



masson  
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19 Callart Road, Aviemore, PH22 1SR  
POA

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

solicitors and estate agents

UNDER OFFER - An exciting opportunity to acquire this affordable one bedroom semi-detached house with an enviable cul-de-sac situation located in a popular development close to the centre of Aviemore with the benefit of a private garden. 19 Callart Road provides well laid out accommodation presented in excellent condition with living arranged over two floors and comprising an entrance vestibule, bright and airy lounge with dining area, smart kitchen and to the first floor there is a double bedroom with excellent integral wardrobe space, landing and a stylish bathroom. Outside there is off street parking and easy manageable gardens to the front and the rear of the property with a patio area. The property also has the benefit of a building warrant that has been granted for internal alterations to provide an additional bedroom. Located within the Cairngorms National Park with easy access to all local amenities including the Macdonald Highland resort, excellent shops and restaurants and to the surrounding woodland and adventure of the Cairngorm Mountain range. In walk in order this attractive and roomy house offers ideal accommodation for a first time buyer or as a letting / investment property within this sought after area. Energy Performance Certificate D, Council Tax Band B

## POA



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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

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Fax: 01479 874806

property@lawscot.com

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## Aviemore

Nestling alongside the River Spey, in the midst of the Cairngorms National Park, there is perhaps nowhere better than Aviemore to appreciate the magnificence of Scotland's great outdoors. Lochs, rivers, forests and mountains provide precious habitats for an abundance of wildlife, while the spectacular scenery and fresh air attracts visitors from across the country, ensuring Aviemore's position as a year-round destination as well as a much respected ski and leisure resort. Aviemore is on the main rail line from Inverness/ London and is just off the A9 giving easy access to all parts of the UK; Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

### Entrance Vestibule

1.28m x 1.04m 4'2" x 3'5"

From the front garden this handy area is accessed via a high performance UPVC door which leads into the entrance vestibule with good hanging space for outerwear and storage for shoes and boots. A further door leads into the lounge/dining there is a built in low level cupboard housing the electric switch gear in addition to carpet flooring and ceiling lighting.

### Lounge / Dining

4.19m x 4.93m 13'9" x 16'2"

This is a large and airy lounge with a window to the front offering excellent levels of natural light. In addition to space to locate your lounge furniture there is ample space to site a dining table with chairs to complete the space and offer a beautifully social area for relaxing with family or entertaining friends. A further opening leads through to the kitchen and open wooden stairs with metal balustrade leads up to the first floor and there is laminate flooring and ceiling lighting.

## Kitchen

1.83m x 2.0m 6'0" x 6'7"

A well planned kitchen providing a good range of base and wall units with complementary worktops and chic tiled surround splash back. A stainless steel sink with mixer tap is aptly placed at the window to the front and there is an electric hob with oven and illuminated extractor over, washing machine and fridge / freezer. There is ceiling lighting and tile effect laminate flooring.

## Landing

A bright open area benefitting from an airing cupboard with shelves housing the hot water tank in addition to access to the loft there is carpet flooring and ceiling lighting with doors leading to the bedroom and bathroom.

## Bedroom

3.37m x 2.47m 11'1" x 8'1"

A delightful double bedroom enjoying a window to the front and benefitting from twin integral wardrobes with sliding doors providing good storage and hanging storage. There is carpet flooring and ceiling lighting.

## Bathroom

1.61m x 2.37m 5'3" x 7'9"

A relaxing bathroom comprising of a three piece suite in white with a wc, pedestal wash hand basin and bath with twin taps and an electric shower over with tiling behind. A window is located to the front and there is vinyl flooring, ceiling lighting and ladder towel rail.

## Outside

The property is bounded by timber fencing to the front and laid with stone chip for ease of maintenance with a path to the front door. A communal path leads to the rear garden that is mainly laid with lawn and has a patio area where you can site a table and chair set providing the perfect place to relax with a drink and

enjoy the sunshine in addition to a storage shed measuring 1.8m x 1.17m providing secure storage for garden and sports equipment and the bins are also stored here.

## Permitted Alterations

The Highland Council issued a building warrant to allow for internal alterations to reconfigure the property accommodation and to allow for an additional bedroom. Further information can be obtained online at

[https://www.highland.gov.uk/info/162/building\\_control\\_-\\_building\\_regulations/171/building\\_regulations/6](https://www.highland.gov.uk/info/162/building_control_-_building_regulations/171/building_regulations/6)

reference: 20/00878/DOM3

## Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating D

## Entry

By mutual agreement.

## Price

UNDER OFFER

## Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

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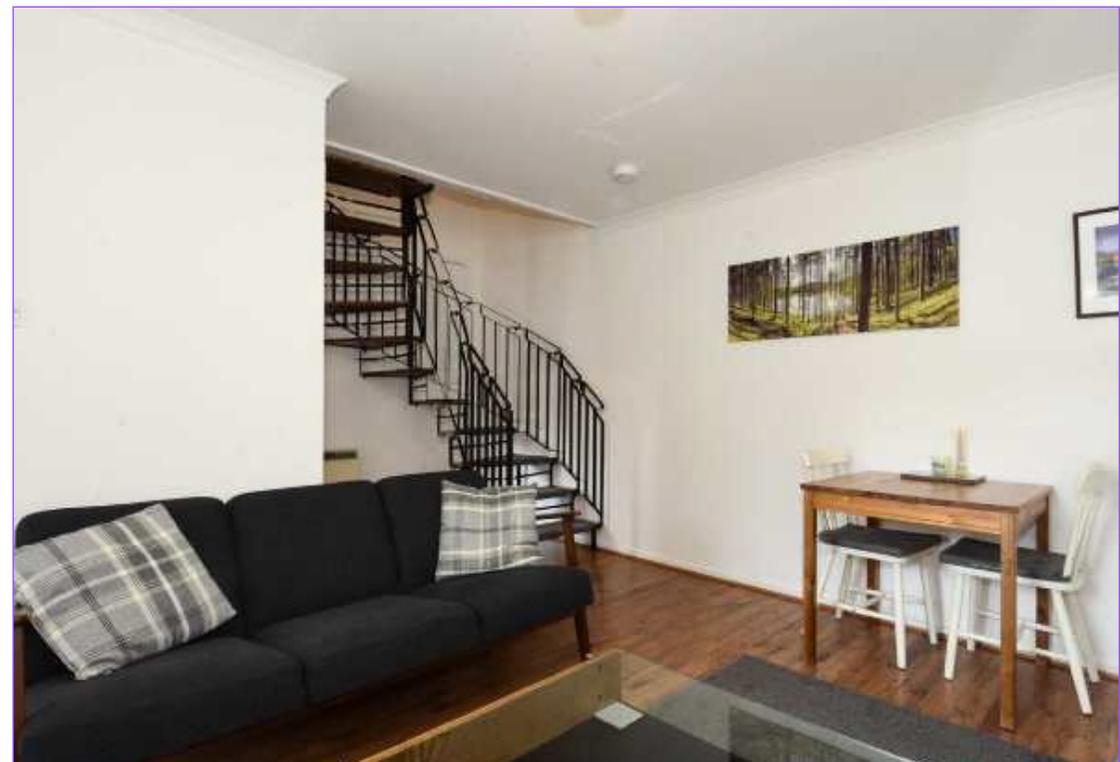
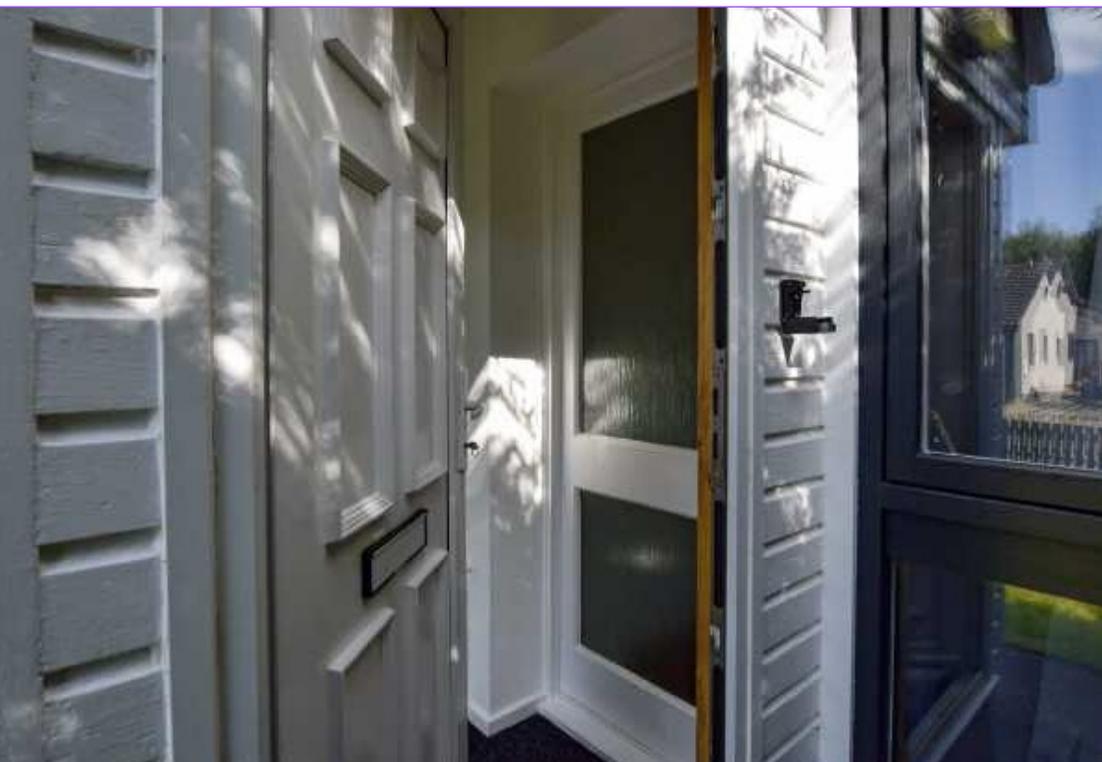
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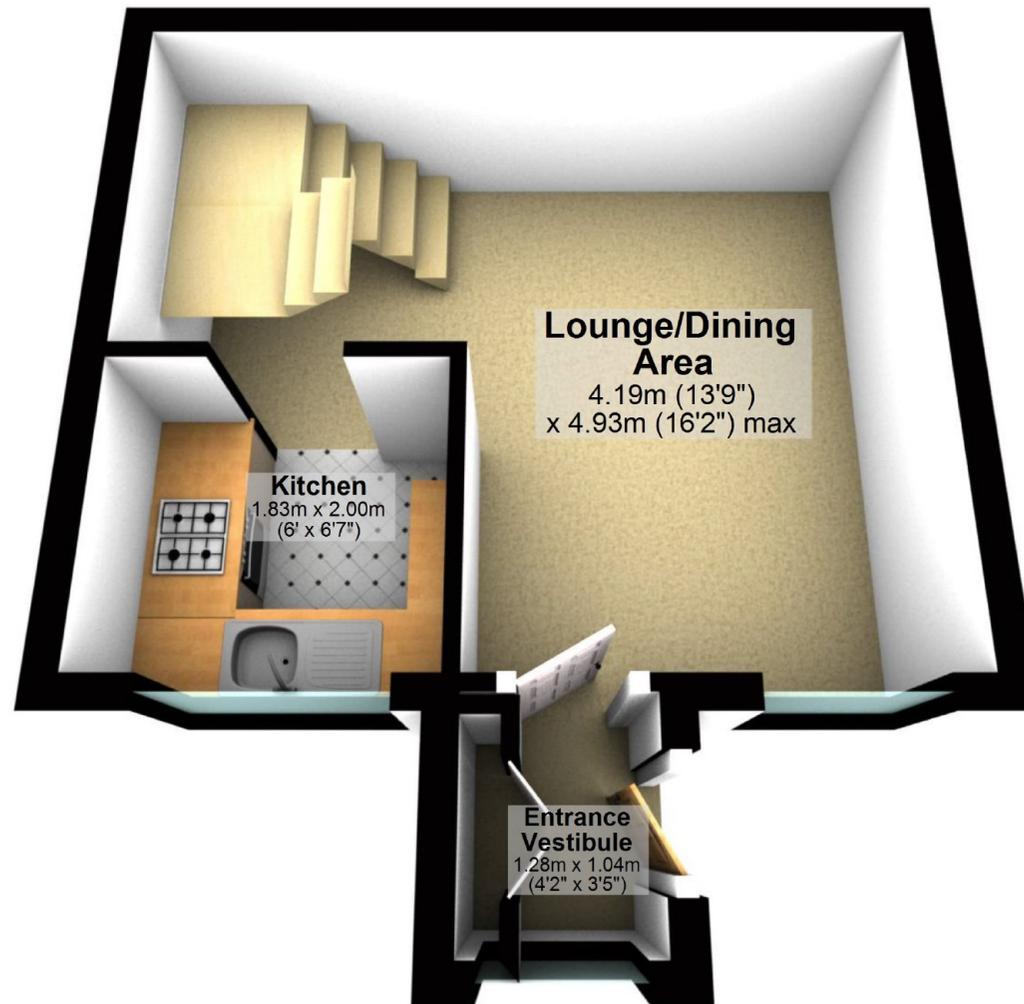
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# Ground Floor



Plans not to scale, for illustration only



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# First Floor



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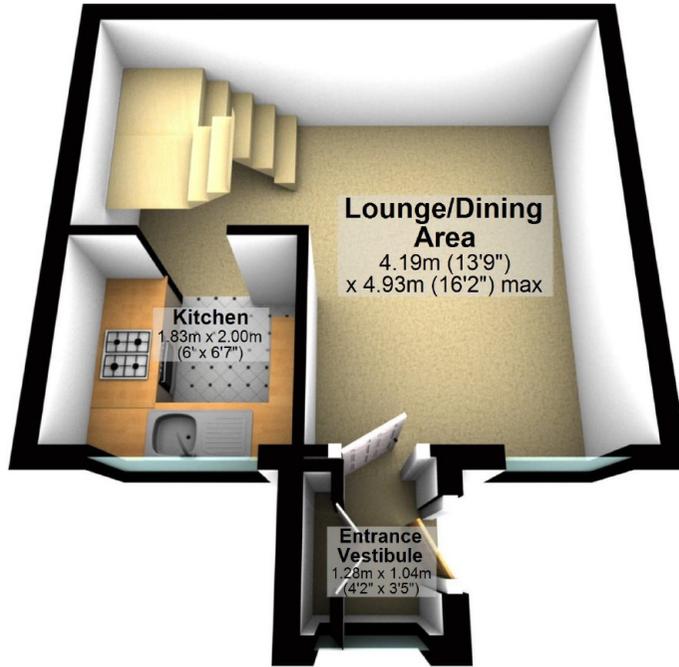
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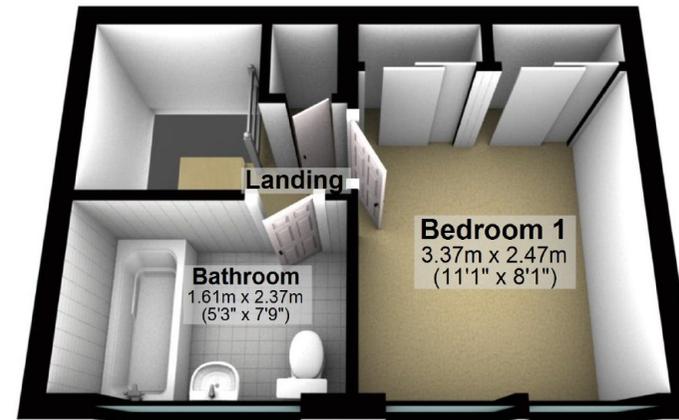
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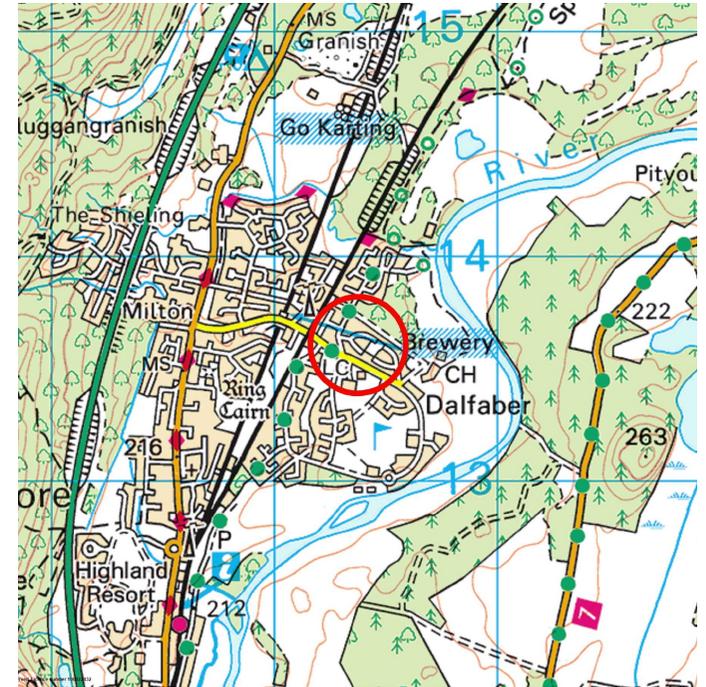
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**While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters**



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