







‘Struan’

22 Drummond Road

Aviemore
Highland
PH22 1UG

Three bedroom, modern detached bungalow

Currently run as a successful holiday let

Scan Here!

3 BED

2 BATH

OFF STREET

ENERGY D EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01463 211 116
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available



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, 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 with lots of award winning attractions in the village and surrounding area.

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.



Aviemore

Cairngorms National Park







Struan

22 Drummond Road

Struan is a spacious modern detached three bedroom bungalow close to village amenities. It has a modern fitted kitchen and open plan dining area with French windows opening to the enclosed rear garden, the spacious lounge also has French windows opening to the front together with a feature gas fireplace, all rooms are well proportioned and bright.

The property also has one master en-suite bedroom, all bedrooms have built-in wardrobes,the family bathroom consists of a three piece white suite with a shower over the bath and complementary tiling. Full double glazing, gas central heating with combi-boiler. The garden is low maintenance and open plan to the front, it's enclosed with timber fencing to the rear with lawn and patio area and a timber shed. Parking is to the front on the drive, with parking for two cars.

This property would make an ideal residential, second home or buy to let investment property. The property has been used for holiday letting and if the potential buyer is interested in continuing, the letting set up can be sold with the property together with the fixtures and furnishings.











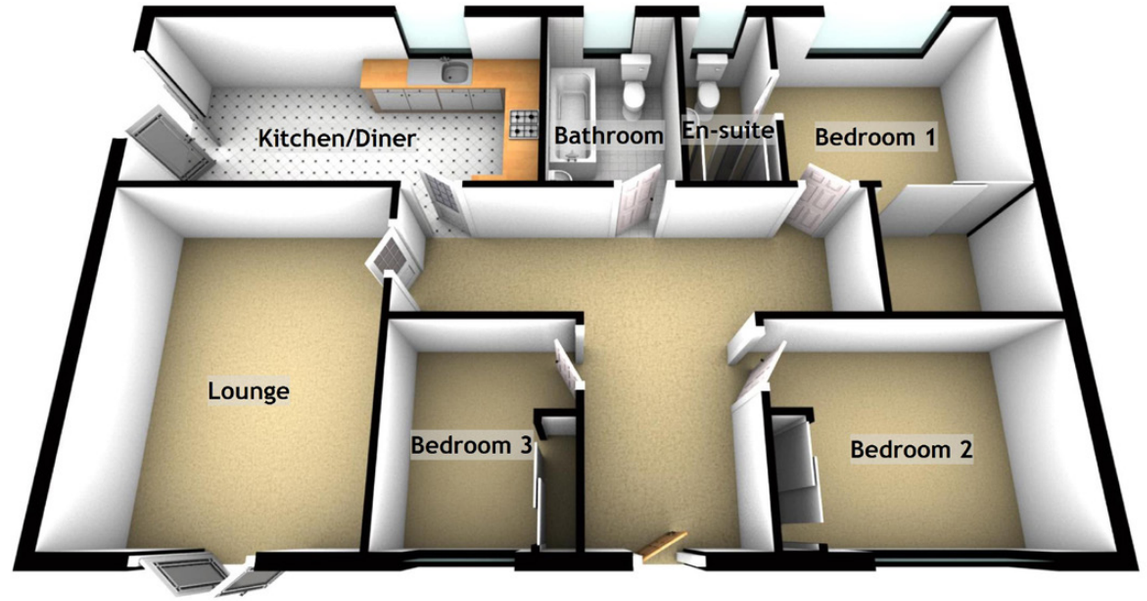
















APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.60m (11'10")
Kitchen/Diner	5.50m (18'1") x 2.60m (8'6")
Bedroom 1	3.20m (10'6") x 2.70m (8'10")
En-suite	2.60m (8'6") x 1.20m (3'11")
Bedroom 2	3.70m (12'2") x 2.60m (8'6")
Bedroom 3	2.70m (8'10") x 2.30m (7'7")
Bathroom	2.60m (8'6") x 1.80m (5'11")

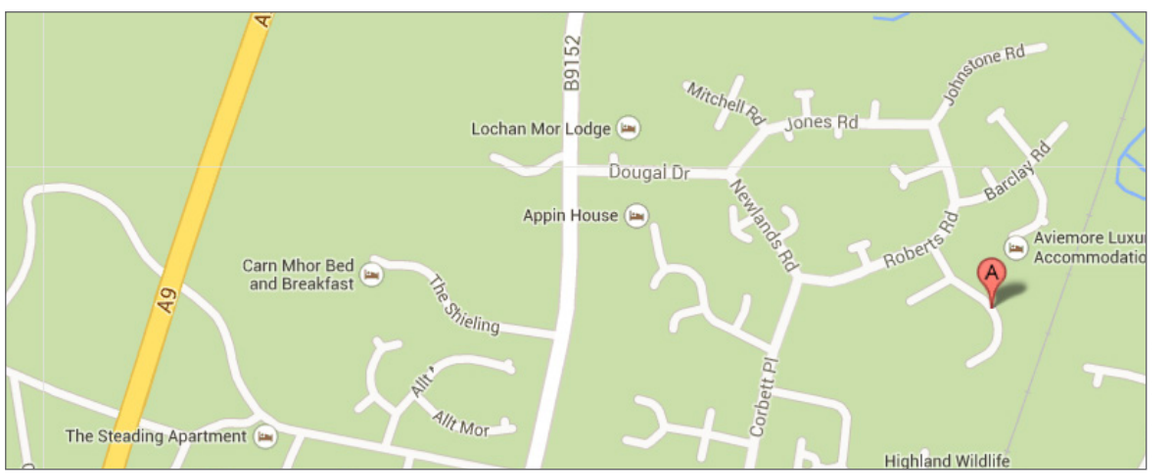
EXTRAS
(Included in the sale)

Floor coverings,curtains and blinds where applicable. Integrated appliances, fixtures and furnishings for letting are available by separate negotiation.















McEwan Fraser Legal

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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or 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 estate agents 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. These particulars do not form part of an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.



Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
EMMA PATRIZIO
Designer