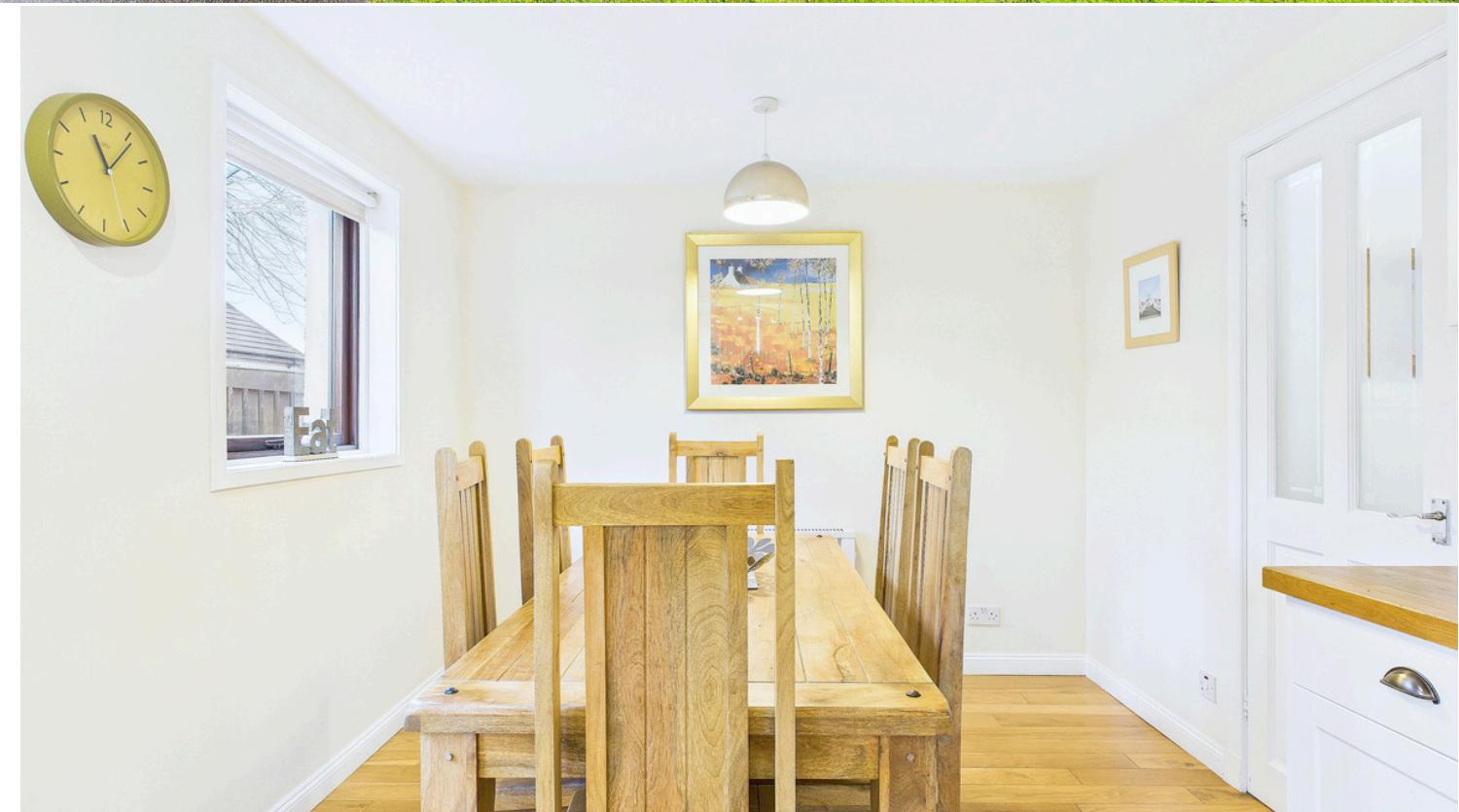


13 Craigellachie Crescent Aviemore PH22 1PA

Offers Over £235,000 are invited

Well Presented, End Terrace,
Three Bedroom Property in Quiet
Cul-de-Sac Location



Features:

- South Facing with Mountain Views
- Spacious Modern Fitted Kitchen/Dining Area
- Solid Oak Flooring, Timber Double Glazing & Electric Heating
- Bedrooms with Built-in Wardrobes
- Enclosed Garden, Timber Shed & Off Street Parking

CONTACT US:
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No 13 Craigellachie Crescent is a well presented, end terrace, three bedroom property located in a cul-de-sac at the north end of Aviemore close to local amenities. The south facing property enjoys views of the surrounding hills and mountains from the front bedrooms and kitchen windows.

There is a spacious, modern fitted kitchen/dining area with door to the garden and access to the living room. Upstairs there are three bedrooms with built-in wardrobes and a family bathroom. There is a loft hatch to access a partially floored loft for extra storage. There is also a deep hallway cupboard and WC at the front door. The property also benefits from solid oak flooring, timber double glazing, and electric heating.

This walk-in property will be ideally suited for residential family accommodation, holiday home or a potential buy to let investment.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

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.

OUTSIDE

The generous enclosed garden is mainly laid to lawn at the front with shrubs and trees around the borders. To the side is a pathway, timber garden shed and to the rear a further lawn area featuring a corner patio for garden furniture.

INCLUDED

All floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

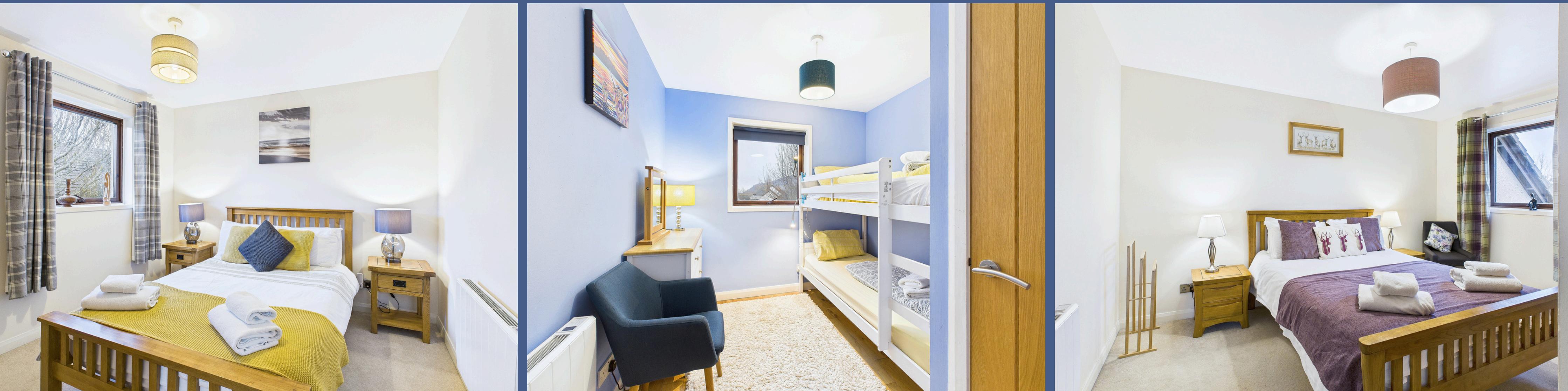
SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Currently run as a business. Rateable value £3,600.

For residential purposes, discounts are available for single person occupancy.



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HOME REPORT

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

·<https://app.onesurvey.org/Pdf/HomeReport>

·Postcode: PH22 1PA

·EPC Rating: F

·Home Report Value: £235,000

PRICE

Offers Over £235,000 are invited. 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 strictly 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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