

142 Dalnabay,  
AVIEMORE, PH22 1TD



Pleasantly located two bedroom semi-detached bungalow located in a quiet cul-de-sac within the popular Dalnabay private development on the fringe of the village. Located close to the river Spey and nearby Spey Valley Championship Golf and Country Club, this well appointed property is ideal as a starter home or may be suitable for investment purposes.



- Entrance vestibule
- Sitting room / dining area
- Fitted kitchen
- Two double bedrooms
- Bathroom with over bath shower
- Economy 7 electric N/S radiators
- Double glazed
- Off road parking
- Garden area to front & rear
- Investment opportunity

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STATION SQUARE GRAMPIAN ROAD  
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OFFERS OVER £169,000 ARE INVITED

**AVIEMORE** is an internationally known resort with splendid facilities for both summer and winter and is ideally placed within the Cairngorms National Park. Sporting facilities include several golf courses, excellent salmon and trout fishing in the River Spey and an established snow sports programme at Cairngorm Mountain and The Lecht. The village is on the main Inverness / London rail line and is just off the A9 trunk road. Education provision offers a modern village primary school with secondary education at Grantown Grammar School and Kingussie High School. Recent retail development has added considerably to the range of high quality retail outlets and leisure facilities servicing this popular rear round destination. There is a well equipped local health centre and nearby cottage hospitals at Kingussie and Grantown.

**THE PROPERTY** **Post code: PH22 1TD**

This Bungalow benefits from its quiet cul-de-sac location and its secluded and enclosed sheltered rear garden. The property would benefit from modernisation. It has electric night storage heating and is double glazed throughout. All floor-coverings, curtains, most furnishings and white goods are included.

**ENTRY**

Door to entrance vestibule. External lamp.

**VESTIBULE** **1.15m x 0.9m**

Doors to sitting room and cloakroom cupboard housing electric fuse board.

**KITCHEN** **3m x 2.85m**

Window to rear garden area. Range of oak base, wall and drawer units & work surfaces with tiled surround. Stainless steel sink unit with plumbing for automatic washing machine. Electric cooker. E 7 Control panel. Vinyl flooring. External door to rear garden and driveway.



**SITTING ROOM / DINING AREA** **5.9m x 3m**

Window to front garden area. Twin radiators with thermostatic controls. Tel & TV points. Fitted window blinds. Doors to inner hall and kitchen.



**INNER HALL**

Doors to two bedrooms and bathroom. Access hatch to attic. Radiator. Smoke detector.



### BEDROOM 1

3.4m x 3.1m

Twin windows to rear garden. Wall mounted convactor panel heater. Airing cupboard housing hot water cylinder with slatted shelving.



### BEDROOM 2

3.17m x 2.9m

Window to front garden. Wall mounted convactor panel heater.



## GARDEN

The garden to the front of the property is laid out for ease of maintenance with a wood chipped area. The rear garden is easily maintained with ranch fencing and garden shed.

## SERVICES

Mains electricity, water and drainage. Economy 7 night storage / radiators. Double glazed.



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## OFFERS / SOLICITORS

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All Offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an Offer at any time. In the event that a Closing date is set, we are only able to liaise with clients who have instructed their Solicitor to Note interest on their behalf.

## BATHROOM

2.15m x 1.95m

Opaque window to side with three piece suite in whisper grey comprising bath with Mira electric shower and shower curtain over, wash hand basin in vanity unit and W.C. Dimplex fan heater. Extractor fan. Vinyl flooring.

## COUNCIL TAX / EPC

We understand this property is rated in Band C for council tax. The Energy Efficiency rating for the house is Band D - (58).

## VIEWING

Is strictly by prior arrangement with the subscribers.

## HOME REPORT

A Home Report is available for this property from our Office.

## DATE OF ENTRY

A prompt Settlement date is being sought.

## ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding Holiday or Residential Letting / rental rates and a comprehensive property management and holiday rental service is available on request.

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the selling agents have not tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.



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Monday - Saturday 9.00 a.m. - 5.00 p.m.