



Rarely available detached villa

In excellent decorative order on a desirable corner plot



24 Drummond Road

Aviemore, PH22 1UG



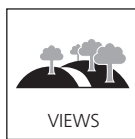
Scan Here!



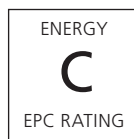
4 BED



3 BATH



VIEWS



ENERGY

C

EPC RATING



Aviemore is a well known and popular holiday destination with beautiful scenery and an abundance of things to do for all ages. There is a thriving local population and a welcoming atmosphere for all visitors. Aviemore is a year round destination with snowsports being the popular winter activity and walking, climbing, biking, golf and a whole host of other activities the main summer draw. Aviemore is the active outdoor area of the Cairngorms National Park with activities suitable for all ages and abilities. The village

is also a great base for families and large groups with lots of award winning attractions in the village and surrounding area including Landmark Forest Adventure Park, Highland Wildlife Park and Loch Morlich Water Sports. There are many annual events to look forward to and lots of smaller events on throughout the year. Aviemore has a great selection of shops, restaurants, cafes and bars. Set with in the Cairngorms and Craigellachie Nature Reserve.



Lairig Ghru, Cairngorm's from Loch Morlich, Dallaber Golf and Country Club, Loch an Eilein Castle



24 Drummond Road Aviemore





Kitchen/Diner & Utility

An excellent opportunity has arisen to acquire this modern, recently decorated 4 bedroom detached villa, making for a fantastic family home and located close to several village amenities. The property is in excellent decorative order and briefly comprises; entrance vestibule, bright and spacious hallway, lounge with french doors overlooking the front of the property and a feature wood burning Morso stove which provides a cost effective and efficient way of keeping cosy and heating the room, fully fitted dining kitchen with integrated appliances and french doors leading to patio and enclosed rear garden, there is a convenient utility room, partially tiled shower room and the fourth bedroom which is currently used as an office. There is hard wood flooring throughout the ground floor with the exception of the lounge which has carpet.

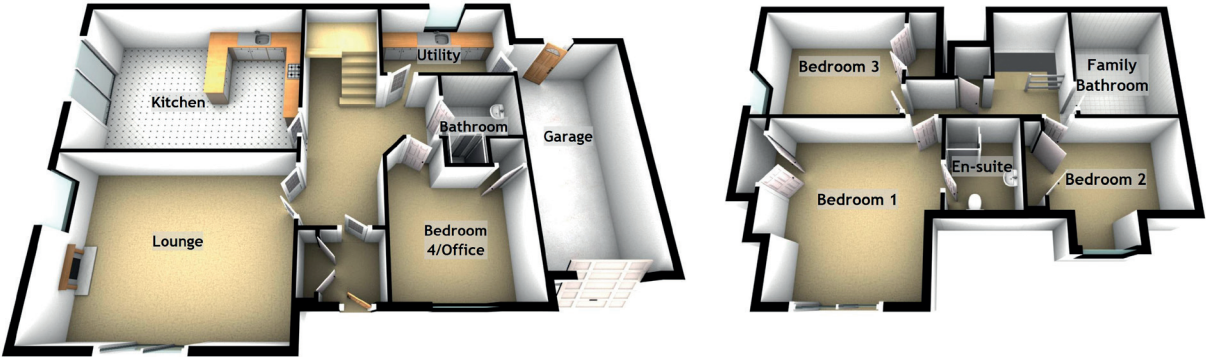
At first floor level the staircase and landing is flooded with natural light, master bedroom with tiled en suite shower room and built in wardrobes, two further double bedrooms with built in wardrobes, two walk in storage cupboards and a fully tiled family bathroom with shower over bath.

This property would make an ideal family home, second home or a holiday let and benefits from Double Glazing, Gas Central Heating, mono blocked driveway and integrated garage, the property is on a desirable corner plot and has garden grounds to the front, side and rear. VIEWING IS HIGHLY RECOMMENDED.





Bedrooms & Bathrooms



APPROXIMATE DIMENSIONS
(Taken from the widest point)

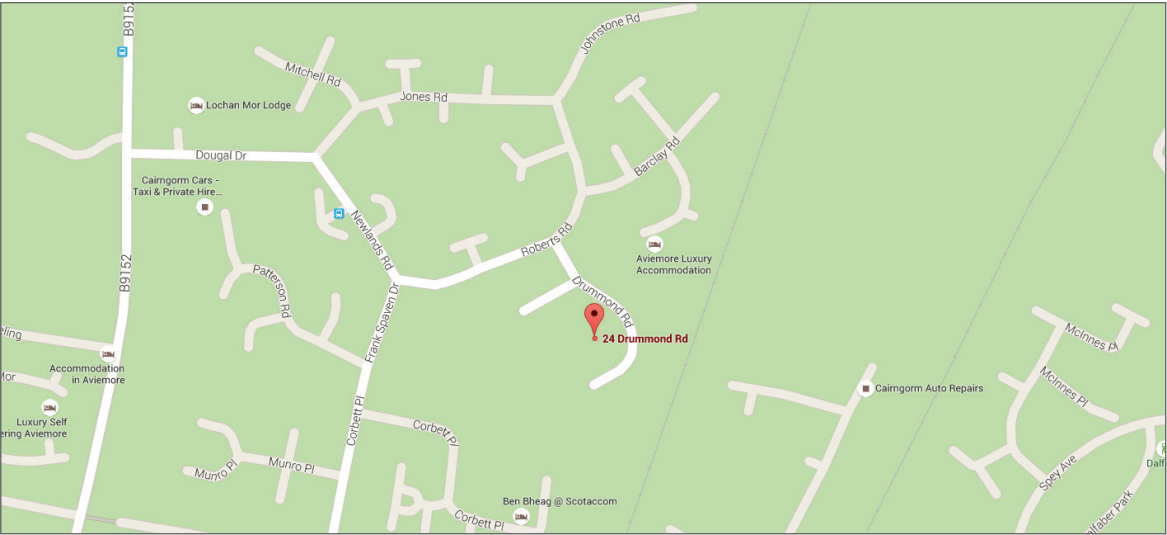
Lounge	5.80m (19') x 4.20m (13'9")
Kitchen	5.80m (19') x 4.20m (13'9")
Utility	3.40m (11'2") x 1.90m (6'3")
Bedroom 1	4.30m (14'1") x 4.20m (13'9")
Bedroom 2	3.80m (12'6") x 3.10m (10'2")
Bedroom 3	3.80m (12'6") x 3.00m (9'10")
Bedroom 4/Office	3.80m (12'6") x 3.40m (11'2")
En-suite	2.30m (7'7") x 1.80m (5'11")
Family Bathroom	3.00m (9'10") x 2.40m (7'10")
Bathroom	2.45m (8') x 1.90m (6'3")

GROSS INTERNAL FLOOR AREA (M²)

161

EXTRAS
(Included in the sale)

Included within the sale of the property, all carpet, floor coverings, light fittings, blinds, oven, hob, fridge/freezer & freezer.





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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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