

# 119 Dalnabay Aviemore PH22 1TA

Offers Over £215,000 are invited.

Attractive Two Bedroom Semi-Detached Bungalow in a Quiet Cul-De-Sac Location



## Features:

- Contemporary Fitted Kitchen and Bathroom
- Full Double Glazing and Updated Electric Economy Heating
- Garden with Patio and Driveway with Space for Multiple Vehicles
- Picturesque Views of Craigellachie from the Garden & Bedrooms
- Close to Local Walks, Bike Trails, and Championship Golf Course

CONTACT US:  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531

Dalnaboy is a popular residential area, located at the north end of Aviemore, within close proximity to local amenities and facilities.

No 119 Dalnaboy is a two-bedroom semi-detached bungalow set within a quiet cul-de-sac. The beautifully finished property benefits from a modern-fitted kitchen, family bathroom and an open-plan lounge dining area. Additional features include two bright double bedrooms and a WC. The property benefits from full double glazing and updated electric economy heating.

These comfortable bungalows offer great flexibility and can be used as family homes, holiday home or potential buy-to-let investment properties. This is a great opportunity to purchase a low maintenance home.



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.

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 primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm Mountain, Strathspey steam railway and the 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. This is complemented by an abundance of wildlife and a diversity of recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, mountain biking and skiing, to name but a few.

## OUTSIDE

The front garden is open plan and to the side a driveway provides parking for numerous vehicles. The low maintenance rear garden can be accessed from the side and is mainly laid with a patio area offering a great space for garden furniture. There is a good-sized wooden shed offering outdoor storage space for bikes and outdoor equipment.

## INCLUDED

Fitted floor coverings, curtains and light fittings. All integrated kitchen appliances will also be included. Other furniture will be available on separate negotiation with the seller.

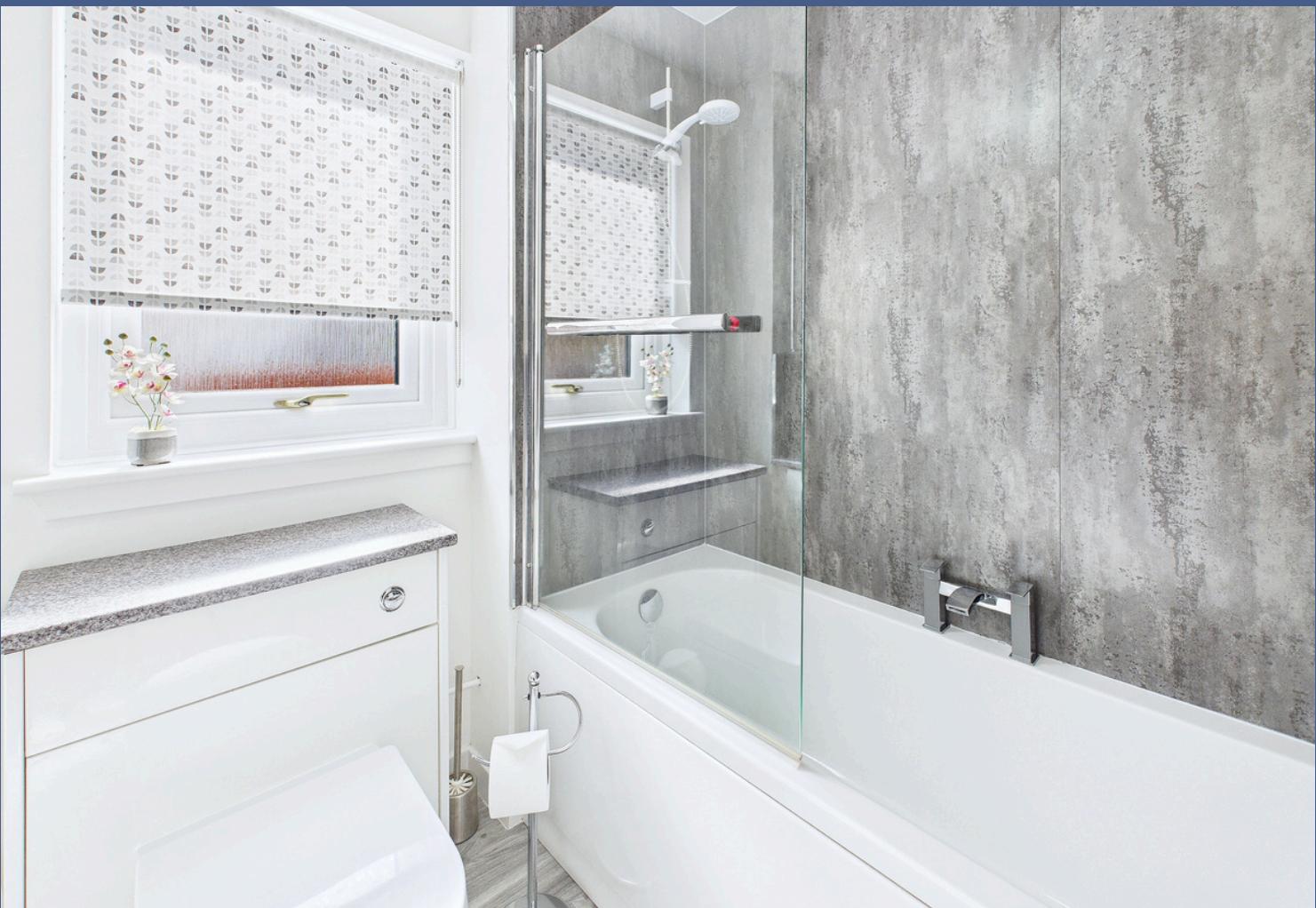
## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band C (£1891.09 pa 2025/26), including water rates.

Discounts are available for single occupancy.



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## HOME REPORT

A Home Report is available from [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk) or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1TA
- EPC Rating: Band E
- Home Report Value: £215,000

## 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

Viewings are by appointment 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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