

17 Lockhart Place Aviemore PH22 1SW

Offers Over £215,000 are invited.

Attractive Two Bedroom Semi-Detached
Bungalow With Private Garden Grounds &
Off Street Parking



Features:

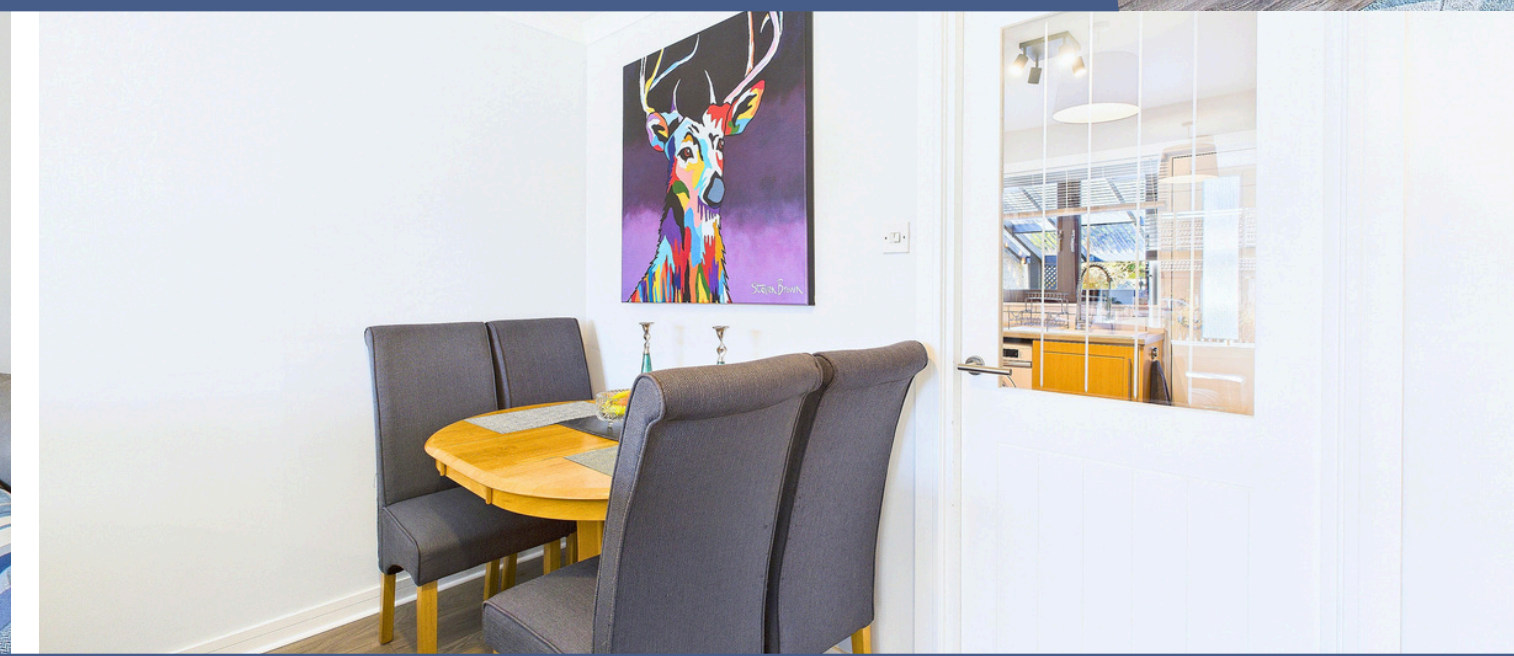
- Modern Kitchen & Newly Fitted Shower Room
 - Full Double Glazing & Wood Burning Stove
 - Two Double Bedrooms
 - Landscaped Rear Garden With Space For Garden Furniture
 - Close To Local Woodland Walks & Bike Trails
-

CONTACT US :
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17 Lockhart Place is a beautifully finished two bedroom semi-detached bungalow situated in a quiet cul-de-sac in the Dalfaber area of Aviemore. This specific bungalow has been modernised to a very good standard and includes two double bedrooms, open plan lounge and dining area, spacious kitchen, family shower room and a WC. This well presented property is in immaculate condition throughout and includes a wood burning stove, full UPVC double glazing and upgraded electric total control heating. The new shower room and WC have also been finished to the highest of quality which again highlights the immaculate condition of this affordable bungalow.

This is a great affordable house in a peaceful location, close to local woodland walks. Viewing is highly recommended to fully appreciate the beautiful house on offer.



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.

Dalfaber is a popular residential area, located at the north end of Aviemore, within 1.5 miles of the village centre. The Silverglades properties lie at the south of the residential area with views to the Cairngorms and Craigellachie Mountains. The immediate area has a community shopping centre which includes a Co-op food store & fish & chippy. Dalfaber Golf & Country club is a few minutes walk away with golf courses, swimming pool, bar & restaurant. The property is also close to the pedestrian/cycle path which leads into Dalfaber Road, Old Bridge Inn and the centre of the village.

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 a brand new primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and the new 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.

GARDEN

The front garden is secured with timber fencing and laid to lawn with some plants, trees and shrubs. Gravel driveway leads up the side of the property offering space for numerous vehicles.

The rear garden has been beautifully landscaped to include terraced lawn areas, a grave, a seating area and sleeper built planters. There is a timber lean-to which offers shade and space for garden furniture. Timber garden shed and outside tap.

INCLUDED

Carpets and light fittings. All integrated appliances will also be included.

SERVICES

Mains electricity, water and drainage. Telephone.



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COUNCIL TAX

Currently Band C £1754 p.a. (2024/25) including water rates.
Discounts available for single occupancy.

HOME REPORT

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

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=%2buJLhZwACj8Zs93GN7hIOA%3d%3d>
- Postcode: PH22 1SW
- EPC Rating D
- Home Report Value - £210,000

PRICE

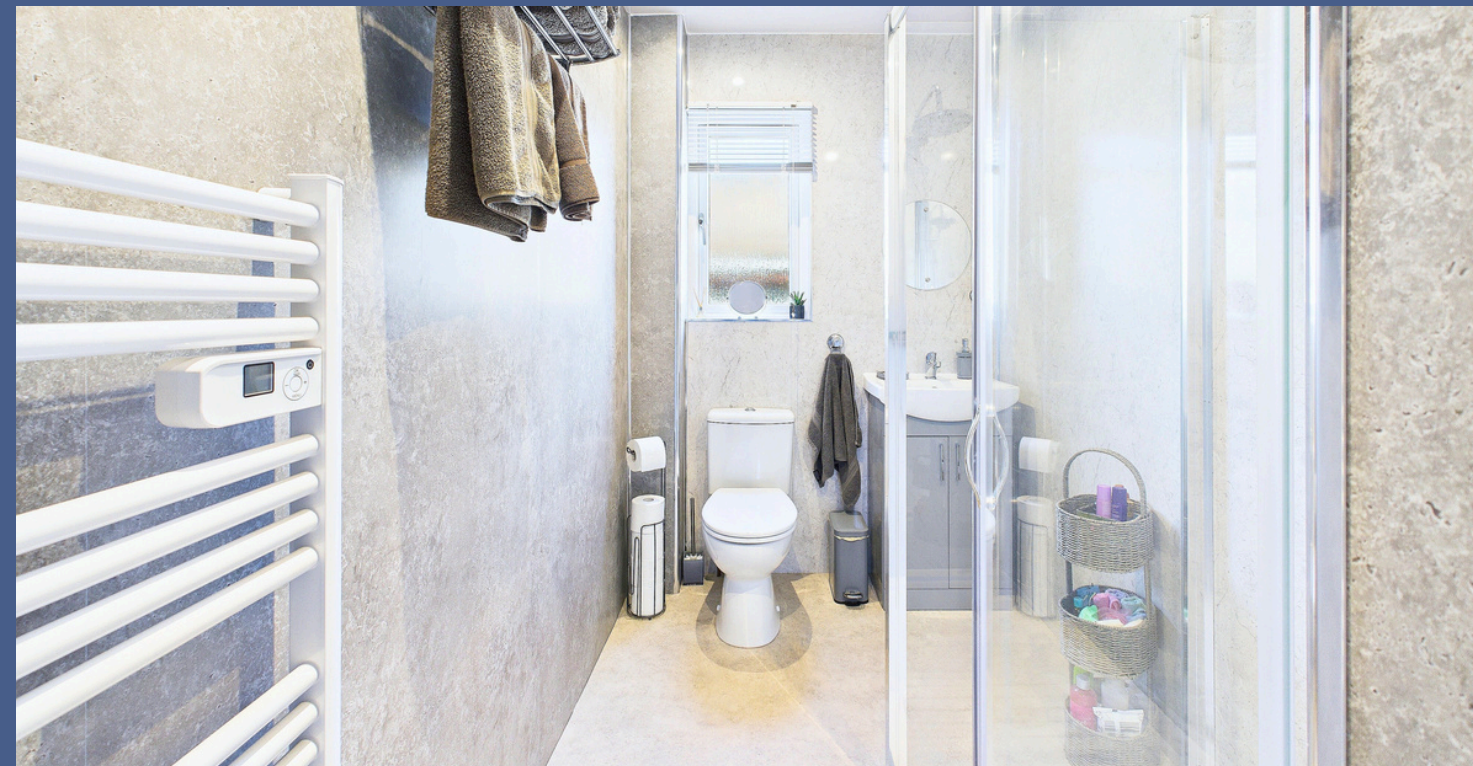
Offers Over £215,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

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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