

22 Dalnabay

SILVERGLADES, AVIEMORE, PH22 1RE



Two-bedroom semi-detached bungalow in sought-after Aviemore location, ideal holiday let, first-time buy or Highland base with garden and parking



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



A well-presented two-bedroom semi-detached bungalow situated in the popular Dalnabay development in Aviemore, within the Cairngorms National Park. The property offers well-balanced accommodation, private garden space, and excellent potential as a first home, Highland base, or holiday let investment.

THE LOUNGE



The accommodation comprises a spacious and bright lounge, providing a comfortable central living area. The kitchen benefits from direct access to the rear garden, making it ideal for indoor-outdoor living and summer use.

THE KITCHEN





There are two generous double bedrooms, offering flexibility for family use, guests, or home working. A family bathroom with bath suite is complemented by a separate second WC, adding everyday practicality.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the property boasts a pretty enclosed rear garden, offering privacy and a pleasant outdoor space, along with off-street parking. The space available with the driveway parking area would be ideal for extending the property to the side, but would of course be subject to any planning consents required.

Located in a quiet and established residential area, the property is well placed for access to Aviemore's amenities, transport links, and year-round outdoor activities.

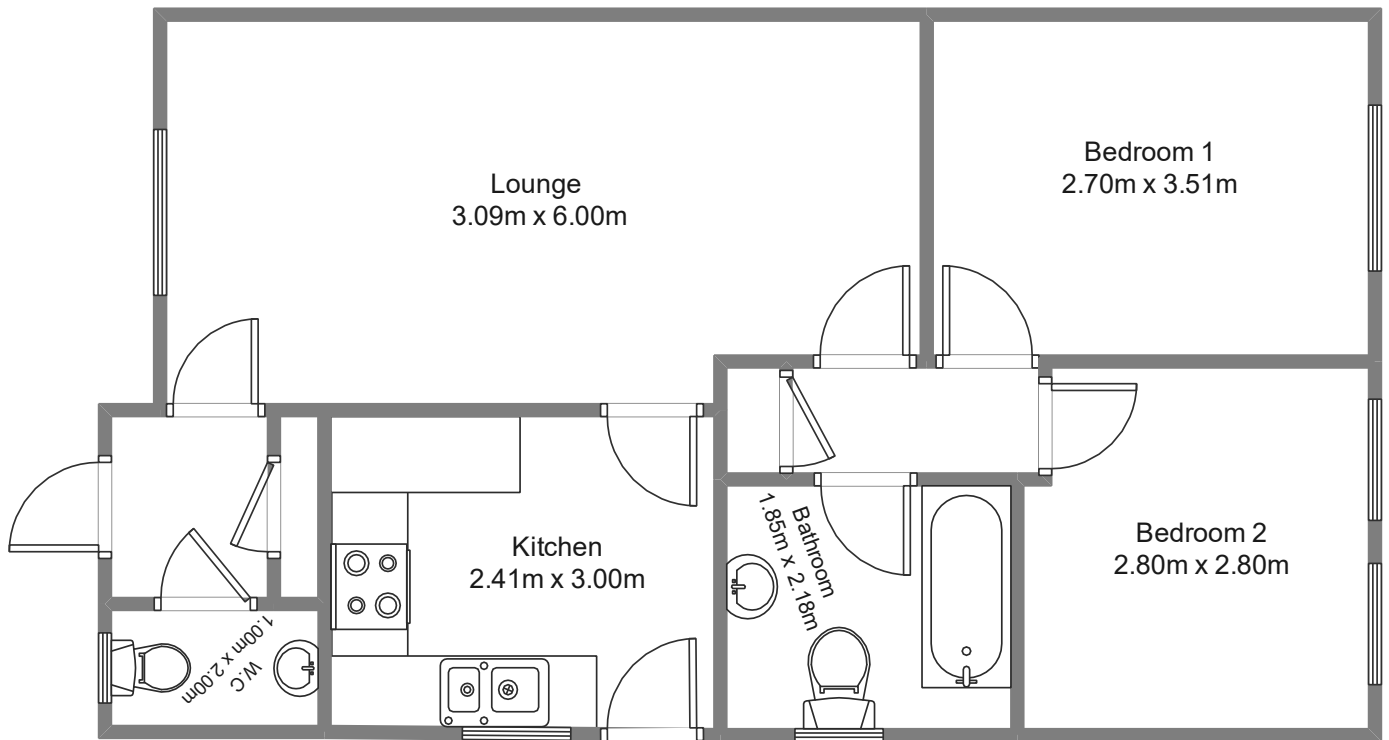
An ideal opportunity to acquire a well-located property in one of the Highlands' most desirable villages, suitable as a step onto the Aviemore property ladder, a holiday let investment, or a low-maintenance lock-up and leave base within the Cairngorms.

EXTERNALS



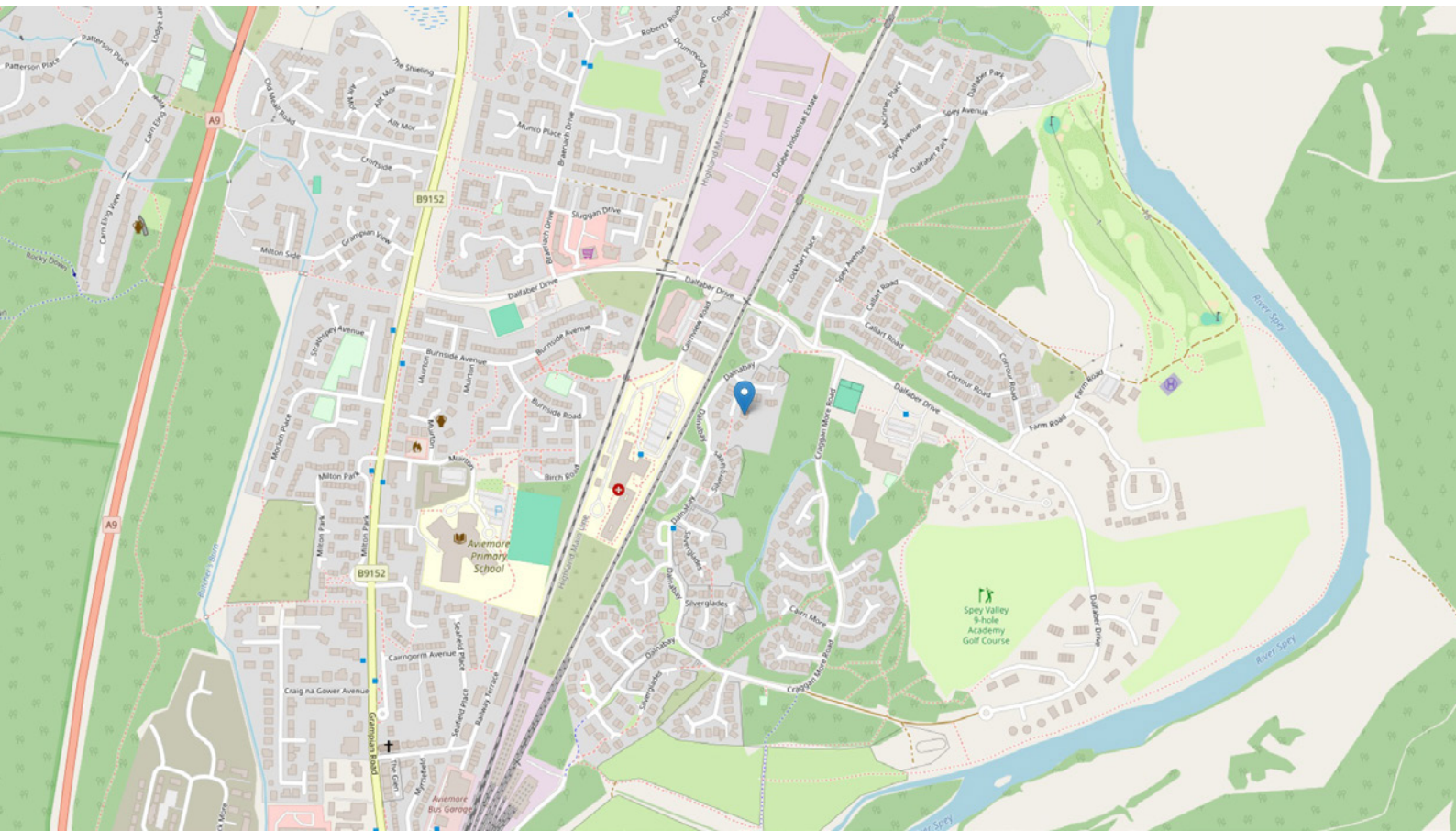


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 55m² | EPC Rating: D



THE LOCATION

Nestled in the heart of the Cairngorms National Park, Aviemore is a vibrant and picturesque village that serves as a gateway to Scotland's natural wonders. Boasting excellent connectivity, Aviemore is located on the main rail line between Inverness and London, and just off the A9, offering seamless access to all parts of the UK. For those travelling further afield, Inverness Airport is a mere 40 miles away, providing daily flights to London and other major UK cities.





Aviemore is more than just a scenic retreat; it's a thriving hub of activity and community. The village offers a wide array of amenities, including a modern primary school, an assortment of shops, charming restaurants, cosy hotels, and lively bars. Adding to its appeal are attractions like the leisure and conference centre, the iconic funicular railway on Cairngorm Mountain, and the historic Strathspey Steam Railway which tracks the path of the beautiful River Spey, journeying through a scenic landscape of heather moors, pine forests, and mountain views. Golf enthusiasts will revel in the new championship Spey Valley Golf Course at Dalnabier. Together, these features have transformed Aviemore into a sought-after, year-round centre of tourism and leisure excellence. Located at the northern end of Aviemore, 22 Dalnabier is situated in a popular residential area renowned for its convenience and community spirit. Nestled just 1.5 miles from the village centre, this property strikes a perfect balance between tranquillity and accessibility.

The surrounding area is particularly captivating, boasting a community shopping centre just a short walk away. This charming hub offers a variety of amenities, including a Co-op food store, a delightful pizzeria, a salon, a veterinary clinic, and a traditional fish and chip shop.

Dalnabier Golf and Country Club, also within walking distance, provides a host of leisure facilities, including golf courses, a swimming pool, and a welcoming bar and restaurant. For outdoor enthusiasts, the property is conveniently close to a pedestrian and cycle path that leads to Dalnabier Road and onward to the heart of Aviemore.

Whether you're seeking outdoor adventures, a close-knit community, or modern conveniences, Aviemore offers the best of all worlds. With its stunning natural surroundings, exceptional amenities, and vibrant lifestyle, this is a place you'll love to call home.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
BRYONNEY JOHNSTON
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer

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