

# 7 Grampian Court Aviemore PH22 1TB

Offers over £130,000 are invited

Affordable Two Bedroom First  
Floor Flat Situated Close To Local  
Facilities



## Features:

- Modern Fitted Kitchen with Space for Washing Machine & Dishwasher
- Double Bedrooms benefiting from Built-In Wardrobes and Views of Cairngorm Mountain
- Communal Entrance with Security Door & Intercom System
- Shared Garden Offering Clothes Drying Area & Refuse Bin Area
- Car Parking Spaces Available to the Front & Side

CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531

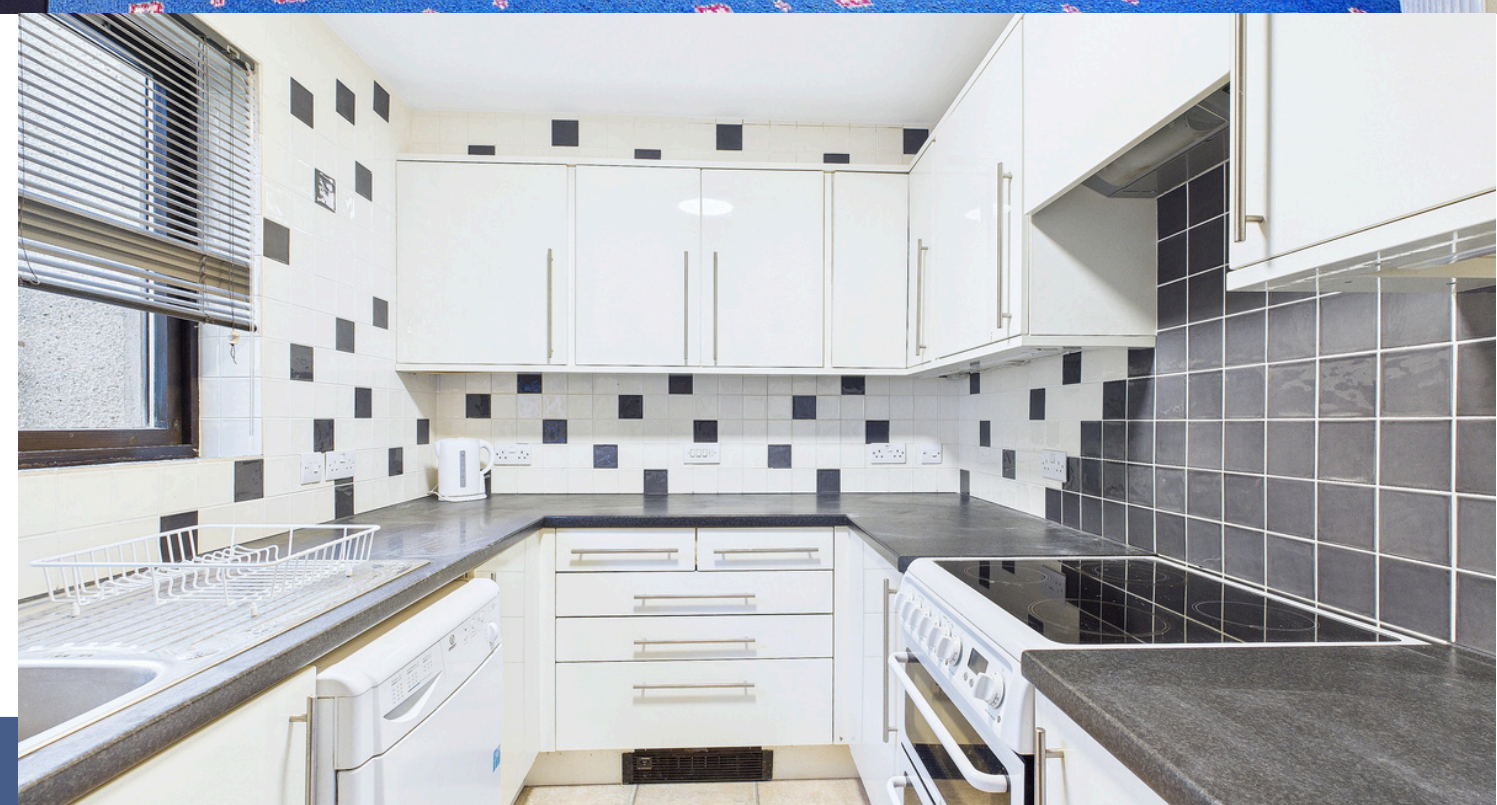
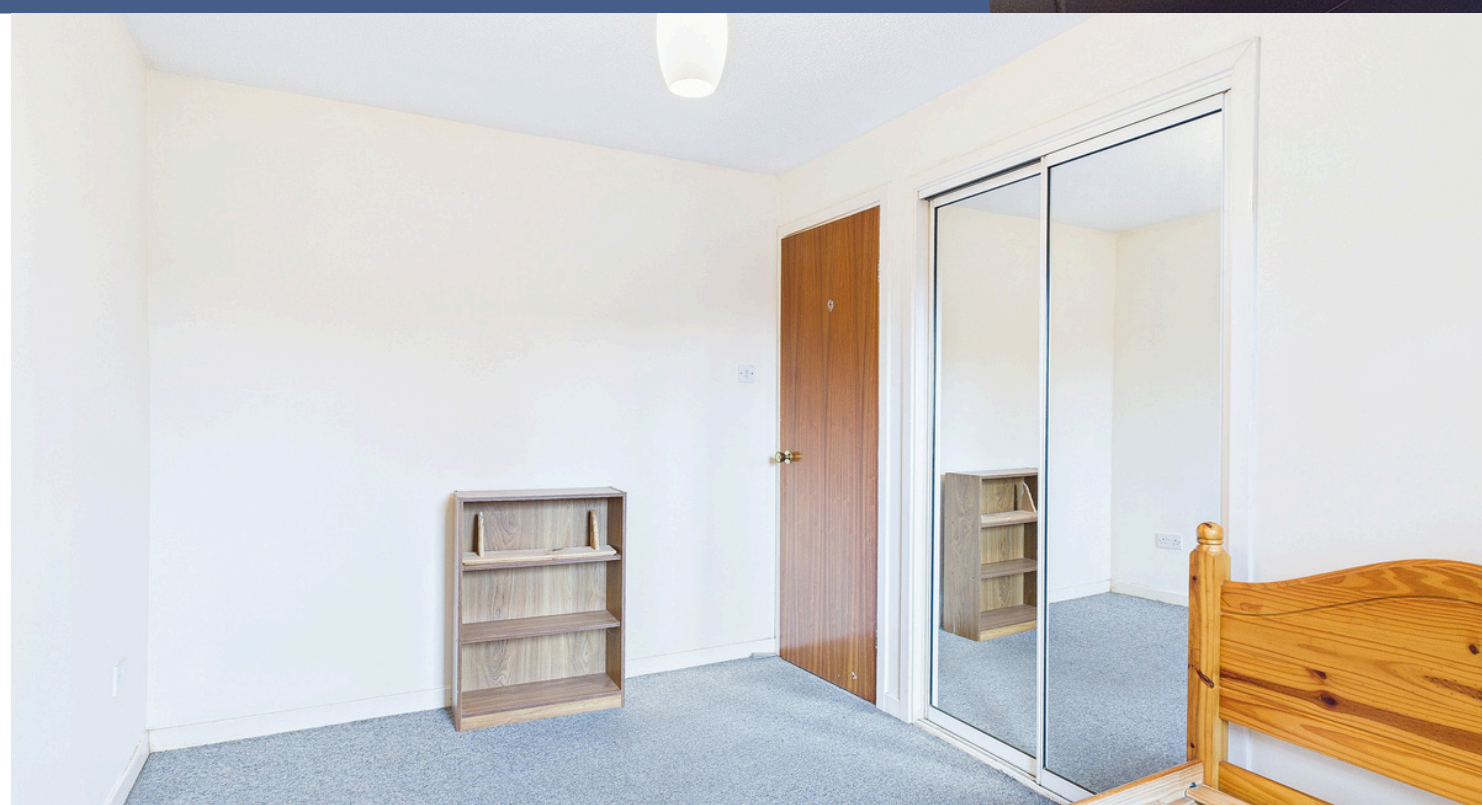




7 Grampian Court is a first floor two-bedroom flat in a central village location with easy access to all local amenities. The kitchen and lounge area lookout onto the woodland behind and the bedrooms have views of Cairngorm Mountain.

The kitchen offers plenty of storage cupboards and worktop space and is plumbed for a washing machine and dishwasher with space for an oven and fridge freezer. Both bedrooms have built in mirrored wardrobes and space for double beds. There is a 3-piece bathroom suite with shower, sink and toilet. There is a deep storage cupboard in the hallway which also houses the water tanks and fuse board. The property benefits from electric economy heating, timber double glazing, a communal entrance with security door and intercom system.

The property offers an ideal opportunity for a first-time buyer to purchase an affordable home or could also be bought as a buy to let investment.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



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

Communal garden which is mostly paved. Clothes drying area. Car parking spaces. Refuse bin area.

## INCLUDED

All floor coverings, curtains, blinds and light fittings.

## SERVICES

Electricity, water, and drainage.

## COUNCIL TAX

Band C - £1891.09 p.a. (2025/26) including water rates.  
Discounts are available for single person occupancy.



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## HOME REPORT

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

<https://app.onesurvey.org/Pdf/HomeReport>

·Postcode: PH22 1TB

·EPC Rating: E

·Home Report Value: £130,000

## PRICE

Offers Over £130,000 are invited. 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 strictly by appointment only through the Selling Agents.



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#### 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.

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