

**1 Craiggowrie Place,
Aviemore, PH22 1UA**



Spacious four bedroom detached bungalow within walking distance of the village with outstanding views to the Cairngorms and nearby woodlands and the river Spey. The nearby championship Spey Valley golf course and leisure club enhances the location of this property which is being offered for sale in walk in condition. The property is in excellent order throughout and has been refurbished to create a further spacious king size bedroom with full en-suite bathroom.

- Bright lounge with feature fireplace / marble surround
- Well equipped kitchen with adjoining utility room
- Dining room
- Four bedrooms – two en-suite
- Family bathroom
- WC at rear entrance
- Electric heating, double glazed
- Low maintenance garden
- Car port / patio area
- Available furnished

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

OFFERS OVER £375,000 ARE INVITED

sales@highlandpropertyservices.co.uk
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AVIEMORE is an internationally known resort with splendid facilities for both summer and winter activities. Its superb location at the gateway to the recently designated Cairngorms National Park has added to Aviemore's profile as an all year round holiday village. Recent improvements to the village streetscape and centre have also added to the extensive appeal of the village. Sporting facilities include a new swimming pool / leisure complex, with a newly completed 18 hole Championship Golf Course at Dalfaber on the periphery of the village. The river Spey flows through the village and there are extensive woodland walks and mountain bike trails. The nearby Cairngorm Mountain and Funicular Railway offers a range of activities and winter sports. Aviemore is on the main rail line from Inverness/ London and is just off the A9 trunk road. It has its own primary school and health centre with secondary education available at Grantown-On-Spey or Kingussie.

THE PROPERTY

PH22 1UA

This attractive detached bungalow is located at the north end of Aviemore within walking distance of all local amenities. It has open southerly views to the Cairngorm mountains and nearby woodlands. The property has been built to a high standard with recessed low voltage ceiling lighting throughout and double glazing to complement the electric night storage and radiator heating. Additional hot water heating by solar panel. The garden is low maintenance mostly laid to grass with some mature shrubs and trees. There is a timber car port with extensive stone chipped driveway parking with timber boundary fencing.

Viewing is highly recommended to appreciate the spacious accommodation and location. We understand that this 4 bedroom property may meet the necessary criteria for short term holiday let under the current legislation.

All carpets, curtains, light fittings, window blinds and integral / appliances are included. Most of the additional furnishings maybe available on request by private bargain.

ENTRY

Two steps to the entrance door. High security external door into vestibule. Outside security / courtesy light. Doorbell.

VESTIBULE

(1.37m x 1.17m)

Coat rack. Security alarm (not in use). Tiled floor.

L shaped Hallway with oak flooring, night storage heater, smoke alarms and attic hatch. Leading into -

LOUNGE

(5.95m x 4.95m)

Bright and spacious room with triple panoramic windows overlooking the front garden area and woods beyond. Feature fire surround with electric flame effect fire. Radiator. TV point. Telephone point. Oak flooring. Low voltage ceiling lighting. Ceiling coving.



KITCHEN

(4.25m widest x 2.75m)

Window to rear garden area. Well fitted with comprehensive range of base, wall and drawer units and complementary tiled surround. Stainless steel sink unit. Integral appliances; dishwasher, hob, electric oven, fridge freezer, extractor. Radiator. Extractor. Heat detector / smoke alarm. Vinyl flooring.

Open plan through to -



DINING ROOM
(3.15m x 3.05m)

Bright airy room with window to rear garden.

Ceiling coving. Ceiling spotlight. Night storage combi radiator. Carpet. Smoke alarm.



UTILITY ROOM

(2.45 m x 2.25m)

Window to rear. Worktop with floor storage cupboard and wall shelving. Stainless steel sink with washing machine and tumble dryer. Extractor fan. Ceiling drying rack. Tiled floor



WC

(1.2m x 1.05m)

Two piece suite in white with WC and wash basin. Extractor. Tiled flooring.



REAR HALL: Window and external door to rear garden area. Freezer. Radiator. Twin cupboards housing water tank, linen cupboard, fuseboard.

Door with two steps down into -

MASTER BEDROOM (5.45m x 5.4m)

Large bright spacious room with panoramic windows and blinds to front. Built in wardrobe cupboard unit with additional storage. Telephone and TV point. Low Voltage ceiling lights, coving. Radiator. Oak flooring. Smoke Alarm.



BEDROOM 3 (4.55m x 3.20m)

Bright dual aspect study/bedroom with windows to side and front. Built in wardrobe / cupboard. Telephone and TV point. Radiator. Carpet. Low voltage ceiling lights.



EN-SUITE BATHROOM (2.95m x 1.8m)

Full bathroom with three piece suite comprising WC, pedestal and bath with shower over. Heated towel rail. Radiator. Mirror. Extractor. Oak flooring.



FAMILY BATHROOM (3.15m x 1.75m)

Window to rear of the property. Finished in white comprising bath with mains shower over, wash basin, WC. Mirror, glass tiled wall. Extractor. Heated towel rail. Tiled flooring.



BEDROOM 2 (4.05m x 3.15m)

Bright double bedroom with window to rear. Built in twin double wardrobes fitted with shelf and hanging rail. Radiator. Oak flooring.



BEDROOM 4 (3.25m x 3.15m)

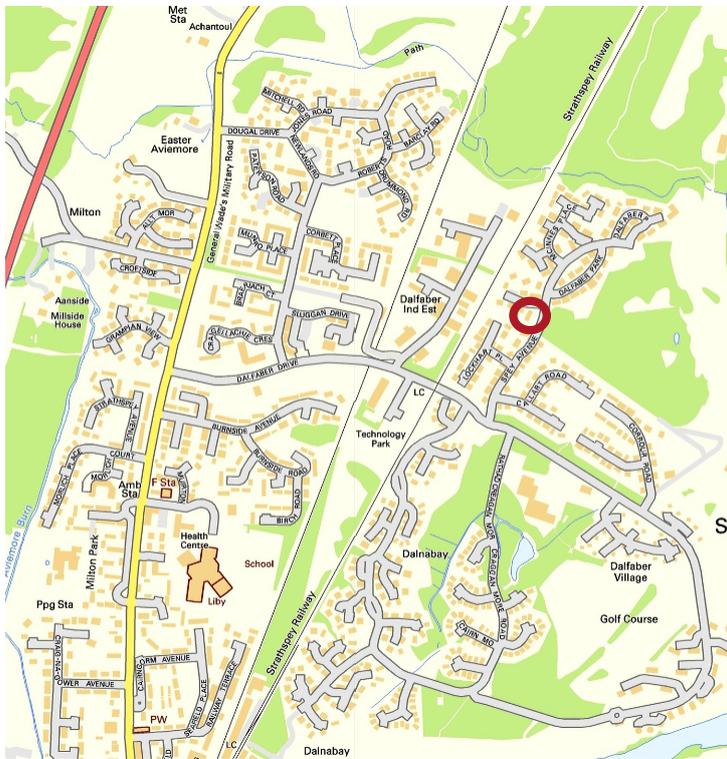
Good sized bunk bedroom with window to front. Built in double wardrobe fitted with shelf and hanging rail. Oak flooring. Low voltage ceiling lights.



EN-SUITE (3.15m x 1.7m)

Window to rear with three piece suite; WC, pedestal basin and double size walk in mains shower cubicle. Mirror. Heated towel rail. Radiator. Extractor. Ceiling spotlight. Tiled flooring.





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GARDEN

There is a low maintenance garden to the front, and side, with timber boundary fencing and hedging. It is mostly laid to lawn with some mature decorative trees and shrubs. Patio area to the side. Large timber car port and timber shed. Extensive stone chipped driveway.

COUNCIL TAX & ENERGY PERFORMANCE RATING

The house is in Council tax band F. THE EPC rating is D (56).

DATE OF ENTRY

The Seller is seeking a prompt date of entry by negotiation.

VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

HOME REPORT

Linked from our website or available on request from our offices.

OFFER / SERVICES

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. Where an offer is accepted in principle, it is the responsibility of the purchaser's solicitors to do all ID checks under the 2017 AML Regulations (Anti Money Laundering).



SERVICES

We understand there are all mains services. Solar panels for hot water heating. TV and telephone/broadband.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park

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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