



50 Callart Road, Aviemore, PH22 1SR

Offers over: £160,000

This deceptively spacious, one-bedroom, semi-detached bungalow enjoys a peaceful setting in a quiet cul-de-sac within the sought-after town of Aviemore, nestled in the heart of the Cairngorms National Park. The property benefits from double glazing, off-street parking and a detached garage. With well-proportioned rooms and ample storage, this property represents an ideal home for a first-time buyer or for someone looking to downsize, but equally has excellent letting potential given its location.

The accommodation consists of: an entrance vestibule with coat hooks and large storage cupboard; a generous, front-facing lounge with large window allowing the room to flood with natural light; a bright kitchen with a selection of base and wall mounted units, complementary worktops and tiling to splashback, free standing cooker, washing machine and fridge freezer; a conservatory with door leading to the rear garden, providing an ideal space to sit and relax; an inner hall with storage cupboard housing the hot water tank and access to the attic; a double bedroom with fitted double mirror wardrobes; a bathroom comprising a wash hand basin, wc and bath with electric shower.

The garden area to the front of the property is laid to lawn. The private rear garden is also laid to lawn, with some mature hedging and benefits from a small, paved patio area and garden shed which has power and light. A gravelled driveway to the side of the property provides ample off-street parking and leads to the detached garage which has up and over door, power, light and workbench.

The property is within walking distance from the centre of Aviemore which offers excellent facilities including a supermarket, bank, hotels, cafés, takeaways and thriving High Street offering a good range of retail outlets. Aviemore is a well-known tourist destination, an internationally renowned ski centre and the outdoor capital of Scotland with activities such as skiing, snowboarding, sailing, canoeing, fishing, climbing and shooting available on your doorstep. A regular railway service both North and South is also located in nearby along with a direct City bus link.

Inverness city, the main business and commercial centre of the Highlands, is approximately 29 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the south and beyond.





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Entrance Hall: 1.50 x 1.03

Kitchen: 3.52 x 2.09

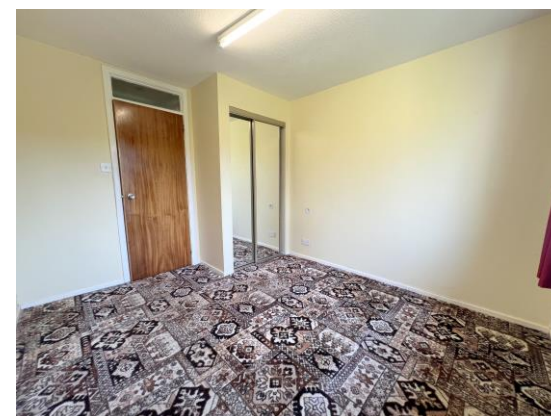
Lounge: 4.77 x 3.28

Bedroom: 3.53 x 2.92

Hall: 0.93 x 0.88

Conservatory: 2.73 x 2.43

Bathroom: 2.29 x 1.71



Directions - From Inverness, take the A9 South and follow the signs for Aviemore. Drive into the town and turn left at the traffic lights onto Dalfaber Drive. Cross over the railway bridge and take the next left onto Spey Avenue. Turn first right onto Callart Road, and then first left again. The property is further along on your left-hand side.

General Information - Mains electricity, water and drainage.

Services - All floor coverings. Light fittings, blinds, oven, hob and extractor are included in the asking price.

Tenure: Freehold

EPC: D

Council Tax – B

Reference – GRM/PATE148/2

HSPC reference - 61449



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