

**31 Munro Place,  
Aviemore, PH22 1TE**



Attractive and well presented two bedroom semi-detached bungalow with views to nearby small park and the Cairngorm mountains. Located within 8-10mins walk from the centre, the property is in excellent condition and would be ideal as a starter home or investment property with all local amenities nearby.

- Entrance vestibule
- Bright sitting room / dining
- Fitted kitchen with named appliances
- Good sized family bathroom/ shower
- Electric Total Control central heating
- Double glazing
- Low maintenance garden
- Communal parking opposite
- EPC rated band D (67)

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

**OFFERS OVER £195,000 ARE INVITED**

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



## AVIEMORE

Aviemore is an internationally known resort with splendid facilities for both summer and winter and is ideally placed within the Cairngorms National Park. Varied sporting facilities include several golf courses, excellent mountain biking routes which together with a network of footpaths and other outdoor pursuits adds to the all year round nature of the resort. Aviemore is on the main rail line from Inverness / London and is just off the A9 trunk road. Education provision offers a recently completed new primary school with Grantown Grammar School and Kingussie High School providing secondary education. There is also a recently opened new hospital, as the village moves to being a pivotal area for development in the Spey Valley.

## THE PROPERTY

### PH22 1TE

Attractive two bedroom semi-detached bungalow presented in excellent order throughout. The property is only an 8-10 minute walk to the village centre with a small garden area to front and rear with communal parking directly outside.

Electric Total Control heating and double glazing. Viewing is recommended.

Included carpets, blinds, curtains and named appliances. Garden shed.

## ENTRANCE VESTIBULE

1.1m x 1.05m

Through high security timber and glass panelled door to vestibule with cloakroom cupboard, electric fuseboard.

## INNER HALLWAY:

2.17m x 1.1m

Storage cupboard shelved with water tank. Panel heater. Smoke alarm. Attic hatch.

## LOUNGE / DINING AREA

(4.81m x 3.71m)

Bright spacious dual aspect room with windows / blinds to front garden and side access path. Views to distant mountains and woodlands. TV and telephone point. Night storage combi heater. Smoke alarm. Adequate space for a dining area.



## KITCHEN

(3.1m x 2.7m)

Window to rear garden with partial views to hills and woodlands. Fitted kitchen with comprehensive range of base, wall and drawer units. Complementary work surfaces and tiled surround. Integral hob, oven and extractor. Stainless steel sink, Tricity Bendix washing machine and Bosch fridge/freezer. External side door to pathway and rear garden. Night storage heater. Heat alarm. Vinyl flooring.





**BEDROOM 1 at widest  
(3.38m x 3.36m)**

Window with blinds, bright and spacious double room with views to the front garden and distant mountains. Wall length double mirror wardrobe. Panel heater. TV and telephone point.



**BEDROOM 2 at widest  
(3.45m x 2.95m)**

Double room with window / blinds overlooking the rear garden. Panel heater.



**BATHROOM  
(2.8m x 2.1m)**

Opaque window with fitted blinds to rear. Bright bathroom with white suite comprising: bath, wash hand basin and W.C. Additional electric Aqualisa shower with glass canopy. Complementary wall tiling. Extractor fan. Wall cabinet. Radiator. Vinyl flooring.







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### COUNCIL TAX & ENERGY PERFORMANCE RATING

We understand this property is rated Band C for council tax (£1645). The energy efficiency rating for the house is band D (67).

### DATE OF ENTRY

The seller is seeking a prompt settlement date.

### 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).

### GARDEN

Sunny walled front garden with rear garden mostly laid to lawn with vegetable patch. External water tap. Garden shed. Rotary clothes dryer. Satellite TV dish. Timber boundary fencing.

### PARKING

Communal parking to the front opposite.



### SERVICES

Mains electricity, water and drainage. We understand there are property factors (First Port Property Factors). An annual fee of approximately £500 to include grounds maintenance.

### 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.



**Highland**  
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Monday - Friday 9.00 am - 5.00 pm