

# 14 McInnes Place Aviemore PH22 1TG

Offers Over £280,000 are invited.

Extended Four Bedroom Semi-Detached  
Property Situated In A Popular Residential  
Area of Aviemore



## Features:

- Bright Lounge & Dining Area With Wood Burning Stove
- Spacious Double Bedrooms & Two Bathrooms
- Good Decorative Order Throughout
- Generous Rear Garden & Private Parking
- Close To Dalfaber Golf & Country Club

CONTACT US :  
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No 14 McInnes Place is an attractive semi-detached 4 bedroom property in the popular Dalfaber residential area of Aviemore. In excellent decorative order, the property benefits from bright and spacious rooms, modern kitchen and lounge with wood burning stove, double glazing and electric economy heating. The property is in immaculate condition and includes high quality finishing's such as high quality luxury vinyl tile and oak internal doors. This is an amazing opportunity for a local family to purchase a spacious home in a popular residential area of Aviemore. The property offers great flexibility with numerous double bedrooms which could also be used as study or office space. The property is currently being used as a holiday let and can be sold with all the furniture. If someone is interested in a holiday let business, we can discuss transfer of license as per Highland Council website. Viewing is highly recommended to fully appreciate the quality of this property.



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

## OUTSIDE

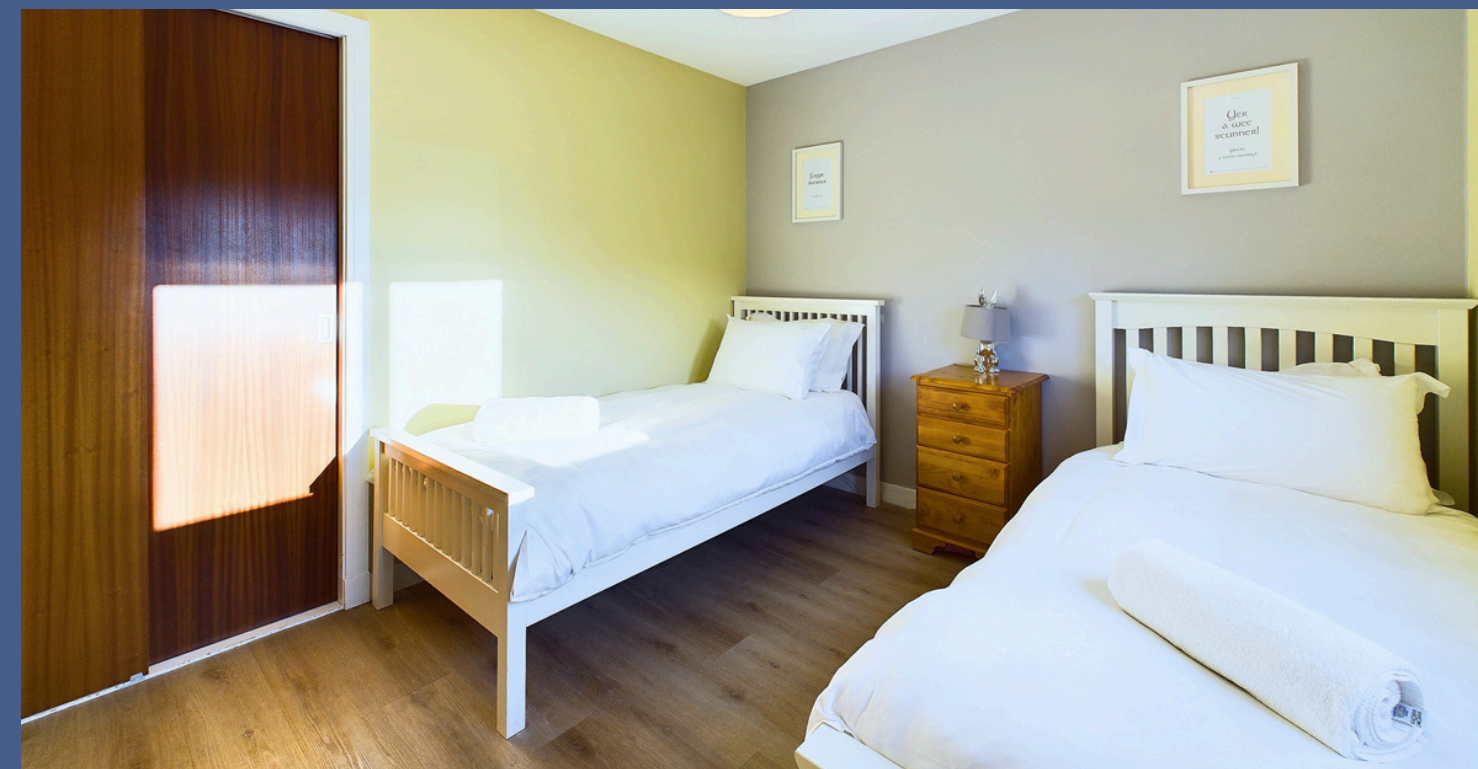
The front garden is open plan and laid to gravel which offers additional parking spaces. The rear garden has been laid with artificial grass and includes a patio area and space for a hot tub. The property is situated a stone through away from Spey Valley Championship Golf Course and has an abundance of woodland walks and bike trails nearby.

## SERVICES

Mains electricity, water and drainage.

## INCLUDED

Carpets, curtains, blinds and light fittings. The property can be sold as seen. An inventory list can be provided. The furniture and hot tub will be on separate negotiation.



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## HOME REPORT

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

- Postcode: PH22 1TG
- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=8r%2f3EZRCLLWW1qnfV%2fiDWA%3d%3d>
- Energy Performance Certificate Rating: Band D
- Home Report Value - £280,000

## COUNCIL TAX

Currently Band C (£1,754 pa 2024/25), including water rates. Discounts are available for single occupancy.

## PRICE

Offers Over £280,000 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. Video viewings are available on request.



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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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