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**CLOSING DATE, 14 Birch Road, Aviemore, PH22 1SZ**  
**Offers Over £135,000**

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

CLOSING DATE - FRIDAY 3 MAY 2024 AT 12 NOON - Discover the charm of this beautifully maintained semi-detached bungalow located in the desirable location of Aviemore. Ideal for singles or couples, the property showcases a thoughtful layout and pristine condition throughout. The home begins with an inviting entrance hall that opens into a bright sitting room, creating a warm and welcoming atmosphere for relaxation or entertaining guests. The kitchen is well-appointed and enjoys plenty of storage space, catering to all your culinary needs. The comfortable bedroom features built-in storage solutions, optimising the space for ease and efficiency while the accessible shower room is neatly designed for comfort and is equipped with modern fittings. Occupying a well sized plot, the property boasts beautifully landscaped gardens at the front and rear. The rear garden, which is securely gated, includes a delightful summer house and a substantial shed/workshop with electricity, suitable for various projects or extra storage in addition to a shed. The patio area provides a perfect setting for alfresco dining or simply enjoying the tranquil outdoor ambiance. Completing this home is the off-street parking available on a lock block driveway, adding both convenience and aesthetic appeal. This bungalow is a splendid blend of style, comfort, and practicality, making it an ideal choice for those looking to settle in this convenient location. EPC Rating D, Council Tax B

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.

## Offers Over £135,000



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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

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EPC Rating D

### Entrance Hall

The entrance to the hall is through a UPVC and glazed door, which is accessed from a covered portico at the front of the building. The flooring is carpeted, providing a warm and welcoming feel, and there is a window facing the front, allowing natural light to illuminate the space. There is a convenient cupboard for storage and doors that lead to the further accommodation. Ceiling lighting, ensures the space is bright and inviting.

### Sitting Room

3.07m x 4.17m (10'0" x 13'8")

Step into the inviting sitting room, featuring twin front windows that flood the space with natural light. Enjoy the comfort of carpet flooring underfoot, complemented by simple ceiling lighting and subtle coving details, creating a cosy atmosphere.

### Kitchen

2.32m x 3.62m (7'7" x 11'10")

The fully-equipped kitchen furnished with a range of base, wall, display, and drawer units is complemented by solid timber worktops and includes an integral one and a half bowl sink with a drainer and chrome mixer tap, along with built-in oven, grill, ceramic hob, and illuminated extractor. Admire the rear garden view from the double window and access the rear porch through the adjacent door. There is carpet tile flooring and ceiling lighting.



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### Shower Room

2.01m x 1.99m (6'7" x 6'6")

The accessible shower room features convenient full height wet wall, a spacious walk-in shower, WC, and wash hand basin with a sleek chrome mixer tap.

Enhancing the functionality is an integral vanity unit, mirror, and light. Enjoy privacy with a high-level opaque window to the front while additional ventilation is provided with the extractor fan. There is ceiling lighting and the space is finished with practical vinyl flooring for easy maintenance.

### Bedroom

3.26m x 2.91m (10'8" x 9'6")

The light and airy double bedroom is furnished with integrated storage wardrobes for easy organisation. There is a view of the rear garden through the sizable window which also bathes the room in natural light while carpet flooring adds a touch of comfort, with ceiling lighting providing additional illumination throughout the space.

### Outside

Outside, the property features an effortlessly maintained front garden area adorned with gravel, interspersed with raised planters boasting mature shrubbery. A lock block drive to the side provides convenient parking while the rear garden is generously sized and enclosed by vertical timber fencing, ensuring privacy. Several timber buildings, including a shed, summerhouse, and timber workshop equipped with power and light, offer versatile utility and you can enjoy sunny days on the patio, while the rest of the area is laid to gravel for ease of maintenance. There is an oil storage tank and boiler.

### Services

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

### Entry

By mutual agreement.

### Price

Offers over £135,000 are invited

CLOSING DATE - FRIDAY 3 MAY 2024 AT 12 NOON

### Viewings and Offers

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

Strathspey House

Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

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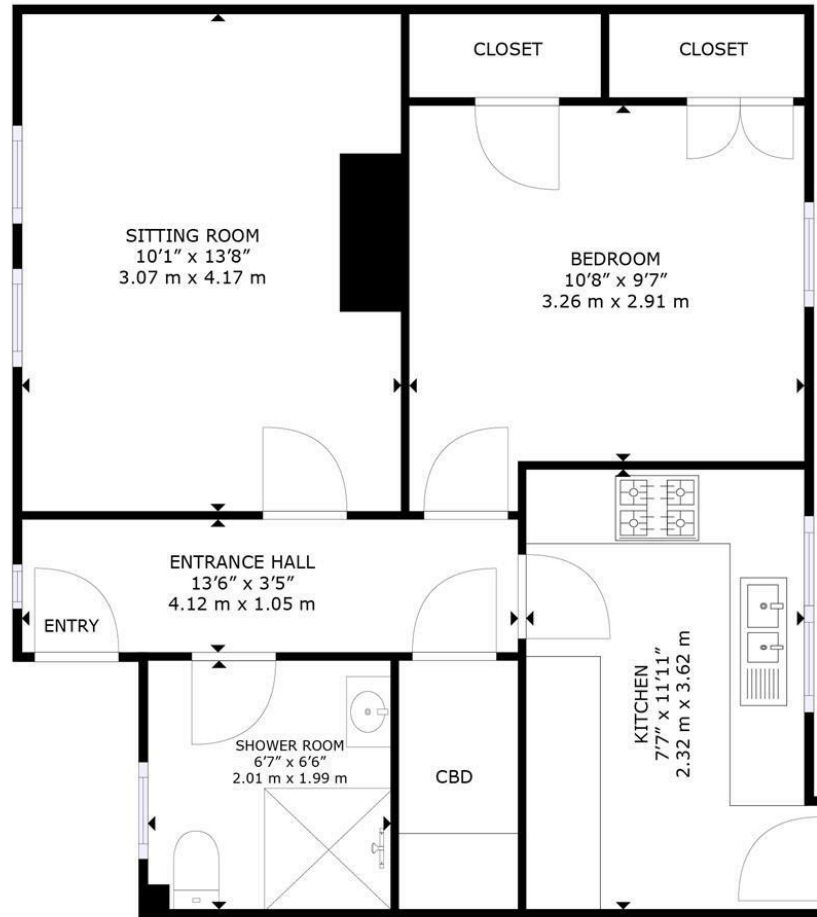












FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 499 sq. ft, 46 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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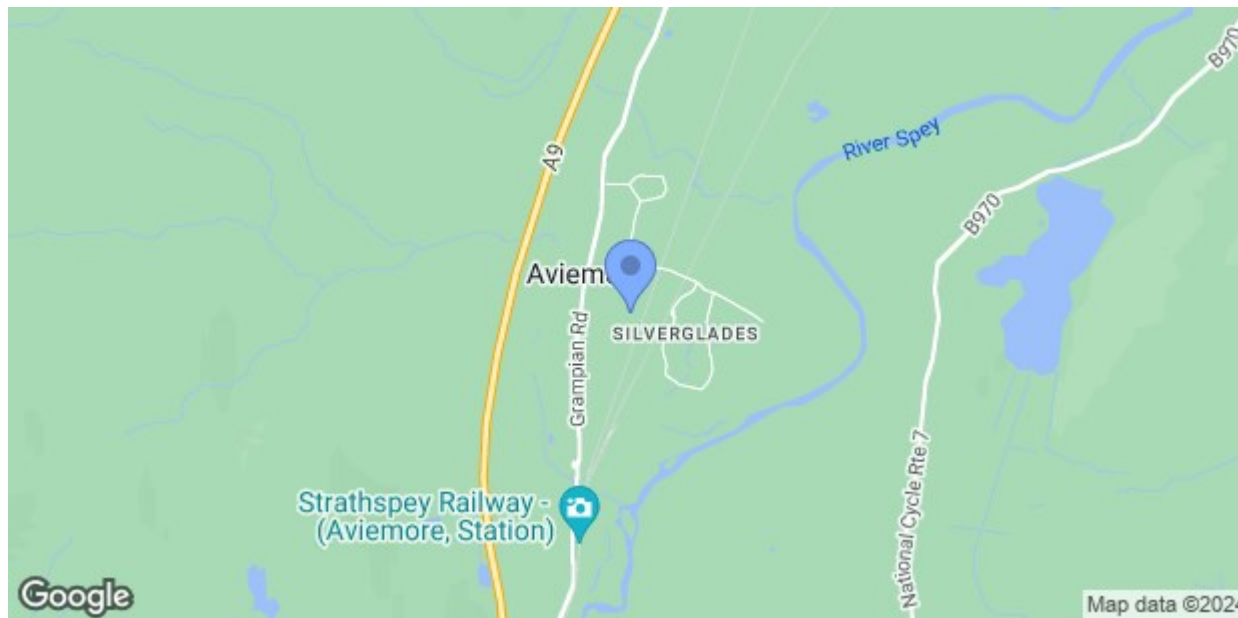
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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



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