



masson  
cairns ESTD 1988

solicitors and estate agents

57 Dalnabay, Silverglades, Aviemore, PH22 1RF

**UNDER OFFER £195,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

UNDER OFFER - This comfortable two-bedroom semi-detached bungalow sits on a sizable plot at the end of a peaceful cul-de-sac in this highly sought-after development in Aviemore. Set within a peaceful locale, it boasts an enticing array of features designed for comfortable living. A welcoming entrance vestibule which provides an inviting introduction to the rest of the property offers access to a conveniently positioned WC adds to the functionality of the space. Venture further to discover the generously-proportioned sitting room which benefits from plenty of natural light and offers a spacious dining area for family meals or hosting guests. The adjoining kitchen provides practical design and modern aesthetics in addition to being equipped and with ample storage, and workspace. From the kitchen there is access to a light filled conservatory which overlooks the gardens. A well-lit hallway connects to two spacious bedrooms, each offering excellent space, designed to ensure restful sleep and a personal space for the occupants. Complementing the bedrooms is a practical family bathroom. Externally, the bungalow is equally impressive. Off-street parking provides added convenience. The front garden, adorned with mature shrub planting, adds to the picturesque setting and provides a welcoming view. At the rear, a beautifully enclosed and private garden awaits which backs onto the Strathspey heritage steam railway. It features decked areas and a covered pergola in addition to planting, raised vegetable beds, a green house and timber storage shed, creating an idyllic outdoor haven perfect for relaxing, entertaining, or simply enjoying the outdoors. Energy Performance Certificate Rating E, Council Tax Band D

## UNDER OFFER £195,000



masson  
cairns PLC

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

## 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.

### Entrance

1.34m x 1.53m (4'4" x 5'0")

Upon entering the front door, you are instantly welcomed by a charming vestibule. This entrance leads directly to a strategically located WC. Next to the vestibule is the sitting room with dining area, which is a spacious area filled with natural light.

### WC

1.03m x 2.03m (3'4" x 6'7")

The WC features an integral vanity unit with an inset wash hand basin and chrome mixer tap. The display worktop provides ample space, complemented by splashback tiling that enhances both the functionality and aesthetics of the space. An inset mirror is strategically placed, adding depth and brightness. Additionally, an opaque window faces the front, ensuring privacy while allowing in natural light. The room is illuminated by stylish ceiling lighting.

### Sitting Room / Dining Area

3.20m x 4.50m / 2.73m x 1.49m (10'6" x 14'9" / 8'11" x 4'10")

The heart of this bungalow is the sitting room with a window to the front which allow natural light to flood the room. The windows further enhance the room's airy feel, creating a fresh and vibrant living space. The room is designed for easy access and flow, with doors leading to the entrance vestibule, hallway, and kitchen. This layout fosters an open and connected feeling within the home, making it perfect for both everyday living and entertaining. The sitting room, with its bright atmosphere and tasteful design elements, also includes ample space to locate a dining table and chairs forming a comfortable and inviting space for family meals or entertaining friends.

### Kitchen

2.47m x 3.04m (8'1" x 9'11")

The kitchen in this bungalow is a perfect blend of style and function, featuring modern design elements and a good range of storage options. Base, wall, and drawer units provide ample space for all your cooking essentials, ensuring a clutter-free work environment. Plenty of worktop space facilitates meal preparation with an integral stainless steel sink with drainer and chrome mixer tap, while the tiled splash backs add a touch of sophistication and ensure easy maintenance. The kitchen comes equipped with an integral oven and a gas hob, meeting all your cooking needs. Above the hob, an illuminated extractor keeps the air fresh and clean, contributing to the overall comfort of the space. The kitchen is further enhanced with plumbing and designated spaces for a washing machine. In addition to this, there is an integral larder fridge and freezer. The kitchen is on open plan with the conservatory.

### Conservatory

3.19m x 5.41m (10'5" x 17'8")

It's not hard to imagine spending a warm sunny afternoon relaxing in this beautiful space, enjoying panoramic views out over the garden. Patio doors to the rear provide easy access to the garden allowing a seamless connection to the outside. The room also features a wood burning stove for those colder evenings, allowing the space to be used all year round.

### Hall

Centrally located in this bungalow, the hall is a connecting hub that leads to both bedrooms and the bathroom, ensuring an easy flow



masson  
cairns EST

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

throughout the home. To enhance its utility, the hall also features a built-in wardrobe, providing additional storage and helping keep the area clutter-free.

#### Principal Bedroom

2.73m x 3.56m (8'11" x 11'8")

This double bedroom in this bungalow offers a peaceful and inviting retreat. The room is generously proportioned, accommodating a double bed with ease and still leaving ample space for additional furniture. A window overlooking the rear gardens fills the room with natural light and offers garden views.

#### Bedroom Two

2.84m x 2.77m (9'3" x 9'1")

The second bedroom in this charming bungalow is equally inviting, featuring a large window that overlooks the beautiful rear gardens and allows an abundance of natural light to fill the room.

#### Bathroom

1.88m x 2.27m (6'2" x 7'5")

The bathroom is equipped with a WC and a wash hand basin, which is adorned with a chrome mixer tap and has splash back tiling. Positioned above the basin, a wall mirror serves a practical purpose and simultaneously amplifies the perception of space within the bathroom. The inclusion of a bathtub, which is outfitted with a shower is complemented with an opaque window permits natural light to permeate the space, ensuring privacy and contributing to the bathroom's tranquil atmosphere.

#### Loft Room

The loft area, accessible via a pulldown ladder, has been fully floored, lined and insulated. The space features carpet flooring, ceiling lighting in addition to a Velux window allowing for the admission of natural light. The space currently houses bunk beds and would be ideally suited to a children's play space, gaming room or home working space.

#### Outside

The property features distinct front and rear gardens. The front garden boasts a practical tarmac driveway, complemented by a gravel area that ensures ease of maintenance. It's adorned with some mature trees and shrubs, creating a natural and inviting entrance. Gated access leads to the rear garden, which is a

peaceful and private haven, enclosed by timber ranch fencing. This tranquil space includes a covered deck area and a pergola, perfect for outdoor relaxation and entertainment. The garden is further enhanced by raised beds, ideal for gardening enthusiasts, and a greenhouse for cultivating plants. Additionally, there is a timber storage shed for garden tools and equipment while the planting of shrubs and trees adds to the peaceful ambiance. The rear garden has the unique advantage of backing onto an area of woodland, providing a natural backdrop, and is situated adjacent to the Strathspey Heritage Steam Railway, adding a unique and charming element to the setting.

#### Services

It is understood that there is mains water, drainage and electricity.

#### Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

#### EPC Rating E

#### Entry

By mutual agreement.

#### Price

UNDER OFFER

#### Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

[www.massoncairns.com](http://www.massoncairns.com)



masson  
cairns EST

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

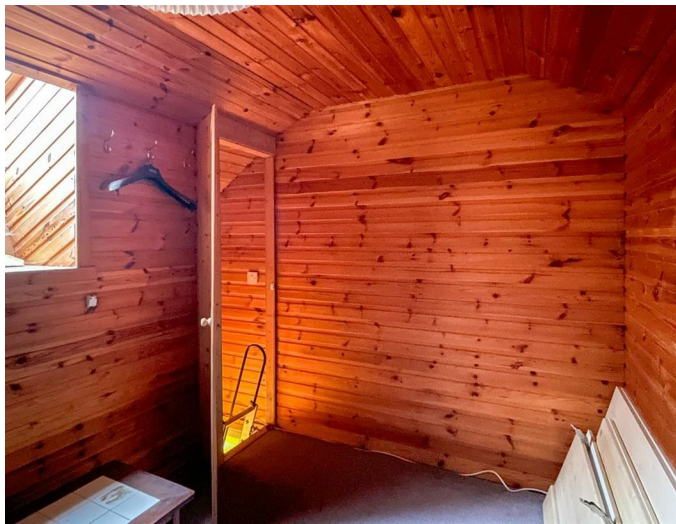
[property@lawscot.com](mailto:property@lawscot.com)

<https://www.massoncairns.com>









masson  
cairns PLC

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

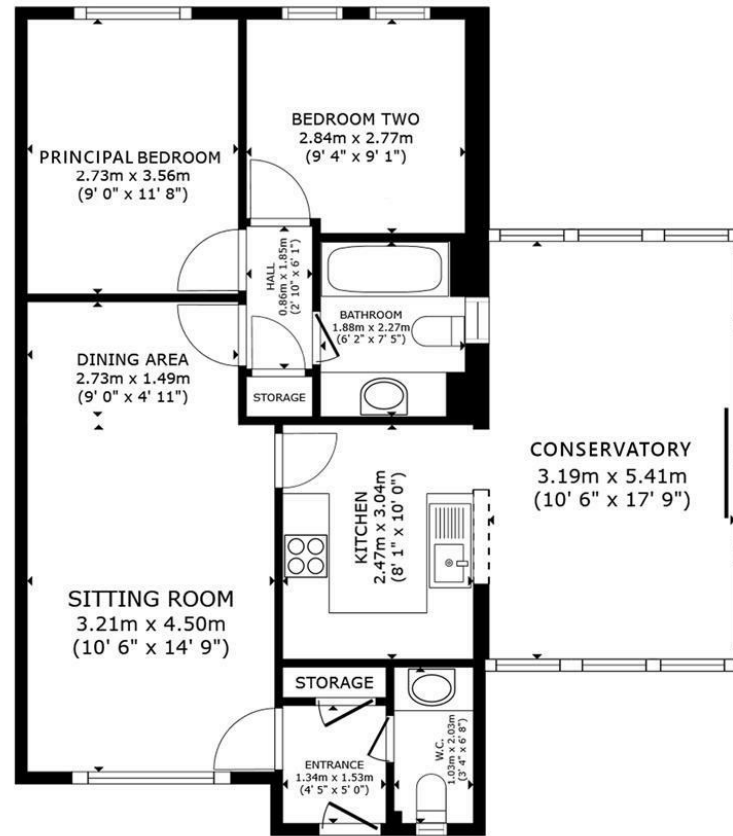
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>





FLOOR PLAN



GROSS INTERNAL AREA  
 FLOOR PLAN 76.0 m<sup>2</sup> (818 sq.ft.)  
 EXCLUDED AREAS : SHED 5.5 m<sup>2</sup> (59 sq.ft.)  
 TOTAL : 76.0 m<sup>2</sup> (818 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



masson  
 cairns LTD

solicitors and estate agents


Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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



masson  
cairns PLC

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents