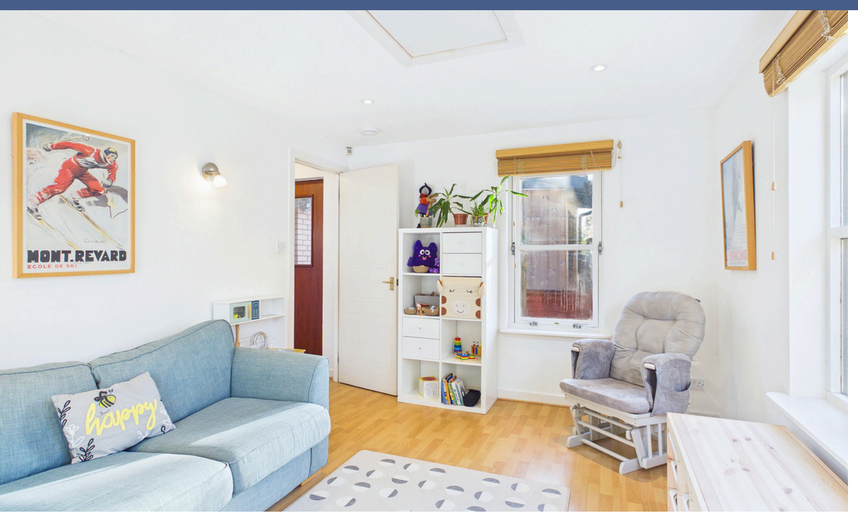
92 Dalnabay
Aviemore
PH22 1RQ

Offers over £220,000 are invited

Extended Two-Bedroom Semi Detached Bungalow
in Quiet Cul-de-Sac Location









Features:

- Two Reception Rooms
- Master Bedroom with Ensuite
- Wood Burning Stove, Timber Double Glazing & Electric Economy Heating
- Garden with Decking and Timber Shed
- Off Street Parking for Two Cars
- Close To Local Woodland Walks & Bike Trails

CONTACT US :
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01479 810 531

CALEDONIA ESTATE AGENCY

92 Dalnabay is an extended, two-bedroom semi-detached bungalow situated in a desirable residential area within a quiet cul-de-sac.

The property features a bright and welcoming open-plan living and dining area, centred around a wood-burning stove and flowing through to the well-appointed kitchen with integrated appliances. A generous cupboard off the kitchen provides space for a washing machine as well as additional storage. A side door takes you out to the rear garden. A versatile second reception room, with patio doors opening onto the rear garden, offers flexible accommodation and could be utilised as a sitting room, home office or third bedroom.

The master bedroom benefits from an en-suite shower room, while the second double bedroom enjoys attractive mountain views and features a built-in mirrored wardrobe. A family bathroom is situated beside the bedrooms.

Further benefits include timber-framed double glazing, Electric economy heating, a hall cupboard at the entrance and a loft space with ladder access providing useful additional storage. With its desirable location and flexible accommodation, this property will appeal to a range of purchasers and would be equally well suited as a permanent residence or investment property.









For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on
07981 807 965.

CALEDONIA ESTATE AGENCY

Aviemore is a bustling village situated within the Cairngorms National Park. It is on the main rail line from Inverness/London and is just off the A9 giving easy access to all parts of the UK. Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

Aviemore village itself offers many amenities, including a primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm Mountain, Strathspey steam railway and the championship Spey Valley Golf Course at Dalfaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence. This is complemented by an abundance of wildlife and a diversity of recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, mountain biking and skiing, to name but a few.

OUTSIDE
Set on a plot backing onto the Strathspey Steam Railway, 92 Dalnabay enjoys a unique and attractive setting. The garden is mainly laid to decking, creating a low-maintenance outdoor space from which to take in the superb Cairngorm Mountain views. A small lawn area provides a touch of greenery, and a substantial timber shed offers generous storage for outdoor equipment. Further benefits include two log stores, an outside tap and a rotary clothes dryer.

INCLUDED
All floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

SERVICES
Electricity, water and drainage.

COUNCIL TAX
Council tax band D (£2286.31 p.a. 2026/27), including water rates. Discounts are available for single person occupancy.







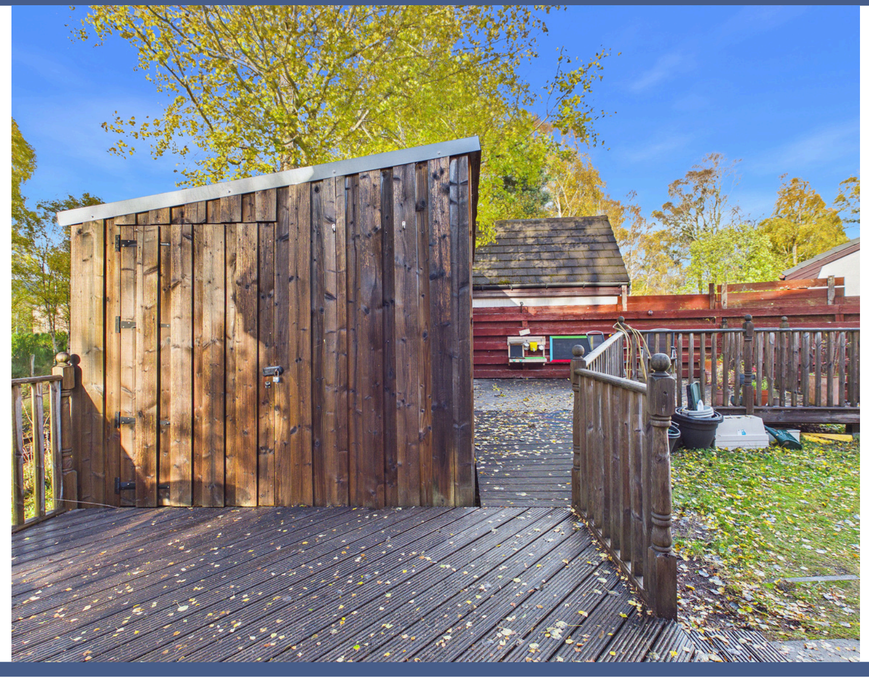
HOME REPORT
A Home Report is available for this property. Please use the following link:
·Reference: https://app.onesurvey.org/Pdf/HomeReport
·Postcode: PH22 1RQ
·EPC Rating: E
·Home Report Value: £220,000

PRICE
Offers Over £220,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS
Formal offers should be submitted to our office in Aviemore.

VIEWING
Viewing is strictly by appointment only through the Selling Agents.









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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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