

**2 Carn Sleamhainn,  
AVIEMORE, PH22 1LG**



This attractive and well presented detached three bedroom bungalow is located within the popular Osprey Grange private housing development near the championship golf course and country club. It is well presented and offers bright, comfortable family accommodation within a cul-de-sac of similar properties. The property is offered for sale in walk in condition with all furnishings and appliances available on request (subject to conditions).



9

- Entrance vestibule - cloakroom / toilet
- Bright airy lounge / dining area
- Well equipped kitchen with appliances
- Family bathroom / shower / WC
- Master bedroom & further two bedrooms
- Electric central heating & double glazed
- Driveway parking
- Low maintenance garden with shed.

**OFFERS OVER £252,000 ARE INVITED**

STATION SQUARE GRAMPIAN ROAD  
AVIEMORE PH22 1PD  
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## AVIEMORE

This internationally renowned all year round holiday resort has excellent facilities for both summer and winter and is within the Cairngorms National Park. Sporting facilities include several golf courses, mountain biking, fishing in the river Spey and an established snow-sports programme at Cairngorm & the Lecht. The village is on the main rail line from Inverness / London and is just off the A9 trunk road. Recent conference centre and retail development has added considerably to the range of high quality retail outlets and leisure facilities servicing this popular rear round destination.

## THE PROPERTY

PH22 1LG

Osprey Grange is a well established development of private housing within cul-de-sacs amidst existing woodlands at the north end of the village. This attractive property is located in Carn Sleamhainn within the above development and is in good order throughout whilst benefiting from proximity of the nearby leisure facilities / bar / restaurant within 750 metres. The property has electric total control central heating with wall mounted radiators throughout. It has upgraded double glazing, additional attic insulation and cavity wall insulation. All floor-coverings, light fittings, curtains, blinds and all fitted appliances included in the sale. The property maybe available for sale with all furnishings and appliances, by arrangement.

## LOUNGE

(6.05m x 3.85m)

Airy bright, double aspect windows with open outlook to the cul-de-sac and side. Twin night storage radiators & electric fire with decorative mantel. Dining area and doors through to kitchen and inner hall. TV & telephone point.



## ENTRANCE

(1.2m x 1.15m)

Partially glazed external door leading directly into vestibule area. Wall mirror. Night storage radiator.

## TOILET

(1.64m x 1.15m)

Window to front. White coloured suite comprising WC and wash hand basin in vanity unit with mirror & wall tiling above. Shaver point. High level cupboard housing electricity fuse board

## INNER HALL

(2.06m x 1.56m)

Doors off to all bedrooms and bathroom. Attic hatch to fully insulated loft with shelving. Built-in cupboard housing water tank and slatted shelving. Smoke alarm.

## KITCHEN

(3.15m x 2.55m)

Bright fitted kitchen with extensive floor and wall mounted units. Composite sink and drainer. Electric hob/oven & extractor. Washing machine. Fridge. Hot water boost control. Night storage radiator. External side door to garden.





### BEDROOM 1

(3.5m x 2.95m)

Double bedroom with large window overlooking the rear garden. Built-in wardrobe with 4 doors. Matching dressing table. Panel heater.



### BEDROOM 2

(3.35m x 2.5m)

Double room with window to the side overlooking the driveway. Built-in double wardrobe. Panel heater.



### BEDROOM 3

(3m x 2.8m)

Twin bedroom with window overlooking the rear garden. Built in double wardrobe. Panel heater.



### FAMILY BATHROOM

(2.25m x 1.9m)

Bright room with bath, WC, wash hand basin, mirror & wall light. Over bath mains shower. Partially tiled. Opaque window to side. Wall mounted Creda heater.





## GARDEN

The property has an attractive landscaped low maintenance garden open to the front with side and rear mostly laid to lawn with timber boundary fences. Timber garden shed 6' x 4'. Driveway parking for 3/4 vehicles.

## SERVICES

All mains services, drainage & telephone.



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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.



## COUNCIL TAX / EPC

We understand this property is rated in Band E for council tax. The Energy Efficiency rating for the house is Band D.

## VIEWING

Is strictly by prior arrangement.

## 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.