

2 Watkinson Court Aviemore PH22 1UD

Offers Over £140,000 are invited

Bright, One Bedroom First floor
Apartment in Popular Residential Area of
Aviemore



Features:

- One Bedroom First Floor Apartment
- Double French Windows in Lounge
- Timber Framed Double Glazing and Biomass Heating
- Mountain Views
- Timber Shed
- Communal Garden Areas & Shared Storage Cupboard

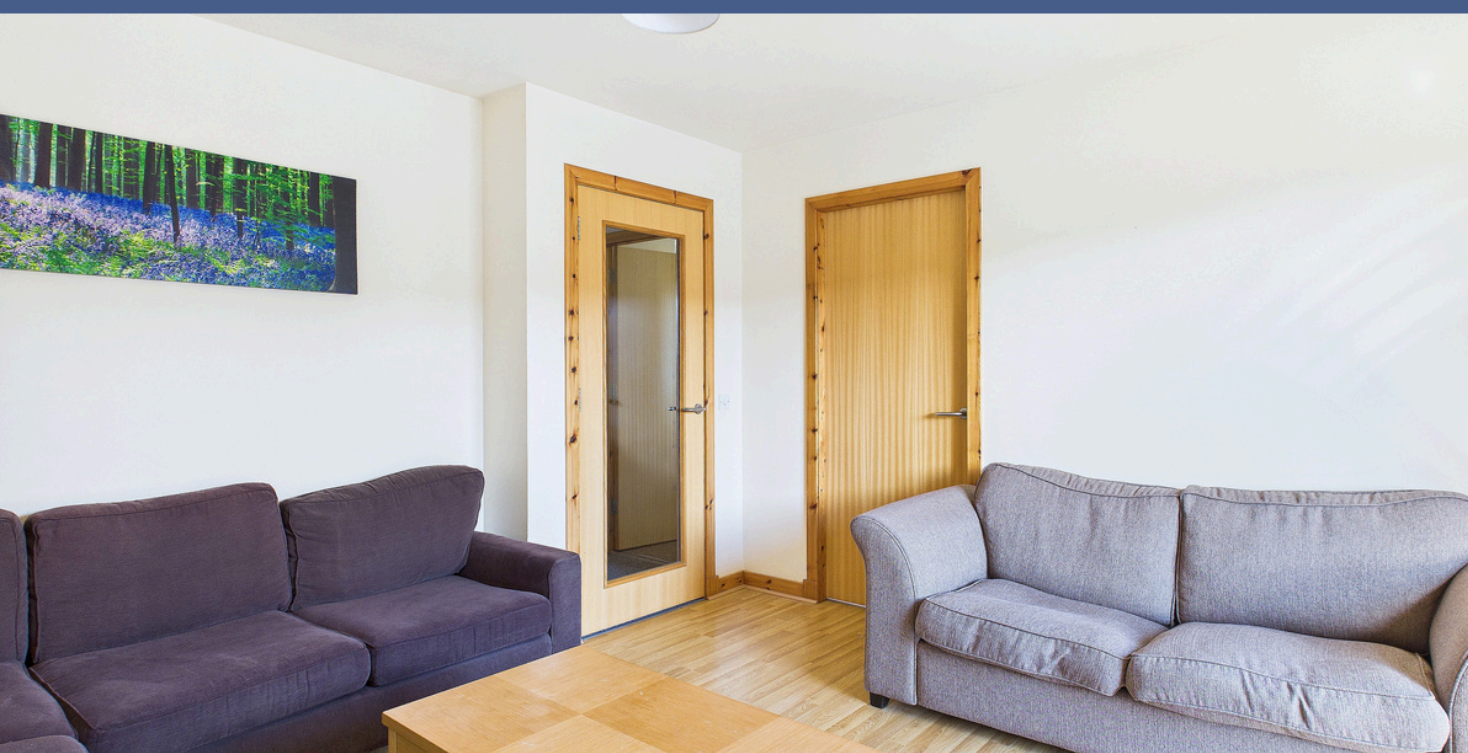
CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE

PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



No 2 Watkinson Court is a first floor apartment, located on a cul-de-sac within the popular Lochan Mor residential area at the north end of Aviemore. Built in 2007, the property benefits from a spacious double bedroom with built in cupboard, bathroom, and kitchen with views towards Craigowrie from the living areas.

The property also features double French windows opening from the lounge, a large storage cupboard in the hallway housing the hot water tank and clothes drying area and excellent room sizes with a total floor area of approximately 60m². The apartment has biomass central heating, modern standards of insulation and full timber double glazing. There is a communal garden and clothes drying area. Car parking is to the side.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

Aviemore is a bustling village situated within the Cairngorms National Park. It 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.

Aviemore village itself offers many amenities, including a primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm Mountain, Strathspey steam railway and the championship Spey Valley Golf Course at Dalfaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

OUTSIDE

At the side of the property is a shared car parking area. To the other side is a drying area with rotary clothes driers. A communal garden lies to the front which is mainly lawned with patio areas in front of the French windows. There is a timber shed at the front of the main door and shared storage cupboard adjacent to the front door of number 4.

INCLUDED

Fitted carpets, blinds, curtains & light fittings. White goods are included (oven, fridge/freezer and washing machine).

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Band B - £1654 p.a. (2025/26) including water rates.

Discounts are available for single person occupancy.



HOME REPORT

A Home Report is available for this property. Please use the following link:

- [2 Watkinson Court Home Report](#)
- Postcode: PH22 1UD
- Energy Performance Certificate Rating: Band D
- Home Report Value: £140,000

PRICE

Offers over £140,000 are invited for this property.

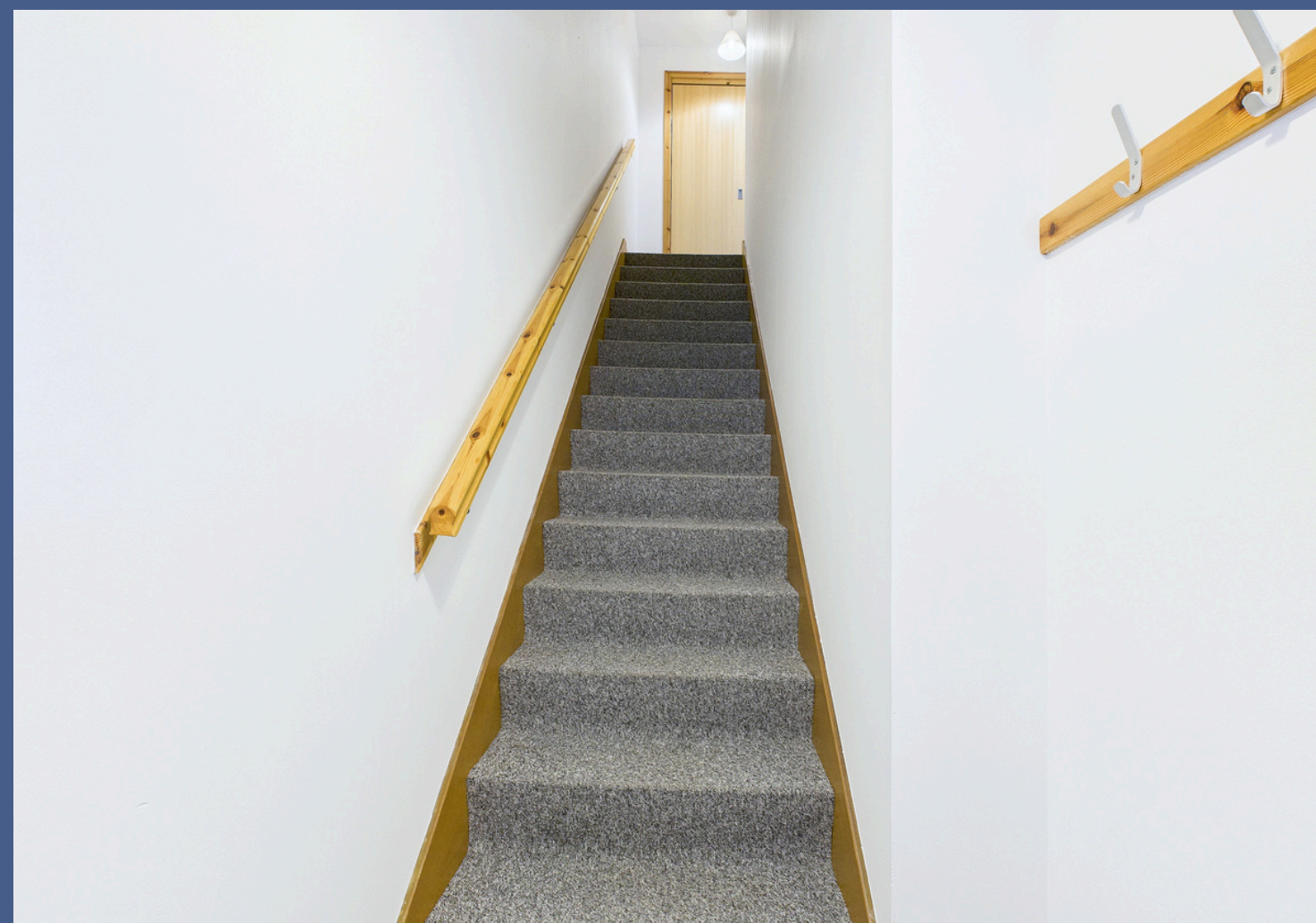
The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is by appointment through the Selling Agents.



WWW.CALEDONIAESTATEAGENCY.CO.UK





CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

WWW.CALEDONIAESTATEAGENCY.CO.UK

