

25 MUNRO PLACE
Aviemore, PH22 1TE

OFFERS OVER
£198,000



DESCRIPTION

Located in a desirable area of Aviemore, this attractive three-bedroom semi-detached house occupies a quiet cul-de-sac position, within easy reach of local amenities. The property is presented in walk-in order throughout, with a recently refurbished, contemporary family bathroom. Further benefits include a bright kitchen and dining area, alongside a generously proportioned living room.

All three bedrooms are well-sized, and with the added advantages of double glazing and electric heating, the property is ready to move into. To the rear, there is a sunny and sheltered enclosed garden with a good-sized storage shed, complemented by a lawned garden with open aspect to the front.

A BRIGHT, WELL-APPOINTED HOME IN A SOUGHT-AFTER LOCATION

- ❖ Entrance hallway with separate cloakroom/WC
- ❖ Spacious and bright living room with log-effect electric fire
- ❖ Well-appointed kitchen/dining with integrated appliances and white goods included
- ❖ Recently refurbished family bathroom
- ❖ Three bedrooms (master with built in wardrobes)
- ❖ Electric heating/double glazing throughout
- ❖ Private, enclosed rear garden
- ❖ Garden shed and outside cold-water supply
- ❖ Attractive garden to front
- ❖ Communal parking
- ❖ Walking distance to all local amenities, including local primary school, shops, train station and bus routes
- ❖ Access to woodland walks, river and golf course



SITUATION

Aviemore is a vibrant village, set within the stunning Cairngorm National Park, internationally recognised as a year-round resort with an outstanding range of facilities for both summer and winter pursuits. There are woodland walks, lochs, beaches and a range of recreational and sporting opportunities, all set against some of Scotland's most spectacular scenery.

The Cairngorm Mountain is a landmark in its own right, renowned for snowsports and home to Scotland's only funicular railway - the highest in the UK.

Aviemore is exceptionally well connected, sitting on the main Inverness to London rail line and just off the A9, making it a practical and accessible base whether commuting locally or further afield.

Families are very well served educationally, with a modern village primary school and secondary education at either Grantown Grammar School or Kingussie High School. Aviemore village offers an excellent range of shops, restaurants, cafés, bars, hotels and leisure facilities, alongside a petrol station, medical practice and the Badenoch and Strathspey Community Hospital.

ACCOMMODATION

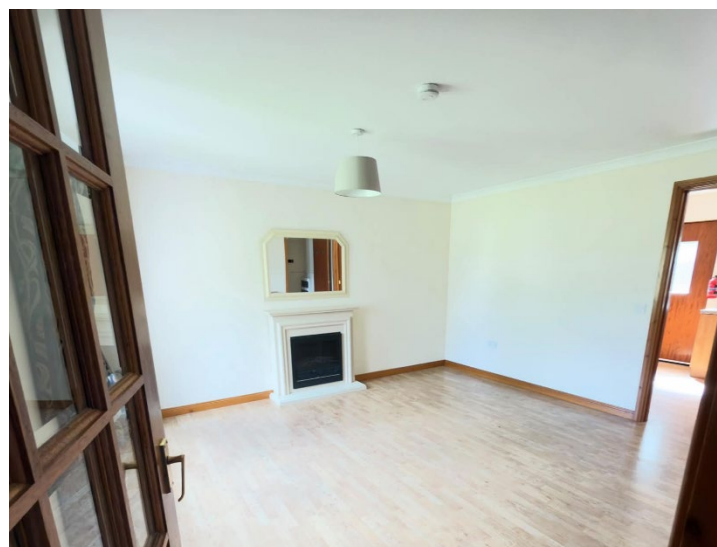
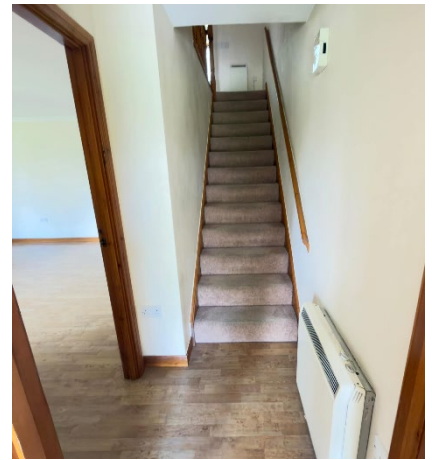
GROUND FLOOR: The ground floor accommodation is light and well-proportioned, offering a practical and welcoming layout. The living room offers plenty of space to relax, while the dining kitchen is well-equipped and ideal for everyday living. The separate cloakroom adds a useful additional facility, and the overall presentation throughout this level is pleasant and ready to enjoy.

ENTRY: Through timber and glass-panelled door to vestibule. Doors to the cloakroom and hallway.

CLOAKROOM: 1.80m x 1.40m. Window to east. Fitted with wash hand basin and WC. Complementary tiled splashback and mirrored cabinet over. Wall-mounted electric panel heater. Twin spot ceiling light.

HALLWAY: Door to sitting room through to dining kitchen and carpeted stairway to first floor accommodation. Storage heater. Wood laminate flooring. Smoke detector. Pendant ceiling light.

SITTING ROOM: 4.41m x 4.38m. Window to east. Door to spacious understair cupboard housing electricity control unit. Inset log-effect electric fire. Storage heater. Point for wifi connection. Curtain pole and curtains.



ACCOMMODATION

GROUND FLOOR

KITCHEN / DINING: 5.40m x 2.70m. Twin windows with fitted roller blinds to west overlooking garden. Comprehensive range of floor and wall-mounted units with complementary work surfaces and tiled surround.

Hygena integrated oven with inset Lamona ceramic hob. Stainless steel sink with single drainer and plumbing for Bosch Maxx 6 automatic washing machine. Kenwood fridge/freezer. Wood-effect laminate flooring. Storage heater. Ceiling track lighting and pendant ceiling light.



ACCOMMODATION

FIRST FLOOR: Upstairs, the three bedrooms are all a good size and offer a warm and comfortable feel, making them easy to personalise and settle into from day one. The principal bedroom benefits from full-width built-in wardrobe, while Bedroom 3 enjoys a particularly pleasant outlook toward the Cairngorm mountain range, adding a special quality to what is already a well-appointed upper floor.

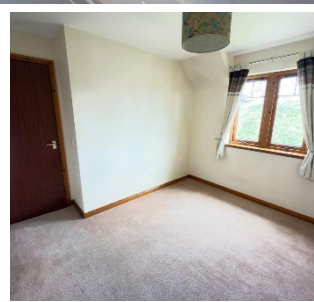
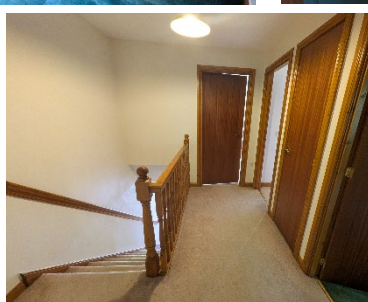
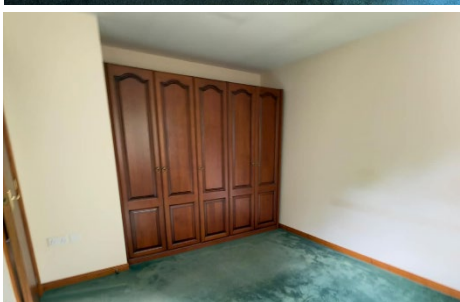
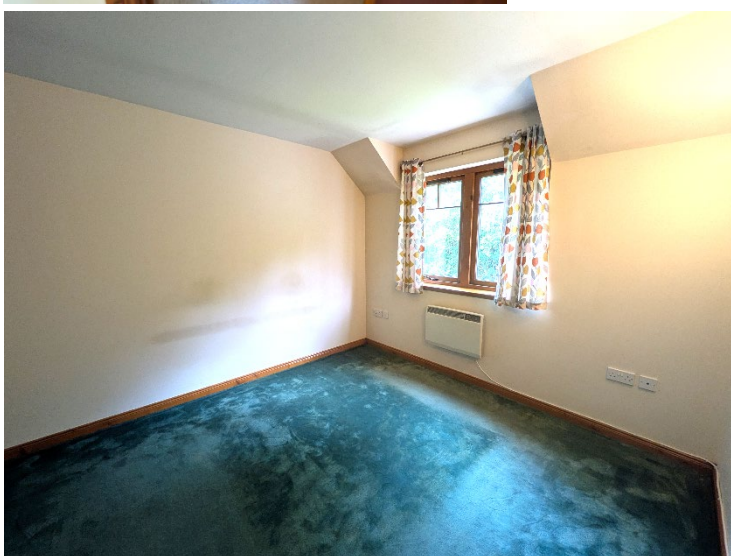
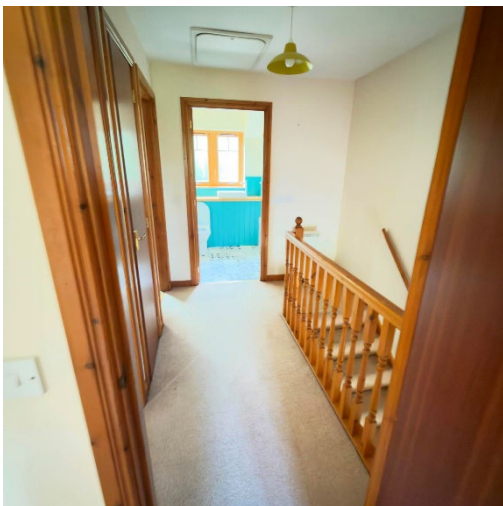
LANDING: Doors to three bedrooms and bathroom. Door to airing cupboard housing hot water cylinder with cold water tank over. Access hatch to attic. Storage heater. Fitted carpet.

BATHROOM: 2.20m x 2.10m. Opaque window to west. Fitted with three-piece suite comprising bath with twin shower heads over, wash hand basin and WC. Extractor fan. Vinyl flooring. Ceiling light.

BEDROOM 1: 3.11m x 3.16m. Window to west. Full-width built-in wardrobes fitted with shelving and hanging rails. Wall-mounted electric panel heater. Fitted carpet. Two wall lights.

BEDROOM 2: 3.26m x 2.61m. Window to east. Wall-mounted electric panel heater. Fitted carpet. Pendant ceiling light.

BEDROOM 3: 3.31m x 2.70m. Window to east enjoying views toward the Cairngorm mountain range. Built-in wardrobe fitted with shelf and hanging rail. Wall-mounted electric panel heater. Fitted carpet. Pendant ceiling light.



OUTSIDE

GARDEN

The property to the front is enclosed with a low-level stone wall and fencing with paved path to the front door.

There is ample parking in the communal area to the front of Number 25 Munro Place

A side gate leads to the secluded and sheltered rear garden which is enclosed with fencing and laid to lawn with some mature shrubs.

There is a large garden shed and outside cold-water supply.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

The property is in Council Tax Band D.

VIEWING

Is strictly by arrangement with the sole selling Agents – Highland Property Services.

HOME REPORT

Link available on our website:

www.highlandpropertyservices.co.uk or available by request.

ENTRY

By arrangement with the subscribers.



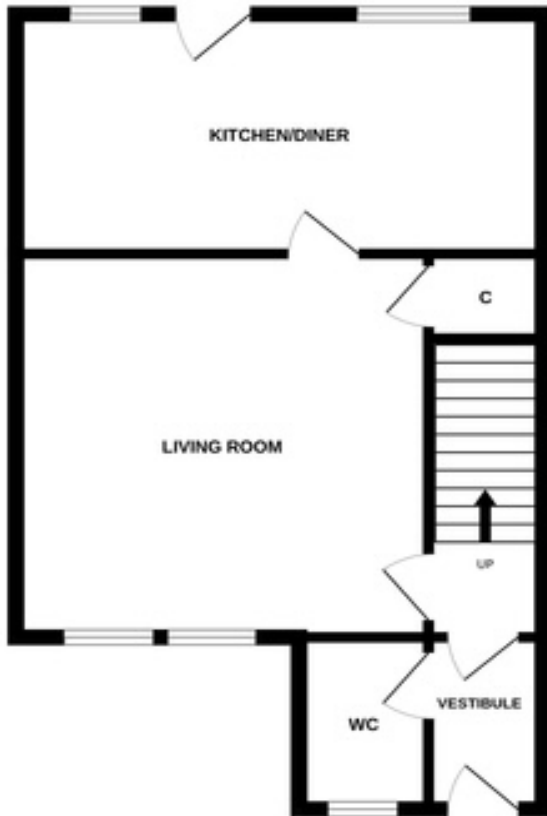
DIRECTIONS

Aviemore. Once in the village, continue on the Grampian Road -passing the train station on the right hand side- passing the main shops, straight at the roundabout, turn right onto Dalfaber Drive, turn left at Braeriach Court, and take the second left into Munro Place, the property will be facing you to the right side.

Distances from Aviemore. Grantown on Spey 14 miles, Kingussie 13 miles, Inverness 30 miles, Aberdeen 100 miles, Edinburgh 125 miles, Glasgow 140 miles.

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan - 02024

PRICE

Offers over £198,000 are invited.

OFFERS

Offers should be in writing in the correct Scottish legal form to Highland Property Services. Should a closing date be set, we are only able to liaise with Clients who have instructed their Solicitor to Note Interest on their behalf. Our Office will be pleased to arrange for an experienced Scottish Solicitor to act for any purchaser.

CONDITIONS OF SALE

All fitted furniture, carpets, blinds and integrated kitchen appliances are included.

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