



Spacious three-bedroom detached Bungalow located within a small cul-de-sac of similar detached Properties just outside Aviemore village. In a relatively secluded location at Inverdrue next to Coylumbridge, this attractive property is just off the ski road and close to nearby woodlands and the river Druie. The property has been extended to the front and is in good order throughout. There is an open front garden with a large covered rear decking area & patio all within a mature enclosed garden.

- Entrance vestibule with store
- Bright open plan lounge / dining with feature fireplace / stove
- Refurbished well equipped kitchen to include appliances
- Three bedrooms – one en-suite
- Refurbished family shower room
- Electric heating, *double glazed
- Large rear timber deck / canopy
- Low maintenance garden
- Large timber shed / patio area



07

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

FIXED PRICE £360,000 ARE INVITED

sales@highlandpropertyservices.co.uk
www.highlandpropertyservices.co.uk

AVIEMORE/Inverdrue

Aviemore village offers many amenities, including a new primary school, shops, restaurants, hotels and bars, amongst other attractions. It is within the Cairngorms National Park and has the benefit of a year-round leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and the popular championship Spey Valley Golf Course at Dalfaber, all of which provide an all year round centre of tourism excellence. There is a primary school / combined leisure centre and recently opened Hospital and all local amenities are within walking distance. It is on the main rail line from Inverness/London and is just off the A9 trunk road giving easy access to all parts of the UK. Inverness Airport is approx. 40 miles away with regular daily flights to London and other Highland and some International Airports.

THE PROPERTY Location: Inverdrue (approx. 2 miles from Aviemore).

This attractive detached Bungalow is located in one of the most popular and sought after cul-de-sac locations just off the Cairngorm ski road on the fringe of Rothiemurchus Forest. It is in a secluded location within Inverdrue & Aviemore village is around a 5 min drive or 20/25 minutes' walk. The local attractions of Loch Morlich and Cairngorm Mountain(s) are 5/15 mins drive and there are extensive woodland walks and bike trails nearby.

Westwood

PH22 1QH

Provides a peaceful rural location and offers spacious accommodation within a good-sized plot with a low maintenance front garden and an enclosed rear garden. It benefits from a refurbished kitchen and family shower room (2018) with a feature multi-fuel stove in the lounge and electric heating boiler with radiators throughout.

It is mostly double glazed with the front canopy bay windows being secondary glazed. There is a large timber deck (6.5m x 4.5m) under an extensive roof canopy. Large timber shed approx. 2.5m x 3.5m and a rear patio area. Stone chipped driveway parking area. Viewing is highly recommended to appreciate the spacious accommodation and location.

ENTRY

Three steps to the front timber entrance door under the roof canopy. Outside security / courtesy light. Doorbell.

VESTIBULE

(4.95m x 1.65m)

Bay window overlooking the front garden area. Coat rack. Radiator. Wall lamp and ceiling spotlights. Large walk in shelved storage cupboard. Attic hatch.



LOUNGE / DINING AREA

(6.5m x 4.5m)

Open plan bright and spacious room with panoramic window overlooking the front garden area. Feature fire surround with integral multi fuel stove on a tiles and slate hearth (Stove has a Baxi boiler that heats the radiator and hot water). Radiator. TV / Telephone / Wi-Fi socket. Low voltage ceiling lighting. Access to the kitchen and bedroom 3 are off the lounge with the inner hall providing access to the family shower room and master bedroom 1 and bedroom 2.



KITCHEN

(3.65m widest x 3.25m)

Recently refurbished with large window & DG external door to rear covered timber deck & garden. Well fitted with range of base, wall and drawer units and complementary tiled surround. Composite sink and mixer tap. Integral appliances hob with splash back, extractor, oven and fridge. Recessed ceiling lighting. Cupboard with hot water tank and electric boiler and controls with additional small store cupboard over. Heat detector / smoke alarm. Vinyl flooring.



MASTER BEDROOM (4.9m x 3.45m)

Large bright spacious double / king-size bedroom with window to the side garden and nearby woods. Free standing wardrobe. Wall lights. Radiator.



BEDROOM 2 (4.3m x 2.75m)

Bright double bedroom with window to rear garden and decking canopy. Radiator.



BEDROOM 3 / STUDY (3.25m x 3.25m)

Bright / study double bedroom with window overlooking the rear garden and extensive decking area. Built in cupboard with electric fuse-box. Radiator.



Sliding doors to :

En-SUITE SHOWER ROOM (3.15m x 1.65m)

Bright room with feature bay window & blinds. Three piece suite comprising WC, pedestal basin, and mains shower cabinet. Towel rail. Radiator. Extractor.

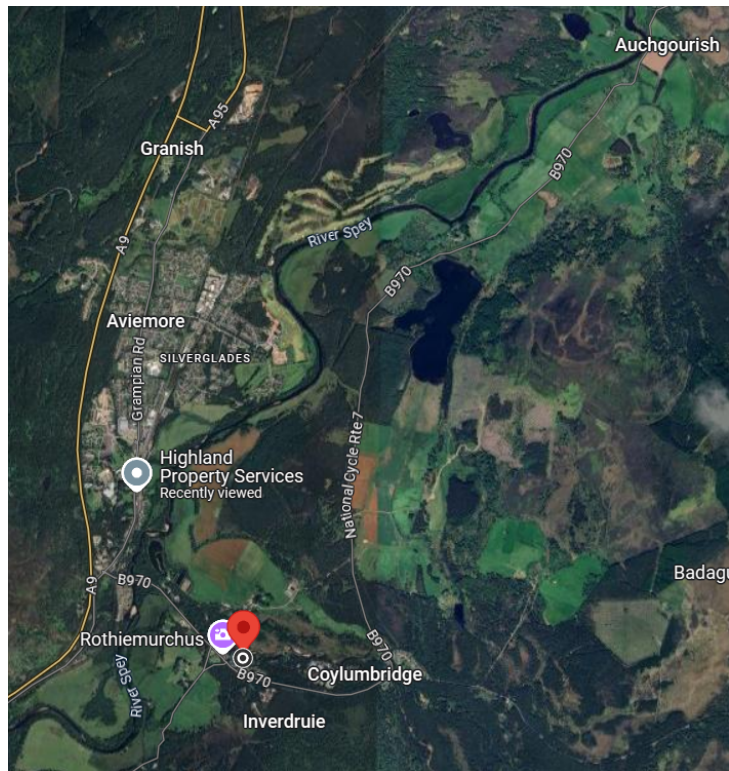


REAR INNER HALL: Radiator. Attic hatch.

FAMILY SHOWER ROOM (2.6m x 1.85m)

Window to rear of the property. Finished in white comprising large walk in mains shower with glass screen, wash basin, WC. Mirror, ceiling recessed light and shaver socket. Extractor. Radiator. Towel rail. Vinyl flooring.





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GARDEN

There is a large driveway parking area and open garden to the front of the Property with an extensive low maintenance garden to the side, and timber gates offering access through to the enclosed rear lawn & stone chipped area & under canopy patio. The large covered timber decking has external lighting and is an ideal opportunity for al fresco dining! There are some mature decorative trees, hedging and shrubs.

There is a timber shed 12' x 8' with internal lighting. Timber boundary fencing. Coal bunker.

COUNCIL TAX & ENERGY PERFORMANCE RATING

We understand this is rated at Band F currently £3110 approx, including water rates. The property's EPC rating is F (33).

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 / SOLICITORS

All Offers 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 be set, we are only able to liaise with clients who have instructed their Solicitor to Note interest on their behalf.

Our Office will be pleased to arrange for a Scottish Solicitor to act on behalf of any potential buyers involved with the purchase of this Property.



SERVICES

We understand there are all mains services. TV. Telephone. Wi-Fi hub.

ADVICE & PROPERTY MANAGEMENT

Our office can offer guidance and advice to any prospective purchaser with our partner Company - Highland Holiday Homes regarding their established Holiday Rental Services or Residential Letting options which include a comprehensive property management service.

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 - Friday 9.00 am - 5.00 pm