

INDEPENDENT ESTATE AGENTS
SALES & PROPERTY MANAGEMENT

6 Dalfaber Park
Aviemore, PH22 1QF

Highland
PROPERTY SERVICES



Spacious five bedroom detached villa within a few minutes of woodlands and the Spey Valley golf course. Offered for sale in walk in condition within a select residential development at the north end of Aviemore.

The property has an enhanced specification with triple glazing and integral double garage with electric door. Low maintenance garden / patio and mono-block driveway.

- Bright lounge with fireplace
- Well equipped kitchen and utility room with integral appliances
- Dining room with patio doors
- Five bedrooms, one en-suite
- Family bathroom and separate WC
- Oil central heating, triple glazed
- Low maintenance garden / patio
- Large integral double garage / workshop area.

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STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

OFFERS OVER £430,000 ARE INVITED

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AVIEMORE

This internationally renowned 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 on the River Spey, sailing and canoeing on Loch Morlich, Loch Insh and other waters and an established snow-sports programme at Cairngorm & the Lecht. Within easy reach are the golden beaches of the Moray Firth, magnificent walks and the famous Speyside Way Whisky Trail. The village is on the main rail line from Inverness / London and is just off the A9 trunk road with Inverness Airport some 35 miles to the north.

THE PROPERTY

PH22 1QF

This architect designed detached Villa is located in one of the more sought after private housing developments on the periphery of Aviemore. We understand the House was built in 2002 and provides comfortable spacious accommodation over two floors with pleasant views to the nearby Cairngorms Mountains and surrounding woodlands. The property is built to a high standard with triple glazing throughout to complement the oil fired central heating. The external woodwork has also been treated within the last 12 months. There is a compact low maintenance garden with greenhouse and integral double garage/workshop with electric door and extensive mono-block driveway parking. Viewing is recommended to appreciate the spacious accommodation and great location which will appeal to both the residential and investment markets.

All carpets, curtains, most light fittings and integral appliances are included. Some additional furnishings may be available on request.

ENTRY

High security external door to vestibule. Outside security / courtesy light. Doorbell.

VESTIBULE

Radiator. Cloak area. Security alarm control system. Smoke alarm.

HALLWAY with window panel to lounge:

Twin spacious storage and cloakroom cupboards.



LOUNGE

5.45m x 5.4m

Bright and spacious double aspect room overlooking the garden area. Feature fire surround and slate hearth. Radiators. TV. Telephone point. Carpet. LV ceiling lighting. Ceiling coving. Radiator.



KITCHEN

3.95m x 3.15m

Window to rear garden area. Well fitted kitchen area with comprehensive range of base, wall and drawer units and complementary tiled surround. Stainless steel sink unit. Integral appliances dishwasher, hob & extractor, double oven & microwave included. Radiator. Fluorescent light. Vinyl flooring.

Through to:

DINING ROOM

3.85m x 3.75m

Bright airy room with French doors out to extensive sunny side patio area and garden. Walk in storage cupboard. LV ceiling lighting. Radiator.



UTILITY ROOM

3.1m x 2.95m

Extensive work surface with floor and wall mounted storage cupboards. Stainless steel sink with plumbing for automatic washing machine and space for tumble dryer. Extractor fan. Fluorescent ceiling light. Radiator. External door to rear garden area. Door to double garage.

TOILET**2m x 1.87m**

Opaque window to side. Two piece suite in white with WC and wash basin. Mirror. Extractor fan. Radiator. Vinyl flooring.

From hallway, timber stairway to first floor accommodation.

Landing:

Doors to bedrooms and bathroom. Velux roof window. Further door to walk in fully shelved linen cupboard. Carpet. Radiator.

MASTER BEDROOM**5.45m x 4.65m**

Large bright room with window to front of property. Built in twin double wardrobes fitted with shelving and hanging rail. Telephone and TV point. Carpet. Ceiling light. Radiator.

**EN-SUITE****2.15m x 2m**

Shower room with velux rooflight. Three piece suite comprising WC, pedestal basin, and shower cubicle with main shower. Radiator. Vinyl flooring

**BEDROOM 5/STUDY****2.8m x 2m**

Window to rear. Telephone point. Radiator. Attic hatch and integral loft ladder. Ceiling light. Carpet.

BEDROOM 2**4.25m x 3.75m**

Double bedroom with window to rear. Built in wardrobe / cupboard fitted with shelf and hanging rail. Radiator. Telephone and TV point. Carpet

**BEDROOM 3****4m x 3.35m**

Bright good sized room with Velux window. Telephone and TV point. Radiator. Ceiling light. Carpet.

FAMILY BATHROOM**3.15m x 3m**

Window to rear of the property. Fitted with four piece suite in white comprising bath with additional electric shower & cubicle, wash hand basin, W.C. and bidet. Mirror, light and shaver socket. Radiator. Vinyl flooring

**BEDROOM 4****3.95m x 2.85m**

Good sized bedroom with window to front. Built in wardrobe fitted with shelf and hanging rail. Radiator. Telephone and TV point. Carpet.



OUTSIDE AREAS DOUBLE GARAGE

5.75m x 5.25m

Integral garage with up and over electric door, step to internal door into hallway / utility room. Oil central heating boiler and "mega flow" water tank. Electricity control gear. Power sockets and light supply with a suitable side area for workshop space.

GARDEN

To the front and side of the garage is a mono-block parking area with steps off up to the main entrance door and vestibule for the property. The front, side and rear garden area is mostly laid to lawn with borders planted with shrubs and ornamental trees. Patio area to the side with greenhouse and oil tank. There is an outside cold water tap.



SERVICES

All mains services. TV. Telephone. We understand there is a 10 year roof tile treatment guarantee as of 2020.

COUNCIL TAX / EPC

The property is rated in Band G for Council Tax. The Energy Efficiency rating for the house is Band D (63).

VIEWING

Is strictly by arrangement with Highland Property Services.

HOME REPORT

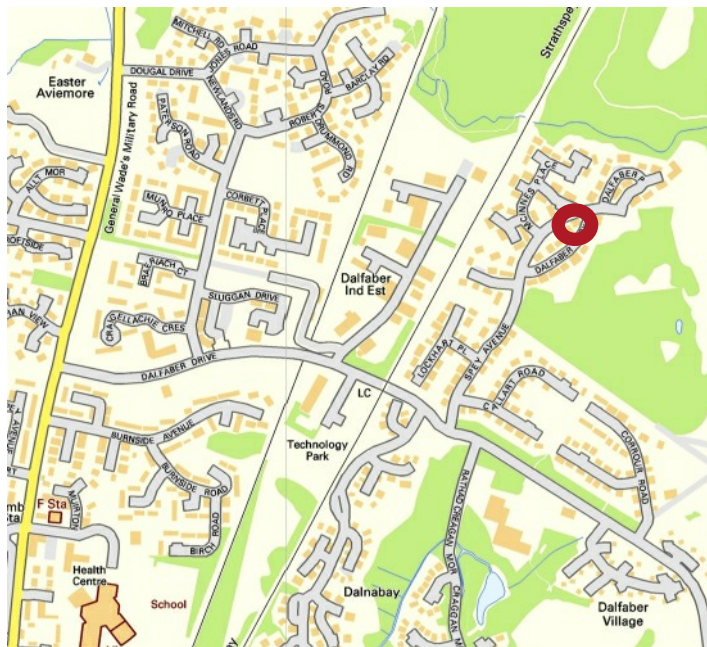
A Home Report is available for this property from our office.

DATE OF ENTRY

After a sale has been agreed, the seller is seeking a prompt date of entry.

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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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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