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105 Dalnabay, Silverglades, Aviemore, PH22 1TA

Offers Over £220,000

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

105 Dalnabay is a well-proportioned two-bedroom detached bungalow with garage, positioned within a small cul-de-sac in this popular residential area at the north end of Aviemore, conveniently located for local amenities and facilities. The property is entered via an entrance vestibule, which provides a practical space ideal for coat and shoe storage and gives access to a convenient WC. From here, a door leads through to the generous sitting room and dining area, a bright and welcoming space that forms the heart of the home. This room benefits from excellent natural light from windows to the front and side and offers ample space for both comfortable seating and a dining table, making it well suited to everyday living. Adjoining the living space is the kitchen, which is neatly arranged and well laid out with good storage and worktop space. A rear hallway leads to the remaining accommodation which comprises of two well-proportioned double bedrooms, both quietly positioned and offering integral storage wardrobes. The shower room is well sized and located off the rear hallway, completing the internal accommodation. Externally, the property enjoys a low-maintenance setting with private parking to the front, a garage to the side and outdoor space to the rear, along with a useful timber storage shed. Overall, this home offers comfortable, easy-to-manage accommodation on a single level and represents an excellent opportunity for a range of purchasers in one of Aviemore's most consistently sought-after residential locations. EPC F, Council Tax D, Home report available online at massoncairns.com

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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

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating F

Entrance Vestibule

0.90m x 1.67m (2'11" x 5'5")

The property is entered via a uPVC, double-glazed front door into a bright and practical entrance vestibule. This useful space provides dedicated coat hanging and shoe storage, creating an effective buffer from outdoors. Doors lead off to the WC and through to the main sitting room and dining area. There is carpet flooring and ceiling lighting.

WC

0.93m x 1.68m (3'0" x 5'6")

The WC is neatly presented and fitted with a wash-hand basin set within a vanity unit, complemented by tiled splashbacks. The space is finished with ceiling lighting and carpeted flooring, and benefits from natural light via an opaque window to the side.

Sitting Room & Dining Area

3.83m x 6.29m (12'6" x 20'7")

The sitting room and dining area is a generous, well-proportioned open-plan space, enjoying excellent natural light from a large picture window to the front along with additional side windows. The room offers ample space for both comfortable seating and a dining table, making it a versatile area for everyday living and entertaining. A focal open fireplace adds character and warmth, while ceiling-mounted lighting and carpet flooring complete this bright and welcoming main living space. Further doors lead to the kitchen and rear hallway.

Kitchen

3.19m x 2.39m (10'5" x 7'10")

The kitchen is modern and well appointed, fitted with a good range of base and wall units providing ample storage and generous worktop space. Integrated appliances include an electric oven and hob with extractor above, while additional white goods are included. The room is well lit with recessed ceiling lighting and benefits from a window overlooking the front of the property, creating a bright and functional workspace with a clean, contemporary finish. There is a door to the side leading to the garage and garden and a further door leads into the sitting room and dining area.

Rear Hallway

The rear hallway provides is finished with carpeted flooring and ceiling-mounted lighting. This area incorporates a loft hatch and an airing cupboard, offering useful storage, and gives access to the shower room and both bedrooms.

Shower Room

1.67m x 2.22m (5'5" x 7'3")

The shower room is well laid out and comprises a WC, wash-hand basin set within a vanity unit with storage below, and a level-access shower fitted with an electric shower. The room is finished with wet-wall style panelling to the shower area, ceiling-mounted lighting, and an opaque window to the side providing natural light and ventilation.

Bedroom One

3.20m x 2.90m (10'5" x 9'6")

Bedroom One is quietly located to the rear of the property and enjoys a pleasant outlook over the garden. The room is finished with carpeted flooring and ceiling lighting, and benefits from a double integrated mirrored wardrobe providing hanging space and shelved storage. A



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double window to the rear allows for good natural light, creating a comfortable and well-proportioned main bedroom.

Bedroom Two

3.19m x 2.29m (10'5" x 7'6")

Bedroom Two is a further double room, also overlooking the rear garden. The room is finished with carpeted flooring and ceiling lighting, and includes a wardrobe unit providing useful storage.

Outside

To the front, the property is approached via an open-plan gravelled area providing off-street parking, garage and a low-maintenance setting. The bungalow sits well within its plot and enjoys a pleasant outlook across the surrounding residential area. To the rear, there is a fully enclosed, low-maintenance garden, predominantly laid with gravel and incorporating a patio-style seating area, ideal for outdoor dining and relaxation. Ranch style timber fencing provides privacy, while a shed offers useful storage for garden equipment, bikes and outdoor gear. The outdoor space is well suited to those seeking easy-care grounds with practical usability.

Garage

2.94m x 5.72m (9'7" x 18'9")

The single detached garage is well proportioned and constructed with a concrete floor and block walls with a pitched roof offering potential for rafter storage. There is a up-and-over door to the front, separate access door to the side and a window to the rear in addition to power and lighting, making it ideal for secure parking, storage, or use as a workshop space.

Services

It is understood that there is mains water, drainage and electricity. There is ***** central heating.

Entry

By mutual agreement.

Price

Offers over £220,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns
Strathspey House

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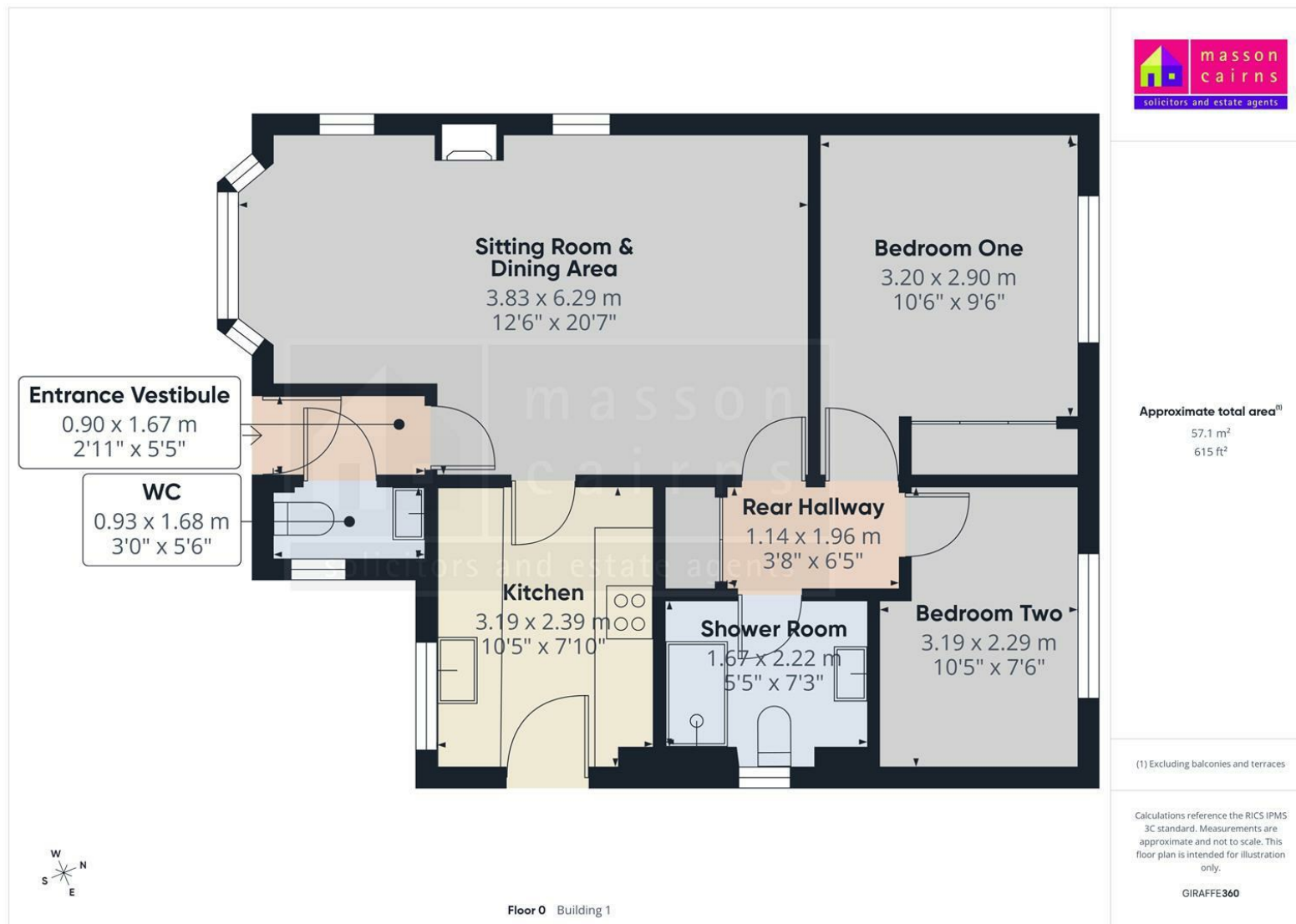












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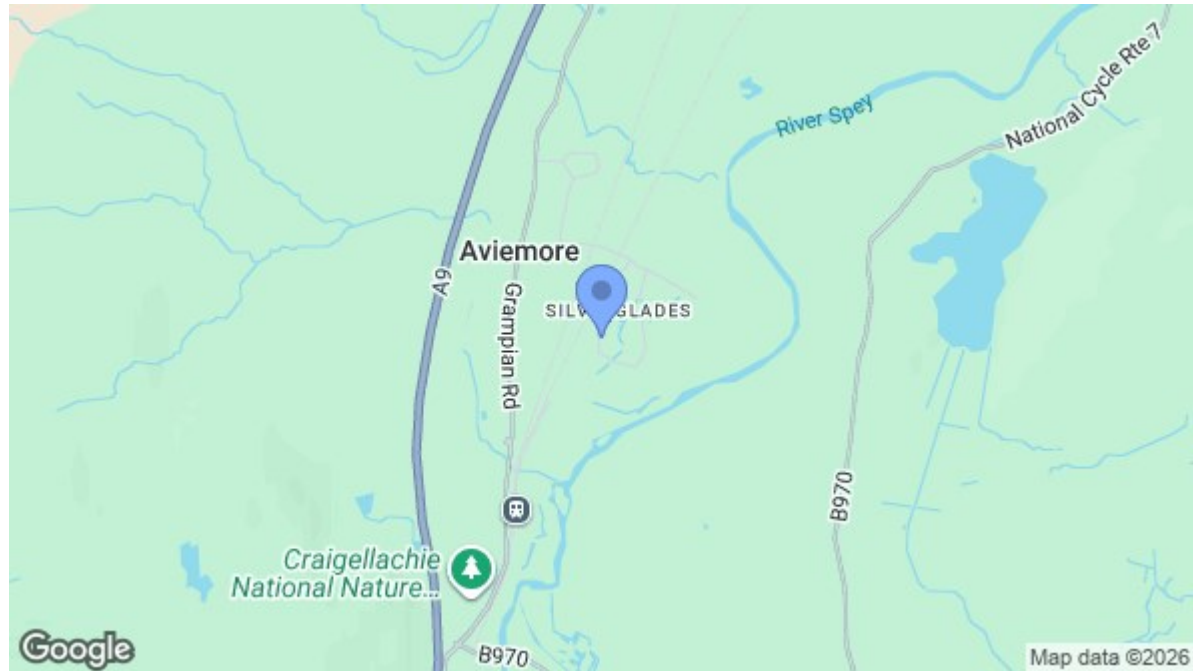
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		48
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
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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