



Callart Road, Aviemore, PH22 1SR

**Offers Over £240,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS



- Two bedroom semi-detached bungalow
- Walk-in condition
- Electric heating
- Double glazing
- Garage, carport and off-street parking
- Ideal holiday home / rental
- Enclosed front and rear gardens
- Early entry available
- Viewings by appointment only
- Home report available on request

**When you list with Hamish there are no upfront fees.**

**We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



Currently used as a holiday home, this delightful semi-detached bungalow is in a quiet area of Aviemore but still close to all amenities and activities in the cultural and leisure heart of the Cairngorms National Park. Located on a leafy residential estate, the property sits amongst a variety of property types and styles. Constructed in 1978 and featuring a newer extension which has increased the interior space to 68 m<sup>2</sup>, this lovely home is in great condition and offers a pleasant decorative style.

Accessed via a long gravel drive and neat timber-fenced front garden, the entrance hall opens onto a comfortable sitting room with wooden trim and doors, offering a welcoming style that is very popular in this area. With a decorative fireplace, this room is a great central point, sitting between the two private and self-contained bedroom and bathroom areas available.

The kitchen is attractive and fitted with pale wood cabinets, giving the space a clean, modern look. With a galley-type layout, the kitchen offers extensive work surface and storage space. It leads onto a long, sunny, south-facing dining extension that gives access to the garden through a large, glazed patio window.

The principal bedroom is just off the dining area. It is carpeted in beige and well-filled with natural light. Echoing the wood trim and neutral colourway found elsewhere, the room is comfortable and welcoming. The bedroom has a large mirrored wardrobe and a garden view. Its en-suite shower room is comfortable, with a shower enclosure, electric shower, WC, and hand basin.

A second bedroom is off the small inner hall adjacent to the living room. This room has a cosy neutral decor with a dark teal carpet, light walls, and a built-in wardrobe. A family bathroom is close to the bedroom, offering a degree of privacy, especially if used as a holiday investment property by the new owner. The bath is in a taupe palette and has a bath with an electric shower over, as well as a WC and wash hand basin.

Outside, the garden is timber-fenced and has an area of lawn offering space for relaxation and a large single garage with space for a workbench. A carport is to the front of the garage. Benefitting from its location in one of the most beautiful and visited parts of Scotland, 24 Callart Road offers scope as a wonderful family or the potential of a popular and easy-to-manage holiday residence or letting.

#### ABOUT AVIEMORE

Aviemore is a popular tourist destination, making the surrounding areas prime locations for residents and visiting holidaymakers. Home to approximately 3,000 people, Aviemore is one of the largest communities in the world-renowned Cairngorm's National Park. The town is expansive and stretches from Rothiemurchus to Cairn Gorm along the River Spey and is just 30 miles from Inverness.

With approximately 1 million visitors a year, Aviemore's economy is firmly based on tourism, with winter sports and summer leisure activities attracting people from the local area and beyond all year round.

Given its unique, beautiful setting and easy accessibility, it is also a popular location for people moving to Scotland, especially those who are able to work remotely.

Its proximity to Inverness and routes to the north and south of Scotland provide additional employment opportunities, with many locals commuting. Aviemore has a primary school, with the secondary school in Kingussie, 13 miles away. The town centre has a doctor's surgery, a leisure centre, and community hospital. There are many shops, especially those specialising in outdoors and skiing and smaller independent stores, cafes and restaurants are plentiful.

This is a beautiful part of the world and it is justifiably popular with residents and visitors alike. It is a wonderful destination for anyone seeking a new home or looking for investment opportunities in the property and leisure market.

#### GENERAL INFORMATION:

Services: Mains Water & drainage, and electric.

Council Tax Band: C

EPC Rating: D (57)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

#### INCLUDED IN THE SALE:

All floor coverings curtains and blinds and all integrated kitchen appliances.

#### ANTI-MONEY LAUNDERING LEGISLATION

As with all Estate Agents, Hamish is subject to Anti Money Laundering Regulations. These regulations require us as selling agents, to perform various checks on the property buyers and any offer presented to us must be accompanied by the current address, date of birth, and of proof of funds for all purchasers and of any family members who may be gifting deposits. From time to time, certified photographic evidence of the buyer's identity and proof of address may also be required. We are unable to progress any sale to completion, until these requirements have been fully satisfied.



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PROPERTY PROFESSIONALS



🛏 2

🚿 2

🛏 1

📏 68 m<sup>2</sup>

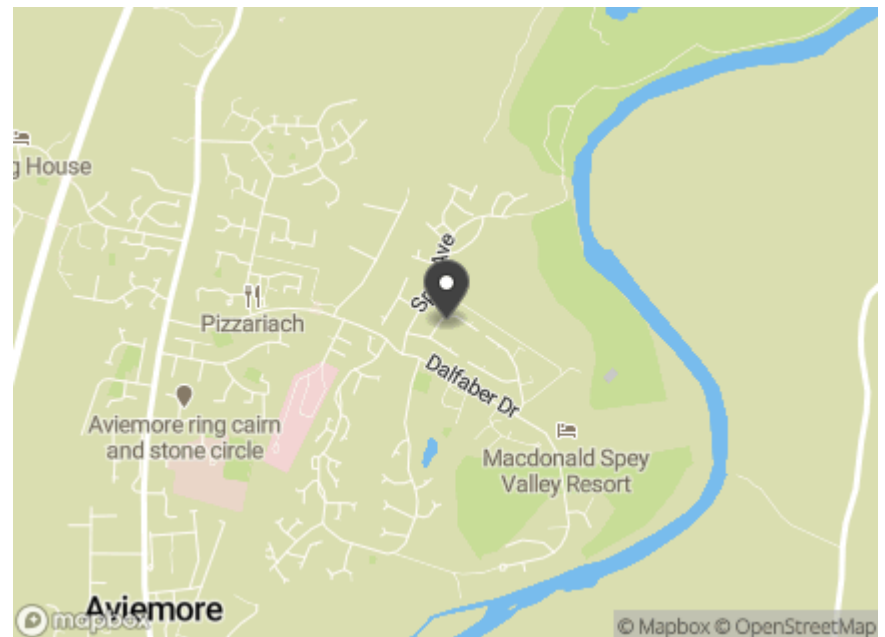




Approximate Floor Area  
748 sq. ft.  
(69.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		57	
			89
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			73
			53
England, Scotland & Wales			
	EU Directive 2002/91/EC		EU Directive 2002/91/EC



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