



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods.

Heating

Air source heat pump.

Glazing

Double glazed windows throughout.

Council Tax Band

G

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

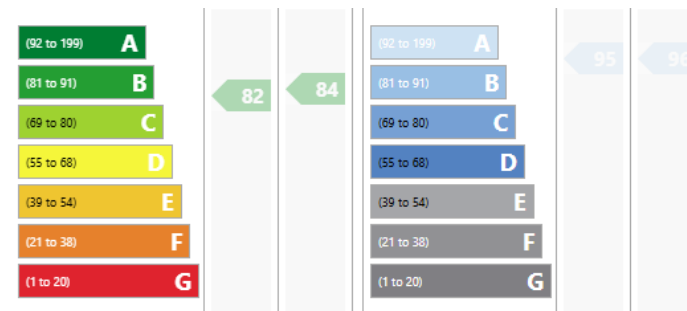
Entry

By mutual agreement.

Home Report

Home Report Valuation - £330,000

A full Home Report is available via Munro & Noble website.



Cala-Na-Sonais, Craig Na Gower Avenue Aviemore PH22 1RW

This attractive four bedroomed, detached bungalow with surrounding garden grounds is fully double glazed, has air source heating and fantastic storage.

OFFERS OVER £330,000

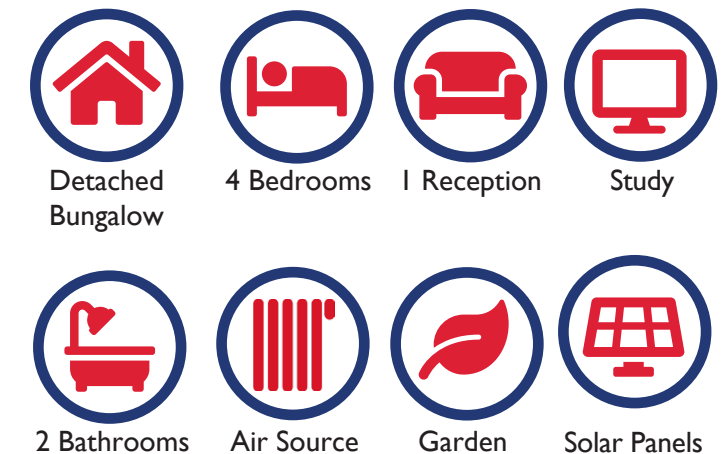
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Bedroom One



En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four



Kitchen/Diner



Kitchen/Diner



Lounge



Bathroom

Property Description
Situating in the heart of Scotland's Cairngorms National Park in the popular town of Aviemore, Cala Na Sonais is a substantial, detached bungalow that occupies an enviable plot and offers comfortable living space that will appeal to growing families. The accommodation offers scope to modernise, is spread over floor and benefits from Air source pump heating, double glazed windows, surrounding gardens grounds and solar panels. Viewing is essential to appreciate not only the size of the accommodation within, but also its desirable and peaceful location, whilst still having the benefit of being within easy reach of excellent local amenities. You are welcomed inside via the entrance vestibule and hallway, off which leads to the double aspect lounge that features a multi-fuel stove on a slate hearth, perfect for cosy evenings indoors, an office/study and a substantial open plan kitchen/diner. This attractive room forms the heart of the home, and is soaked in warm, ambient light through the double windows and French doors which open to the side elevation. It provides a generous space to accommodate a large table and chairs, ideal for entertaining guests and delicious dinners. The fully equipped kitchen is practical and hosts a range of wall and base cabinets and worktops by WREN, which is mirrored on the stylish Island. There is a composite sink with mixer tap and drainer, and free-standing appliances include an electric cooker and a fridge-freezer. Off the kitchen is the office/study, a good-sized room which could be utilised as a family/games room or as a formal dining room. Further along the hall is the utility room, and four double bedrooms, all of which benefit from fantastic storage, with the principal bedroom also having the advantage of an en-suite shower room. The fully tiled bathroom completes this home and comprises a wash hand basin, WC, an electric shower with glass cubicle and a bathtub. A superb feature of this property is the copious amount of storage it has, with two hallway cupboards, a further within the utility room, and loft space. Externally, the property has a driveway to the front that provides off-road parking and turning for several vehicles and enjoys a wraparound garden incorporating areas of gravel and lawn decorated by two ponds, mature trees, shrubs and two sheds. The garden forms a great space al-fresco dining, sun worshipping, and family activities and is fully enclosed by fencing, making this a safe environment for children to also enjoy the outdoors. Aviemore is a bustling town situated within Scotland's Cairngorms National Park, known for its breath-taking landscapes and its plethora of amenities suitable for both residents and visitors. The town has a leisure and conference centre, supermarket shopping, restaurant and bars, a cinema, and a championship Spey Valley Golf Course at Dalfaber. Outdoor sports include sailing and canoeing at Loch Morlich, hiking, along with skiing, and snowboarding at the Cairngorm Mountains. Aviemore is home to a primary school with secondary education in Kingussie and has excellent healthcare facilities including a dentist and community hospital.



Lounge



Utility Room

Rooms & Dimensions

Entrance Vestibule
Approx 1.96m x 1.39m

Entrance Hall

Lounge
Approx 4.39m x 7.31m

Office/Study
Approx 4.58m x 3.28m

Kitchen/Diner
Approx 7.31m x 3.60m*

Utility Room
Approx 1.95m x 3.61m

Inner Hall

Bedroom Four
Approx 2.78m x 4.41m

Bedroom Two
Approx 3.81m x 4.40m

Bathroom
Approx 2.47m x 2.68m

Bedroom One
Approx 3.77m x 5.20m

En-Suite Shower Room
Approx 1.38m x 2.72m

Bedroom Three
Approx 2.77m x 5.28m

*At widest point

