



masson
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1 Spey Avenue, Aviemore, PH22 1SP
UNDER OFFER £180,000

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

solicitors and estate agents

UNDER OFFER - Discover the charm of this beautifully maintained semi-detached bungalow located in the desirable location of Aviemore. Ideal for singles or couples, the property showcases a thoughtful layout and pristine condition throughout. The home begins with an inviting entrance vestibule that opens into a bright sitting room, creating a warm and welcoming atmosphere for relaxation or entertaining guests. The kitchen is well-appointed and enjoys plenty of storage space, catering to all your culinary needs. The comfortable bedroom features built-in storage solutions, optimising the space for ease and efficiency while the bathroom is neatly designed for comfort and is equipped with modern fittings. Occupying a well sized plot, the property boasts gardens at the front and rear. The rear garden, which is securely gated, includes a delightful patio area providing a perfect setting for alfresco dining or simply enjoying the tranquil outdoor ambiance. Completing this home is the off-street parking available on a gravel driveway, adding both convenience and aesthetic appeal. The block built garage, featuring a sturdy concrete base, provides ample space for vehicle storage and workshop activities. Equipped with power and lighting, this versatile space offers endless possibilities for hobbies, storage, or DIY projects, catering to the needs and preferences of the homeowner. This bungalow is a splendid blend of style, comfort, and practicality, making it an ideal choice for those looking to settle in this convenient location. EPC Rating D, Council Tax B
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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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

1.19m x 1.48m (3'10" x 4'10")

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

Sitting Room

3.37m x 4.92m (11'0" x 16'1")

Step into the inviting sitting room, featuring triple front windows that flood the space with natural light. Enjoy the comfort of timber laminate flooring underfoot, complemented by simple ceiling lighting and subtle coving details, creating a cosy atmosphere.

Kitchen

2.15m x 3.61m (7'0" x 11'10")

The fully-equipped kitchen furnished with a range of base, wall, display, and drawer units is complemented by timber laminate worktops and includes an integral sink and chrome mixer tap, along with built-in oven, grill, ceramic hob, and illuminated extractor. Additional integral units include a washing machine, dishwasher and fridge freezer. Admire the rear garden view from the window and access the rear patio through the adjacent door. There is seamless timber laminate flooring extending from the sitting room and ceiling lighting.



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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 and ladder provide access to the attic area.

Bedroom

2.93m x 3.61 (9'7" x 11'10")

The light and airy double bedroom is furnished with an integrated storage wardrobe for easy organisation. There is a view of the rear garden through the sizable window which also bathes the room in natural light while timber laminate flooring adds a touch of comfort, with ceiling lighting providing additional illumination throughout the space.

Bathroom

1.71m x 2.32m (5'7" x 7'7")

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 chrome mixer tap, providing a range of bathing options. A WC, and wash hand basin with a sleek chrome mixer tap. Enhancing the functionality is an integral vanity unit. Enjoy privacy with an opaque window to the side which also provides ventilation. There is ceiling lighting and the space is finished with practical vinyl tile flooring for easy maintenance.

Outside

Outside, the property features an effortlessly maintained front garden area adorned with gravel, providing off street parking for multiple vehicles. The rear garden is generously sized and enclosed by vertical timber fencing, ensuring privacy. You can enjoy sunny days on the patio,

while the rest of the area is laid to lawn for ease of maintenance. The block built garage (6.0m x 3.0m), featuring a sturdy concrete base, provides ample space for vehicle storage and workshop activities. Equipped with power and lighting, this versatile space offers endless possibilities for hobbies, storage, or DIY projects, catering to the needs and preferences of the homeowner.

Entry

By mutual agreement.

Services

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

Price

UNDER OFFER

Viewings and Offers

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

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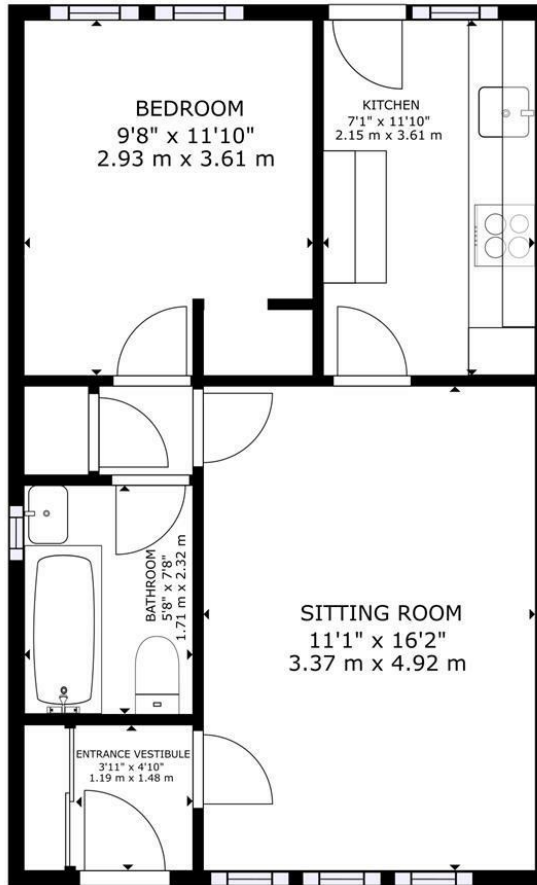
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GROSS INTERNAL AREA
 FLOOR 1: 481 sq ft, 44.67 m²
 TOTAL: 481 sq ft, 44.67 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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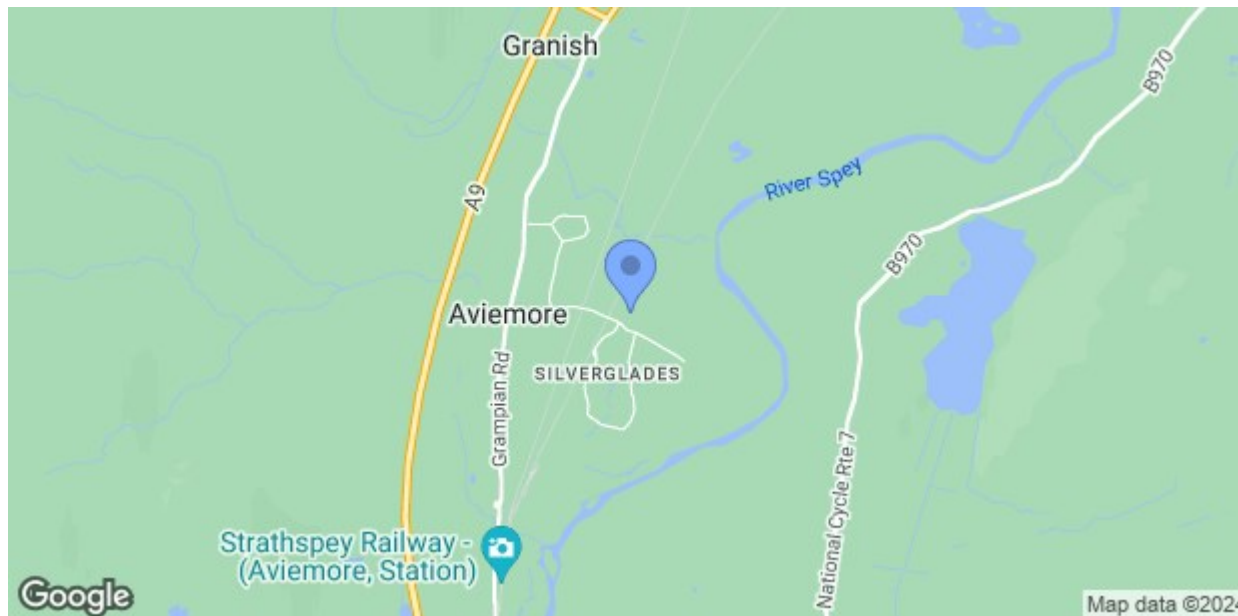
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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