

127 Dalnabay Aviemore PH22 1TD

Offers over £285,000 are invited

Attractive Three Bedroom
Detached & Extended Bungalow



Features:

- Sunroom, Two Bathrooms and WC
- Double Glazing and Electric Storage Heating
- Enclosed Garden
- Garage and Driveway with Space for Multiple Vehicles
- Quiet Cul-De-Sac Location Close to Local Walks, Bike Trails, and Golf Course

CONTACT US :
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Dalnabay is a highly sought-after residential area located on the northern edge of Aviemore, enjoying convenient access to a wide range of local amenities and facilities.

127 Dalnabay is an attractive, detached three-bedroom bungalow with an extension, situated in a peaceful cul-de-sac setting. The property features a bright and spacious open-plan lounge and dining area, benefiting from dual-aspect windows and an electric fireplace. The kitchen flows through to a sunroom, offering views over the garden.

The accommodation comprises three double bedrooms, including a master bedroom with an en-suite shower room and patio doors leading directly to the garden. A practical utility room further enhances the layout. Additional benefits include double glazing throughout and electric storage heating.

Offering excellent versatility, this comfortable bungalow is equally well suited as a family home or buy-to-let investment opportunity.



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

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

127 Dalnabay enjoys a fully enclosed, low-maintenance rear garden, primarily laid to lawn and complemented by a selection of mature trees, shrubs, and plants. A patio and raised decking area provide the perfect space for outdoor furniture and relaxing and enjoying the surroundings. To the front, the property benefits from an attractive open-plan garden, also laid to lawn with established shrub planting. A private driveway to the side of the property provides off-street parking for two vehicles and leads to a single garage, offering additional parking or useful storage space.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band E (£2944.16 p.a. 2026/27) including water rates. Discounts are available for single occupancy.



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HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: [127 Dalnabay Home Report](#)
- Postcode: PH22 1TD
- Energy Performance Certificate Rating: Band D
- Home Report Value: £285,000

PRICE

Offers Over £285,000 are invited for this property.

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

Viewings are by appointment 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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