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solicitors and estate agents

7 Morlich Court, Aviemore, PH22 1SL

Offers Over £150,000

Contact us on 01479 874800 or visit www.massoncairns.com

A two-bedroom mid-terraced home boasting an exceptional opportunity to add value. The covered entrance ushers you into an entrance hall, with doors that lead seamlessly into the kitchen and sitting room. The sitting room is open plan with the spacious dining area and features windows to the front and rear of the home allowing for an abundance of natural light to fill the space. Ascending the staircase brings you to a landing with loft access. Here you'll find two well-sized double bedrooms, both featuring integral storage. From selected rooms, one can enjoy the allure of distant hill views. Externally, this home doesn't disappoint; front and rear gardens present further opportunity for development. Off-street parking is available at the rear, with direct access to the rear garden that offers a space for alfresco dining, a green lawn, and a handy storage shed. Catering to a diverse range of buyers, this property embodies a blend of comfort, functionality, and possibility for development. An opportunity not to be missed that will suit a variety of purchasers. EPC Rating D, Council Tax Banding B

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Aviemore

Situated in the heart of Scotland's Cairngorms National Park, Aviemore is a vibrant town known for its breath-taking landscapes and a plethora of amenities suitable for both residents and visitors.

Natural Attractions:

Cairngorm Mountains: A majestic range offering hiking, skiing, and snowboarding opportunities.

Lochs: Serene bodies of water like Loch Morlich, perfect for sailing, canoeing, and taking in the scenery.

Nature Trails: Verdant pathways and trails ideal for walking, cycling, and wildlife spotting.

Amenities and Activities:

Recreational Facilities: From the renowned Macdonald Aviemore Resort with its swimming pools and cinema, to the top-notch golf courses and spa facilities.

Adventure Sports: Including treetop adventures, quad biking, and horseback riding.

Winter Sports: The area is a hub for skiing and snowboarding enthusiasts, with Cairngorm Mountain being a prime destination.

Shopping & Dining: Aviemore boasts a range of shops – from quaint local boutiques selling handmade crafts to more familiar high-street names. Gastronomes will delight in the variety of eateries, from cosy cafes offering traditional Scottish fare to dining restaurants.

Cultural and Community Amenities:

Strathspey Railway: A steam railway journey offering a trip back in time and panoramic views of the Highlands.

Local Events: The town hosts a series of events year-round, including music festivals, the Thunder in the Glens motorcycle gathering, and more.

Education and Health: Aviemore is home to a primary school with secondary education in Kingussie and has excellent healthcare facilities including a newly opened community hospital ensuring the well-being of its residents.

Transport Links

From Aviemore, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

Train Stations: Aviemore Railway Station: Located within the town, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A9: a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A95: This scenic route connects Aviemore to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Aviemore serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Entrance Hall

Step into this home through a covered access, guiding you to a timber and glazed entrance door. As you walk in, you are greeted by a generous space and a conveniently located storage cupboard, perfect for hanging coats and stowing away shoes. This cupboard also houses the oil fired boiler and electrical consumer unit. A stairway leads up to the first-floor bedrooms and shower room. Further doors provide entry to the cosy sitting room, and the kitchen. Two further cupboard spaces make good use of additional space within this entrance hall.

Sitting Room

3.05m x 3.23m (10'0" x 10'7")

Experience comfort in the inviting sitting room, a substantial double window that punctuates the front of this space, ensuring ample natural light and a pleasing view of the exterior. The room's focal point is a open fireplace, set within a traditional ceramic tile surround. The room is open plan with the dining area at the rear of the property.

Dining Area

2.69m x 3.47m (8'9" x 11'4")

The dining zone boasts ample room to accommodate a generous table and chairs setup, making it the ideal spot for shared meals. A door leads directly to the kitchen and a window to the rear provides an airy feel and a view of the garden.

Kitchen

3.14m x 2.54m (10'3" x 8'3")

A functional kitchen that features a good range of base, wall, and drawer units, providing ample storage. A window to the rear provides garden views making this kitchen a bright and inviting space. A door also provides access to the rear garden.



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Landing

Carpeted stairs rise to the first floor landing which provides access to both double bedrooms. A loft hatch provides access to the roof space.

Principal Bedroom

3.83m x 3.30m (12'6" x 10'9")

The principal bedroom is spacious and inviting, featuring a window to the rear, allowing natural light to filter in and illuminate the space. As well as creating a bright and airy atmosphere the window provides a view of the rear of the property. The principal bedroom features twin integral wardrobes with hanging and shelved storage. There is carpet flooring and hanging ceiling lighting.

Bedroom Two

5.06m x 2.60m (16'7" x 8'6")

This second double bedroom is bright and airy with a dual picture windows to the front of the house, overlooking the garden. The room features an integral wardrobe. There is carpet flooring and ceiling lighting.

Shower Room

2.06m x 1.98m (6'9" x 6'5")

Also off the landing you'll find an accessible shower room which features a three piece suite comprising a WC (water closet), pedestal basin and walk in shower area with low level glazed screen and curtain over. A window to the rear of the property fills the room with natural light, creating a bright and airy atmosphere.

Outside

The property boasts front and rear gardens complemented by a paved pathways. The front garden features a range of mature shrubbery that provides lush greenery and privacy. At the rear of the property, the garden features a mix of gravel and grass lawn areas. The

rear garden also provides access to the off street parking. This outdoor space creates a perfect setting for relaxation and enjoyment. There is a block built and rendered shed ideal for secure bike, sports and garden equipment storage.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating D

Entry

By mutual agreement.

Price

Offers over £150,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

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Email: property@lawscot.com

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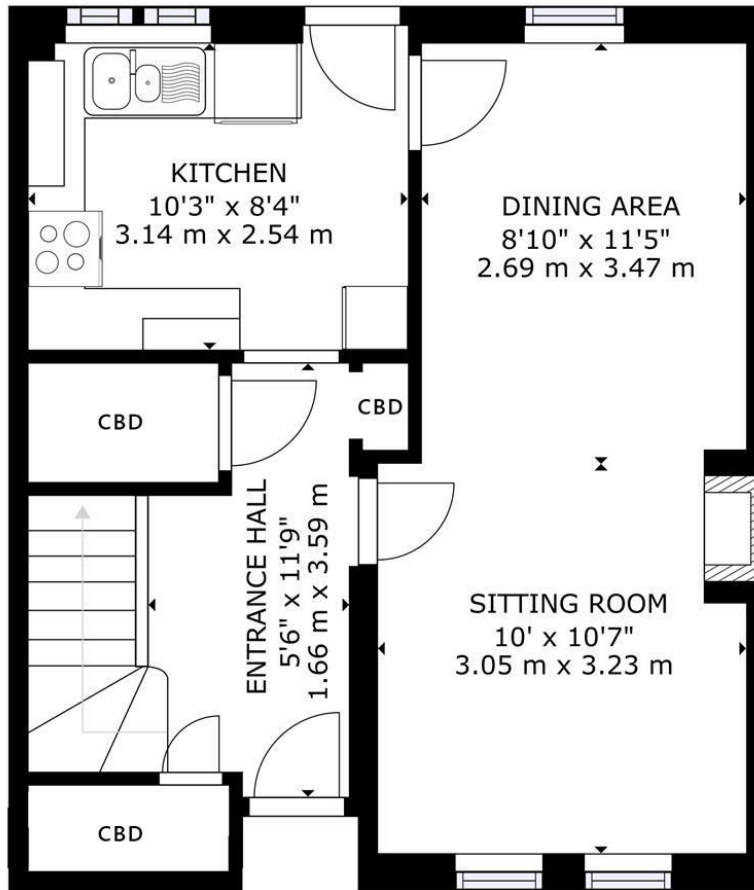
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FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 428 sq ft, 39.74 m²; FLOOR 2: 459 sq ft, 42.6 m²
 TOTAL: 887 sq ft, 82.34 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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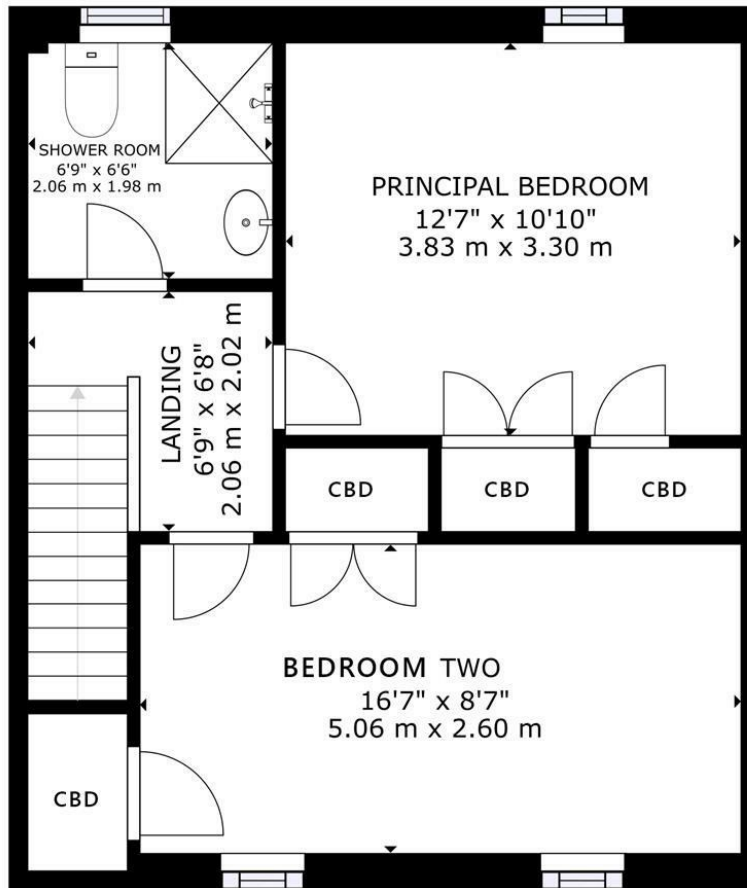
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FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 428 sq ft, 39.74 m², FLOOR 2: 459 sq ft, 42.6 m²
TOTAL: 887 sq ft, 82.34 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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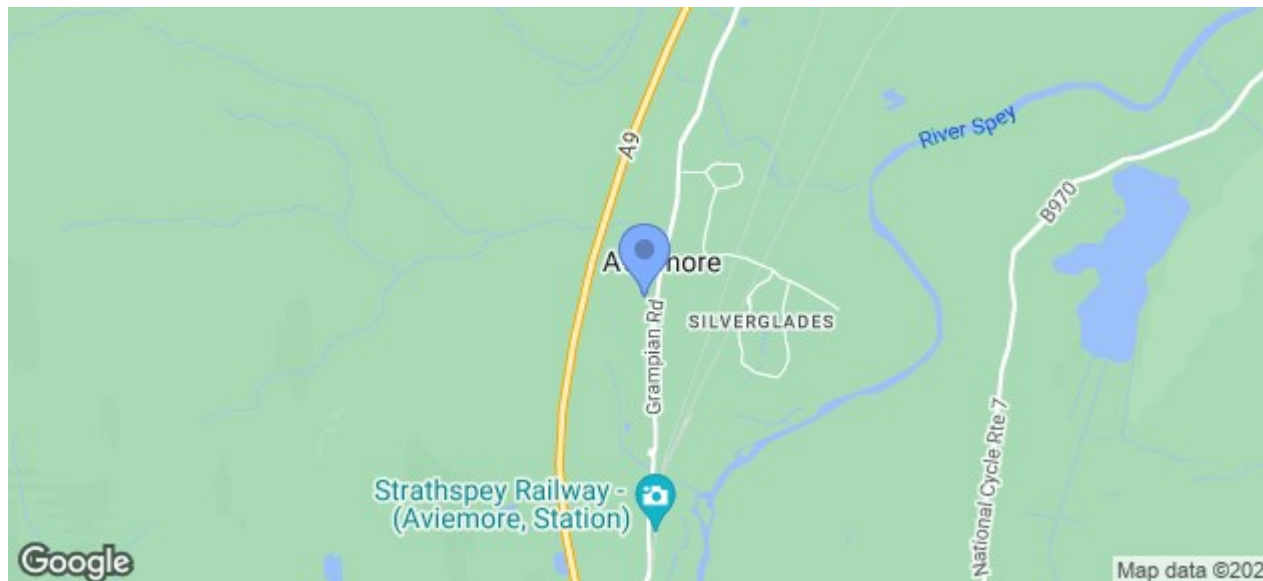
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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