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solicitors and estate agents

21 Braeriach Court, Aviemore, PH22 1TL

UNDER OFFER £135,000

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

UNDER OFFER - Welcome to this exquisite one-bedroom mid terraced bungalow, nestled within a highly coveted development in Aviemore. Presenting an impeccable interior being recently decorated and newly carpeted, this property offers the comfortable living. The heart of the home is the cosy sitting room with enough room for several furniture configurations. The sitting is open plan with the well-equipped kitchen catering to culinary enthusiasts, making cooking a pleasure. Natural light streams into every corner, accentuating the beauty of the layout. A small hallway guides you to a bathroom, adorned with tasteful finishes, and a thoughtfully designed bedroom that offers comfort and tranquillity. Outside, this property truly shines. Parking ensures convenience for residents and guests alike. The low maintenance is a true delight, featuring a patio that invites you to bask in the outdoors. A dedicated storage shed, caters to your practical needs while maintaining the aesthetics of the space. In summary, this bungalow is a rare gem situated in an enviable location within Aviemore. Immaculate presentation and thoughtful design, combine to create an idyllic living experience. Don't miss the opportunity to call this exceptional property your own and embrace the tranquil charm it offers. Council Tax Band A, EPC Rating D.

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

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

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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.

Home Report

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EPC Rating D

Entrance Vestibule

Step into this welcoming home through a sturdy timber and glazed entrance door. As you walk in, you are greeted by carpet flooring and a conveniently located hanging storage perfect for outerwear. The entrance vestibule leads onto the sitting room. This area also houses the electrical consumer unit and meter.

Open Plan Sitting Room & Kitchen

3.60m x 2.94m & 2.51m x 3.07m (11'9" x 9'7" & 8'2" x 10'0") Step into the inviting open plan sitting room and kitchen, featuring windows to the front and rear that flood the space with natural light. Enjoy the comfort of new carpet flooring underfoot, complemented by simple ceiling lighting and subtle coving details, creating a cosy atmosphere. The kitchen furnished with a range of base, wall and drawer units is complemented by laminate worktops and includes an integral sink with drainer and twin taps. There is space for a cooker unit and a integral extractor overhead. The kitchen also features undercounter space and plumbing for a dishwasher or washing machine. Admire the rear garden view from the window and access the rear patio through the adjacent door. There is laminate flooring and ceiling lighting.

Hall

From the centrally located hall, access is provided to the bathroom and a cosy bedroom. There is an airing cupboard featuring shelved storage for linens. This space also houses the hot water tank. A loft hatch provides access to the attic area.



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Bedroom

2.82m x 3.07m (9'3" x 10'0")

The light and airy double bedroom features a view of the rear garden through the sizeable window which also bathes the room in natural light while carpet flooring adds a touch of comfort, with ceiling lighting providing additional illumination throughout the space.

Bathroom

1.72m x 1.95m (5'7" x 6'4")

The modern bathroom features convenient full height wet wall surrounding the full-sized bath which features an electric shower over with glazed screen, in addition to twin taps, providing a range of bathing options. A WC, and pedestal wash hand basin with twin taps enhance the functionality of the space. Enjoy privacy with an opaque window to the rear which also provides ventilation. There is ceiling lighting and the space is finished with practical vinyl tile flooring for easy maintenance.

Outside

The cosy outdoor space of the property offers a versatile and functional, west facing garden, which benefits from late evening sun. Primarily laid to patio, this area is perfect for alfresco dining. A storage shed reflects its potential for varied uses, from gardening to entertaining. For added convenience, vehicle access to the property is available, complemented by communal parking spaces, ensuring ease of transportation and ample parking options. A shared path leads to the central courtyard area and providing a route to the front of the home. Overall, this outdoor haven combines functionality with potential, offering a range of possibilities for gardening, storage, and leisure, while embracing communal amenities.

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Fixed Price

UNDER OFFER

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

Tel: (01479) 874800

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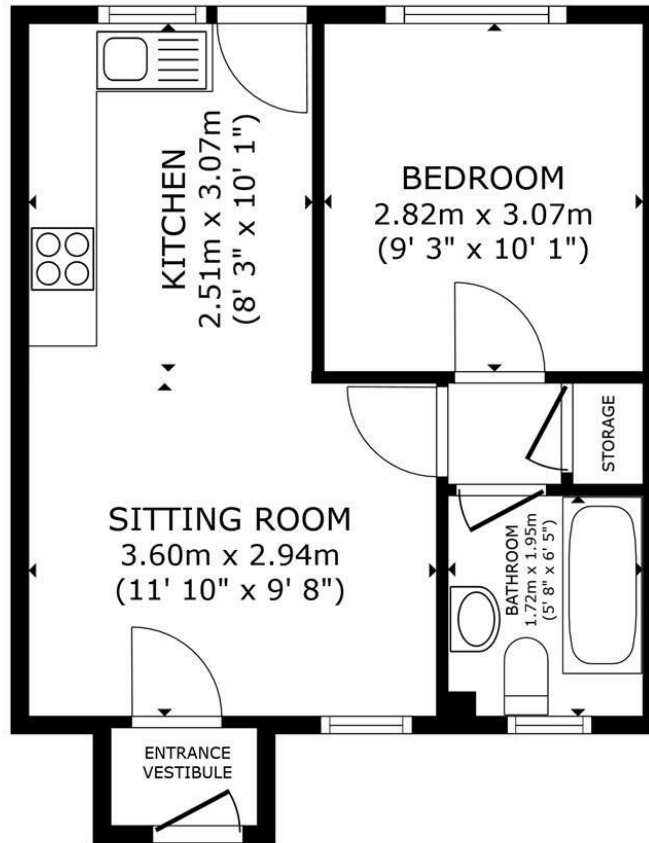
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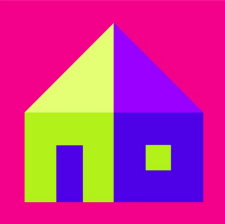




FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 33.3 sq.m. (358 sq.ft.)
 EXCLUDED AREAS : ENTRANCE VESTIBULE 1.1 sq.m. (12 sq.ft.)
 TOTAL : 33.3 sq.m. (358 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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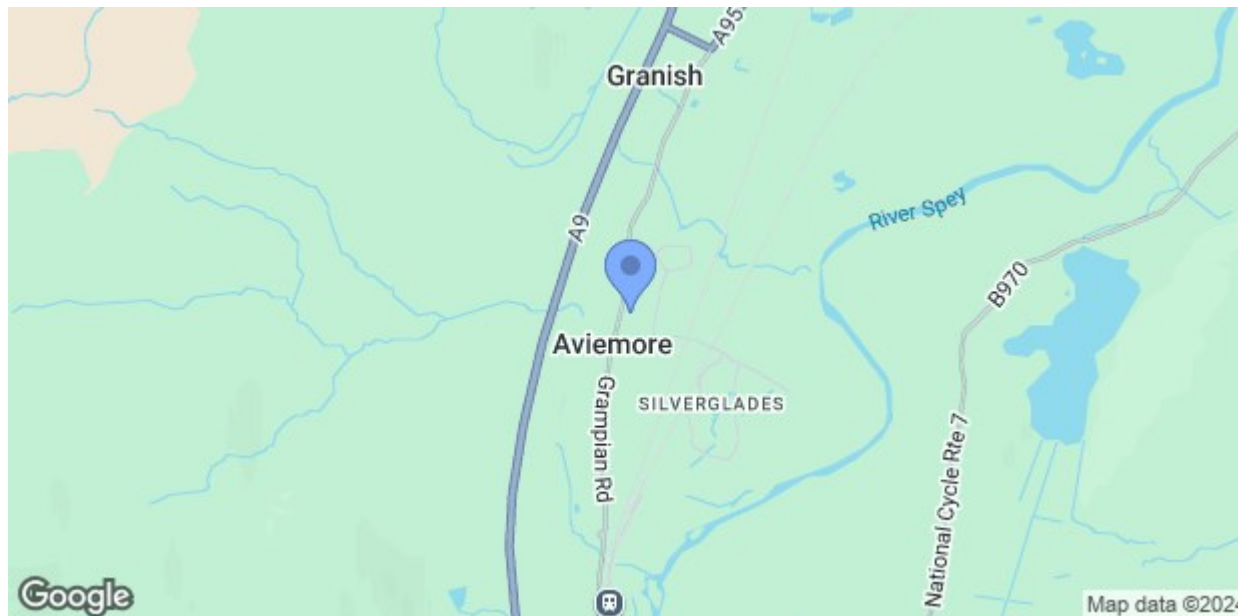
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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