



**Harper
Macleod LLP**
Estate Agents & Solicitors

7 Paterson Road, Aviemore PH22 1TN

Fixed price £275,000



7 Paterson Road

Aviemore, PH22 1TN

Fantastic opportunity to purchase a 3 bedroom semi-detached home situated in a quiet cul-de-sac in the bustling town of Aviemore in the Cairngorms National Park.

The accommodation on the ground floor comprises hallway, cloak room, kitchen, lounge and bedroom. On the first floor there are two bedrooms and a family bathroom. The home benefits from French doors in the lounge opening onto the patio area at the rear and there are also French doors in the downstairs bedroom giving access to the garden.

Hallway

6'10" x 10'4" (2.10m x 3.17m)

Cloak room

6'2" x 2'11" (1.88m x 0.89m)

Lounge

17'8" x 10'7" (5.41m x 3.25m)

Bedroom 1

10'5" x 11'6" (3.19m x 3.51m)

Kitchen

10'1" x 7'2" (3.08m x 2.19m)

First floor hallway

7'1" x 11'9" (2.17m x 3.60m)

Bathroom

7'1" x 6'8" (2.17m x 2.05m)

Bedroom 2

10'5" x 10'3" (3.18m x 3.14m)

Bedroom 3

7'9" x 10'3" (2.37m x 3.13m)

Outbuildings

Garden ground

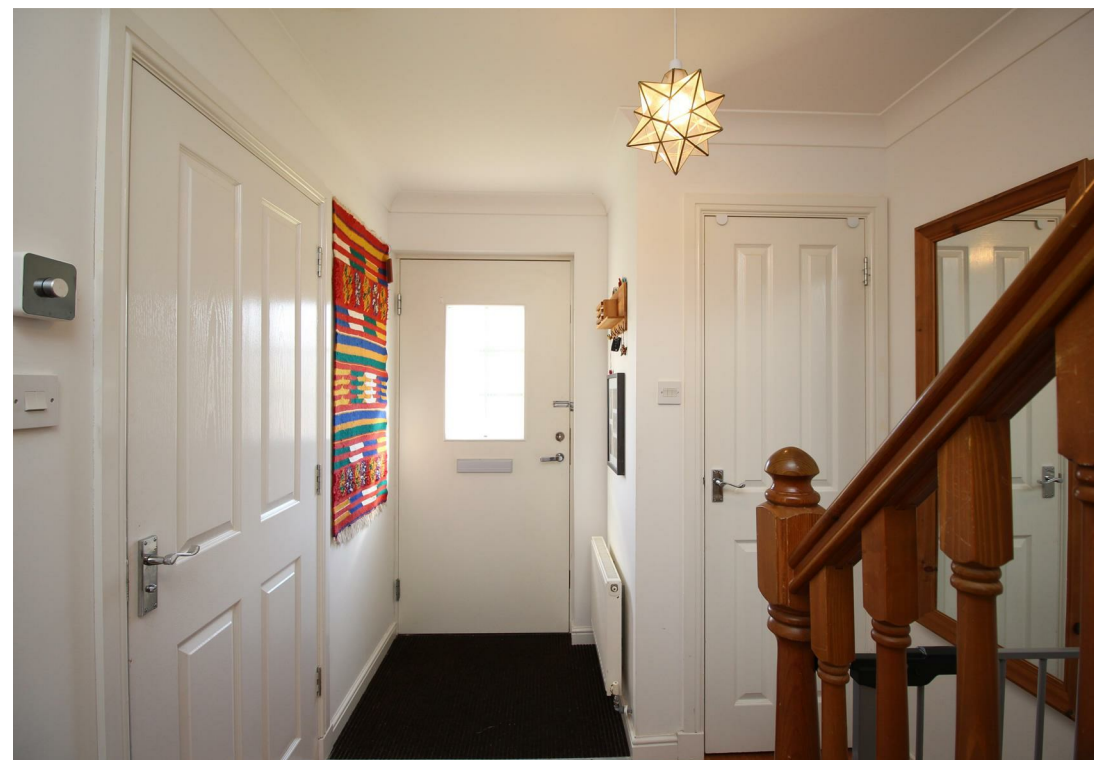
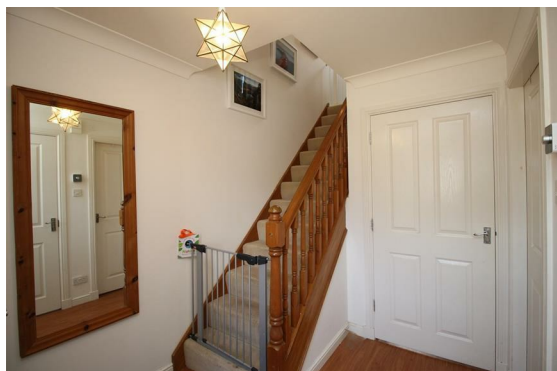
Extras

Heating and glazing

Services

EPC Rating D

Council Tax Band D





The enclosed rear garden has been mainly laid to lawn with a patio area and shrubs. There is ample off street parking on the block paved driveway.

This is a fabulous family home which has potential for a holiday letting business or as a retreat.

Aviemore is a popular year round holiday destination with a good range of summer and winter activities. It is very popular with walkers, skiers and mountaineers.

Aviemore has a very good range of shops, hotels, restaurants, cafes and services.

Primary school pupils attend Aviemore Primary School and secondary pupils attend Kingussie High School.

Viewing highly recommended.

Accommodation:

Hallway 2.10m x 3.17m

Doors to lounge, kitchen, cloak room and staircase to first floor. Cupboard housing the electric meter. Entrance matting and laminate flooring.

Cloak room 1.88m x 0.89m

Window to front. White WC and wash hand basin with tiled splashback. Towel rail. Laminate flooring.

Lounge 5.41m x 3.25m

Window and French doors opening onto the patio at the rear. T.V. point. Laminate flooring.

Bedroom 1 3.19m x 3.51m

French doors to rear and window to front. Wall lights. Laminate flooring.

Kitchen 3.08m x 2.19m

Window to side. Wall and base units with worktop and tiling. Stainless steel sink with right hand drainer. Plumbed for washing machine. Integrated Whirlpool gas hob, Bosch electric oven and extractor. Dishwasher. T.V. point. Cupboard housing the Worcester central heating boiler. Tiled flooring.

First floor hallway 2.17m x 3.60m

Doors to two bedrooms and bathroom. Cupboard with shelves. Cupboard housing the water tank. Hatch to roof space, which is floored. Carpet.

Bathroom 2.17m x 2.05m

Skylight window to front. White WC and wash hand basin set in vanity unit. Shover socket. Bath with mains shower above, tiling to walls and shower screen. Extractor. Spotlights. Tiled flooring.

Bedroom 2 3.18m x 3.14m

Window to front. Built-in double wardrobe. Wall lights. Laminate flooring.

Bedroom 3 2.37m x 3.13m

Window to rear. Built-in wardrobe. Laminate flooring.

Outbuildings

Two garden sheds

Garden ground

The front garden is laid to lawn with a paved path to the front door and a block paved driveway to the side, providing ample off street parking. A gate leads to the side and rear garden.

The private rear garden has been mainly laid to lawn with a patio area and shrub border. There is a stone chipped drying green to the side.

Extras

All fitted floor coverings, blinds, curtains (with the exception of Bedroom 1) and dishwasher are included in the sale price.

Heating and glazing

LPG central heating and double glazing.

Services

Mains electricity, water and drainage.

LPG supply sourced from a communal tank.

EPC Rating D

Council Tax Band D





Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

