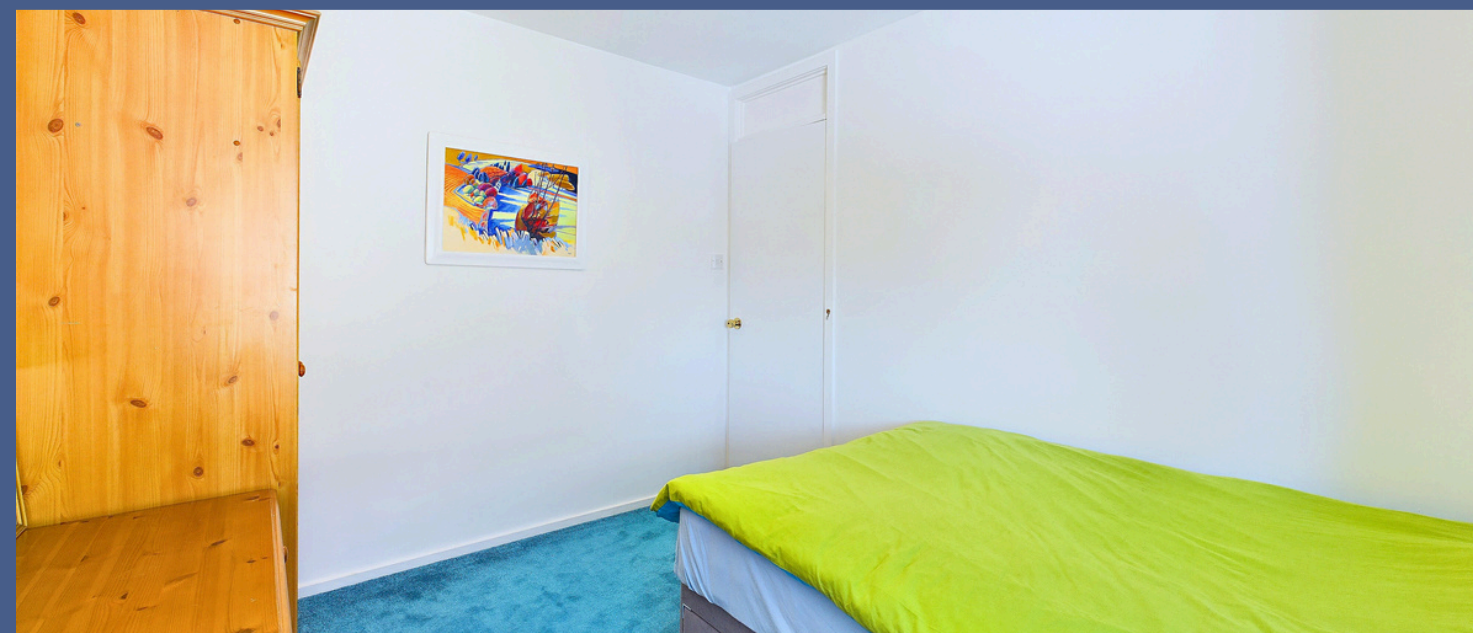
1.70m x 0.89m

Doors leading to two double bedrooms and family bathroom. Hatch to attic room with pull down ladder. Smoke detector. Ceiling light. Fitted carpet.

## Bedroom One

2.63m x 3.29m

Comfortable double bedroom with window to the side. Deep fitted storage cupboard with hanging and shelving for all your wardrobe essentials. Space for free-standing bedroom furniture. Pendant lighting. Electric radiator. Fitted carpet.



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## Bedroom Two

2.62m x 3.29m

Double bedroom with doors leading to conservatory. Extremely spacious fitted cupboard with hanging and shelving space. Pendant lighting. Electric radiator. Fitted carpet.

## Family Bathroom

1.79m x 2.33m

Contemporary fitted bathroom comprising of three-piece suite with bath with electric shower over, WC and pedestal wash hand basin. Glazed shower screen. Wall mirror. Tiling on all walls. Recessed lighting. Heated towel rail. Vinyl flooring.

## Attic Room

5.75m x 3.96m

Converted loft space, currently being used as a fantastic storage room. Fitted units with shelving along both walls. Hatches to additional storage space within the eaves. Multiple power outlets. Velux window. Spotlight rail and recessed lighting. Electric Radiator. Fitted carpet

A convenient WC (1.58m x 1.34m) has been fitted within the space comprising of a wall hung wash hand basin as well as an additional Velux window which allows natural light into the space.

## OUTSIDE

The property offers beautiful garden spaces. The front garden is primarily laid with gravel, offering a low maintenance yet attractive appearance. Complemented by a striking copper beech tree and a selection of shrubs for added attraction. A spacious gravel driveway, accommodating multiple vehicles, leads up to a convenient carport.

The rear garden, enclosed by timber fencing for privacy, is accessible via a gate from the driveway. It features a generous lawn, ideal for relaxation or family activities as well as paved pathways linking the garden to the sunroom and to the front. Adding to its charm, the Strathspey steam railway passes behind the property.

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## INCLUDED

Floor coverings, light fitting, curtains, blinds and integrated appliances. White goods are included.

## SERVICES

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

## PRICE

Offers Over £215,000 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=cJqOgdErDKQ3HERn5%2fUReQ%3d%3d>

Postcode: PH22 1SW

EPC:E

## VIEWING

Viewing is by appointment only through the Selling Agents



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