




McEwan Fraser Legal
Solicitors & Estate Agents
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23 Drummond Road
CAIRNGORMS, AVIEMORE, HIGHLANDS, PH22 1UG



Larig Ghru - Cairngorm



Loch Morlich



23 Drummond Road, Cairngorms

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.



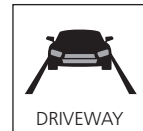
Lounge



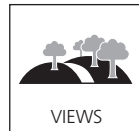
Dining Room



Kitchen



DRIVEWAY



VIEWS



NEAR CAFE'S
& RESTAURANTS



LEISURE
FACILITIES

Heather Cottage 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 is currently operating as holiday cottage 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.

This property is truly in walk in condition, early viewing are highly recommended.

"...it has a modern fitted kitchen and open plan dining area with French windows opening to the enclosed rear garden..."



Property Specifications

Approximate Dimensions
(Taken from the widest point)

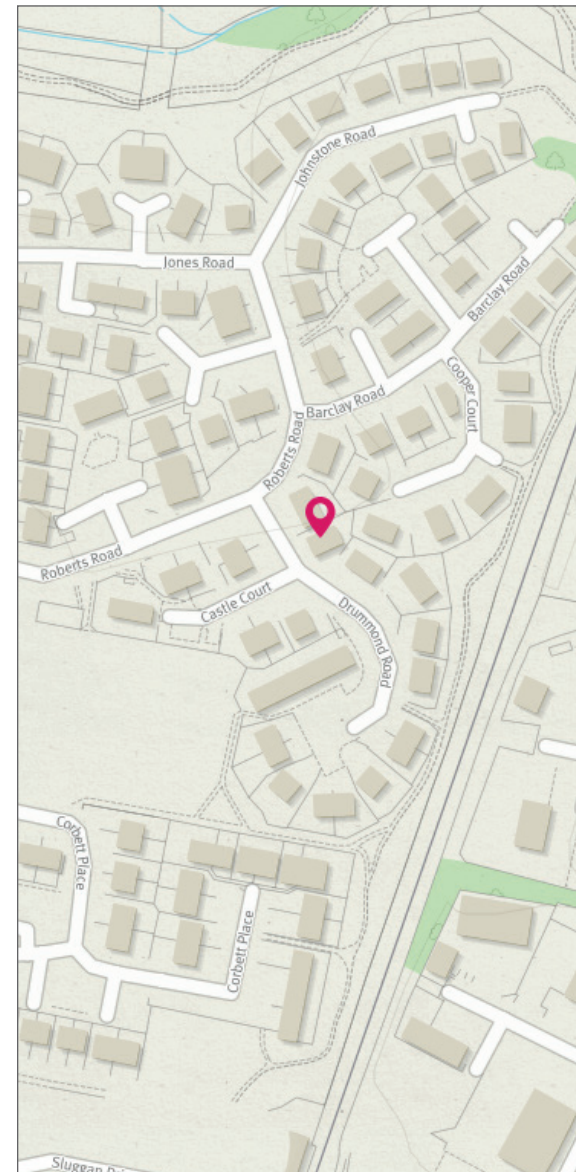
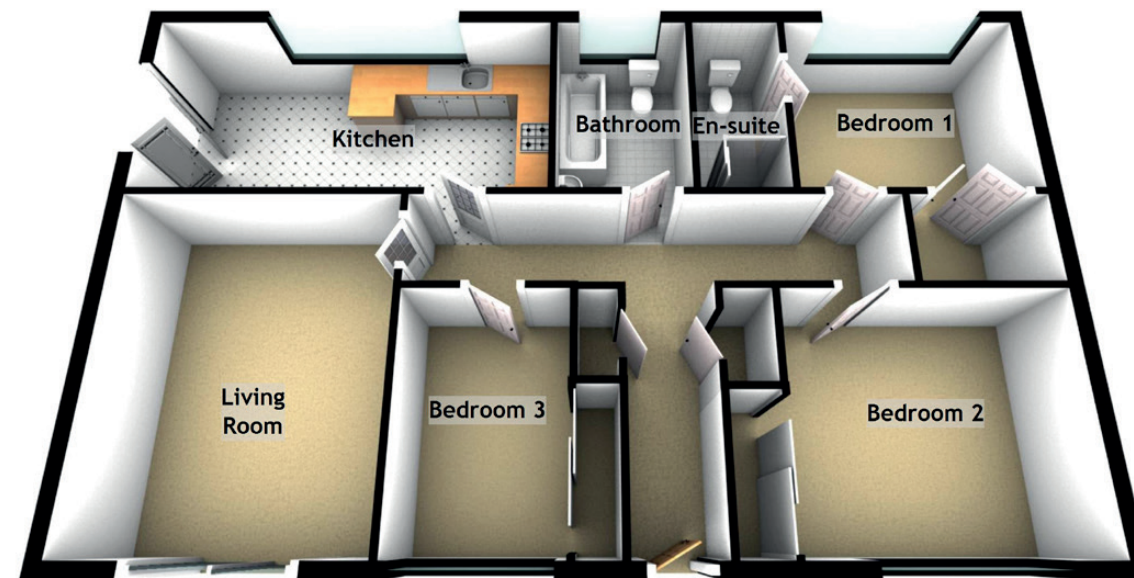
Living Room (11'10")	4.50m (14'9") x 3.60m
Kitchen	5.50m (18'1") x 2.60m (8'6")
Bedroom 1	3.20m (10'6") x 2.60m (8'6")
Bedroom 2	4.30m (14'1") x 2.60m (8'6")
Bedroom 3	3.20m (10'6") x 2.70m (8'10")
Bathroom	2.60m (8'6") x 1.80m (5'11")
En-suite	2.60m (8'6") x 1.20m (3'11")

Gross internal floor area (m²) - 85m²

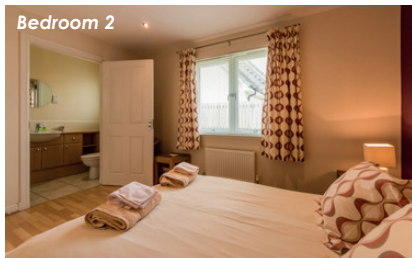
EPC Rating - D

Extras
(Included in the sale)

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



"...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..."



Bedrooms and Bathrooms



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
BEN DAYKIN
Designer

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