

INDEPENDENT ESTATE AGENTS  
SALES & PROPERTY MANAGEMENT

## 23 Lockhart Place Aviemore, PH22 1SW



Situated on the edge of the popular Dalfaber development two bedroom semi-detached bungalow set in spacious and secluded garden grounds with quiet cul de sac location. Number 23 Lockhart Place offers a blank canvas to upgrade to individual style and is an ideal opportunity for a first time buyer or investor wishing to acquire a property in this popular development.

- Sitting / dining room
- Kitchen with open outlook
- 2 bedrooms / fitted wardrobes
- Family bathroom
- Electric economy heating / double glazing
- Sunny and sheltered garden grounds



15

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

**FIXED PRICE £220,000**

[sales@highlandpropertyservices.co.uk](mailto:sales@highlandpropertyservices.co.uk)  
[www.highlandpropertyservices.co.uk](http://www.highlandpropertyservices.co.uk)



**Aviemore** is an internationally known resort village with splendid facilities for both summer and winter being ideally placed within the Cairngorms National Park. Sporting facilities in the area include several golf courses, fishing, water sports at Loch Morlich and Loch Insh and extensive mountain bike and walking routes together with an established snow sports programme at the Cairngorm Mountain and the Lecht. There are excellent transport links as the village is on the main Inverness / London rail line and lies just off the A9 trunk road. From Inverness Airport there are regular daily flights throughout the UK and KLM offering flights to the hub of Schipol Airport in Amsterdam. Education is provided through a modern village primary school with secondary schooling at Grantown on Spey Grammar School and Kingussie High School. There is a modern hospital and health centre, community centre and many leisure and retail outlets servicing this popular year round resort. Distances: Inverness 30 miles; Aberdeen 92 miles; Edinburgh 127 miles; Glasgow 139 miles.

### THE PROPERTY

Built in 1980 Number 23 Lockhart Place has an excellent location on the edge of the Dalfaber Development being in a quiet cul de sac within easy walking distance of the Dalfaber Country Club, the Spey Valley championship golf course and the River Spey. To the rear there is the attractive feature of the Strathspey Steam Railway line. There is a regular bus service into the village or an easy walk along a quiet traffic free road linking Dalfaber to Aviemore Centre. The comfortable and well laid out accommodation now provides a blank canvas for a potential purchaser to decorate or upgrade to their own style.



### SITTING ROOM / DINING ROOM 5.0m x 3.2m (16'5" x 10'6")

Picture window to east.

Storage heater. T.V. point. Telephone point. Doors to kitchen and inner hallway.



### KITCHEN 3.3m x 3.2m (10'10" x 10'6")

Window to west and sunny and sheltered garden area. Door to shelved cupboard housing hot water cylinder. Range of floor and drawer units with complementary work surfaces and tiled surround. Wall panel heater. Vinyl flooring. Smoke detector. UPVC glazed door to garden.



### ENTRY

From east through UPVC high performance external door with glazed side panel to vestibule.

Outside courtesy light.

### VESTIBULE

Sliding doors to double cloaks cupboard with shelving, hanging rail and housing electricity control gear. Access hatch to mains water. Glazed door to sitting room.



### INNER HALL

**1.65m x 0.88m(5'5" x 2'11")**

Doors to two bedrooms and bathroom. Hatch to spacious attic area. Fitted carpet. Wall panel heater. Smoke detector.

### BEDROOM ONE

**3.3m x 2.6m(10'10" x 8'6")**

Window to west. Door to built in wardrobe fitted with shelf and hanging rail. Wall mounted panel heater. Fitted carpet. TV point.



### BEDROOM TWO

**3.3m x 2.6m(10'10" x 8'6")**

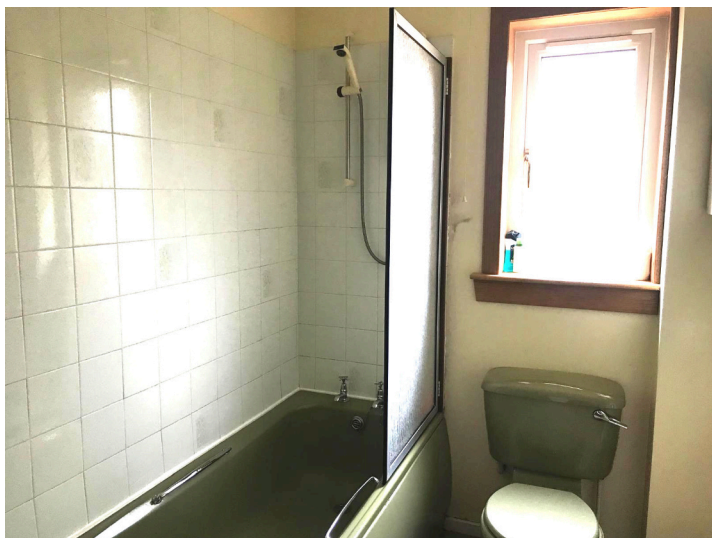
Window to north. Door to built in wardrobe fitted with shelf and hanging rail. Wall mounted panel heater. Fitted carpet.



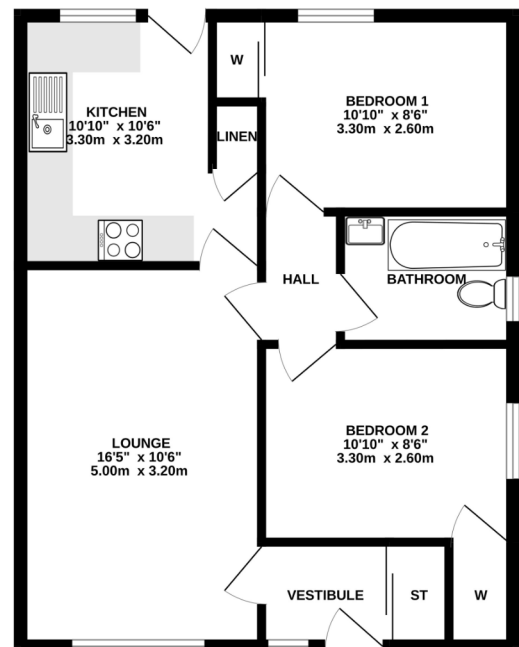
### BATHROOM

**2.3m x 1.7m(7'6" x 5'7")**

Opaque window to north. Fitted with coloured three piece suite comprising bath with Miralec electric shower over and shower screen. Complementary wall tiling. Radiator and heated towel rail. Mirror, light and shaver socket. Vinyl flooring.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## GARDEN

The garden to the front is laid to lawn with a corner bed planted with mature shrubs. A stone chipped driveway to the side provides parking for two cars with a fence and gate enclosing the rear garden. This sunny and secluded area is enclosed with timber fencing and again is laid mainly to lawn with a crazy paving patio area adjacent to the rear door. There is a timber garden shed.



## DATE OF ENTRY

By negotiation with the vendor.

## SERVICES

We understand there are all mains services. TV and Telephone points. Set up for sky box. 3 full drainage points for winter set up.

## COUNCIL TAX & ENERGY PERFORMANCE RATING

We understand this is rated at Band C currently £1891 approx, including water rates. The property's EPC rating is D (58).

## VIEWING

Viewings are strictly by arrangement with the selling agents by prior 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.

The spectacular Spey Valley Golf Course and River Spey with backdrop to the Cairngorms just a few minutes walk from the property.



## 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.

## 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