

**28 Munro Place,
AVIEMORE, PH22 1TE**



Attractive three bedroom semi-detached BUNGALOW benefiting from a secluded cul-de-sac location within walking distance of the village centre. The property is in good order throughout and is offered for sale with the benefit of fitted appliances and a good sized low maintenance garden. It would be an ideal family home or has excellent investment potential.



3

- Entrance into hallway with store cupboard
- Good sized kitchen with fitted appliances
- Spacious lounge with dining area
- Three bedrooms with fitted wardrobes
- Family bathroom with additional shower
- Electric night storage heating
- Double Glazing
- Garden to front and rear with shed
- Adjoining communal Parking

STATION SQUARE GRAMPIAN ROAD
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OFFERS OVER £215,000 ARE INVITED

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 year round destination.

THE PROPERTY

PH22 1TE

In good order throughout this attractive semi-detached Bungalow benefits from a cul-de-sac location offering comfortable family accommodation with a low maintenance garden and communal parking on the edge of the village. Electric night storage heaters & radiators. Double glazed. All floor coverings, light fittings, blinds, curtains and integral appliances are included.

ENTRY

One step to double glazed panelled door to entrance vestibule. External lamp. Doorbell.

VESTIBULE

Large walk in storage cupboard. Electric fuseboard. Leading into hallway with doors off to :-

BEDROOM 1

(3.76m x 2.8m)

Window to front garden & parking area. Double bedroom with fitted mirror wardrobe. Radiator.



BEDROOM 2

(3.3m x 2.8m)

Window to front garden and parking area. Double bedroom with wardrobe cupboard. Radiator.



INNER HALL

Doors to lounge, kitchen, bedroom 3, bathroom. Hot water tank / airing cupboard. Access hatch to attic. Smoke alarm.

LOUNGE

(6.1m x 3.4m)

Good sized room with twin windows overlooking the rear garden. TV & telephone point. Sky TV point. Radiator. Space for dining area.



FAMILY BATHROOM

(3.31m x 2.04m)

Opaque window to side. Fitted with white suite comprising - bath, wash hand basin and W.C. Separate electric shower & cabinet. Shaver point. Heated towel rail. Extractor.



BEDROOM 3

(2.8m x 2.61m)

Window to rear garden. Fitted wardrobe/cupboard Radiator.



KITCHEN / DINER

(4m x 2.8m)

Window & external door to rear garden. Range of kitchen units with complementary work surfaces. Sink unit in stainless steel. Electric hob & oven with cooker hood. Space for washing machine / fridge freezer and breakfast table. Radiator.



GARDEN

To the front & rear of the property is a good sized grassed area with garden shed. Timber boundary fencing and gate to side of property.

PARKING

There is a communal parking area to the front of the Property.

SERVICES

Mains electricity, water and drainage. Wi-Fi facility. Electric night storage heating / radiators.



COUNCIL TAX / EPC

We understand this property is rated in Band D (£1750) for council tax. The Energy Efficiency rating for the house is Band D (67).

VIEWING

Is strictly by prior arrangement.

HOME REPORT

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

DATE OF ENTRY

An early date of entry is envisaged.

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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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.



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