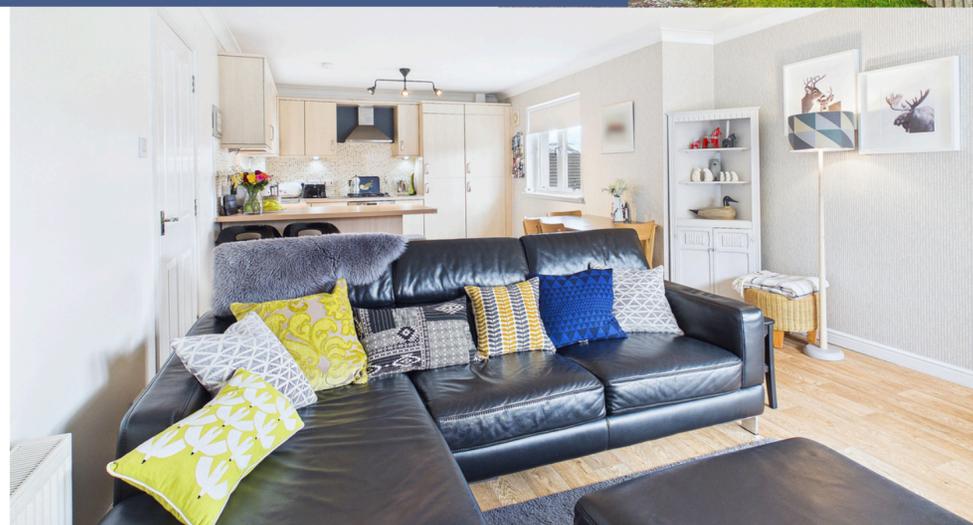


24 Newlands Road Aviemore PH22 1TJ

Offers Over £195,000 are invited.

Immaculate Two Bedroom Apartment
with Incredible Mountain Views



Features:

- Open Plan Kitchen, Dining and Lounge Area
- Contemporary Fitted Kitchen and Bathroom Suites
- Master Bedroom with Ensuite Shower Room
- Gas Central Heating and Full Double Glazing
- Close to Local Walks, Bike Trails, and Golf Course

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH

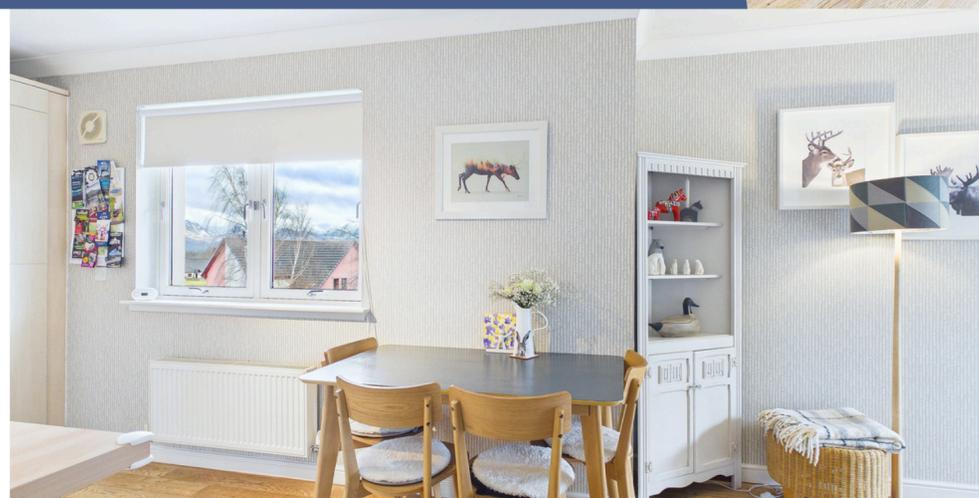
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01479 810 531



24 Newlands Road is a beautifully finished second floor two-bedroom apartment set within a contemporary development at the north end of Aviemore. This immaculate apartment features a spacious, open plan kitchen/dining and lounge area with Juliet balcony and incredible views to the Cairngorm Mountains. The kitchen benefits from integrated appliances including an electric oven, gas hob, extractor fan, washing/dryer machine, dishwasher and fridge-freezer. The two double bedrooms have built in wardrobes and one has an ensuite shower room. There is also a family bathroom. The apartment benefits from gas central heating, full double glazing, an intercom security entrance door and a loft hatch for extra storage.

Viewing is highly recommended to appreciate the immaculate condition of this beautiful apartment.



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 Dalnaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

OUTSIDE

Communal area mostly laid to lawn and bin shed. Off street shared parking.

MAINTENANCE

A management fee of approx £70 per month is payable which covers buildings insurance, communal cleaning, garden and grass cutting.

INCLUDED

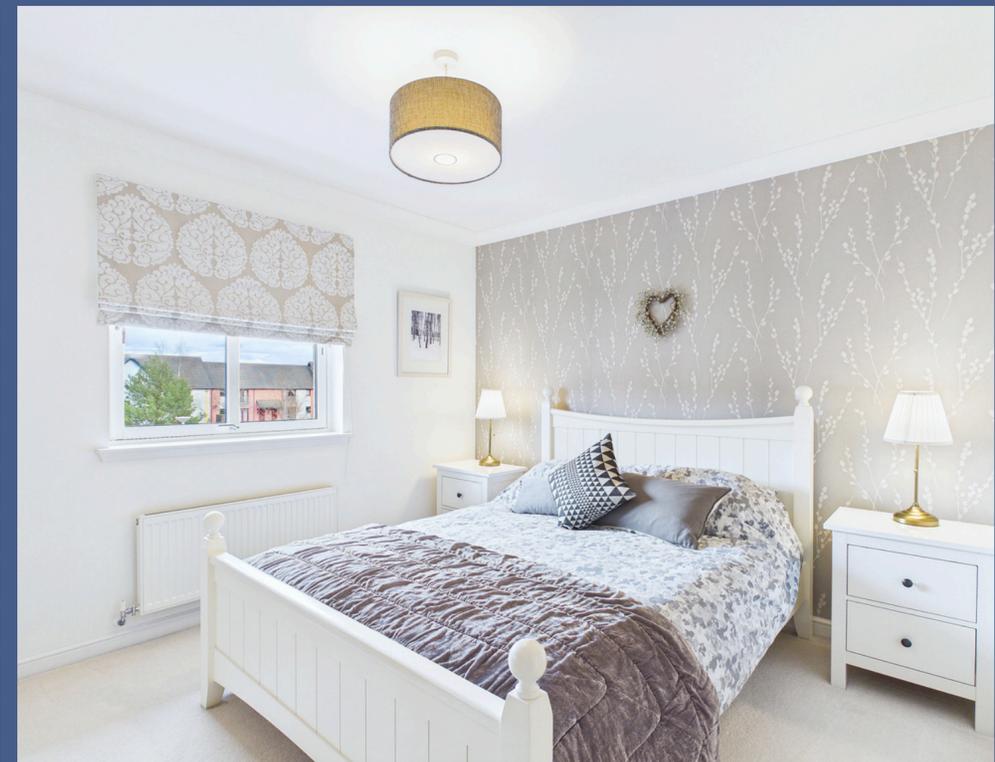
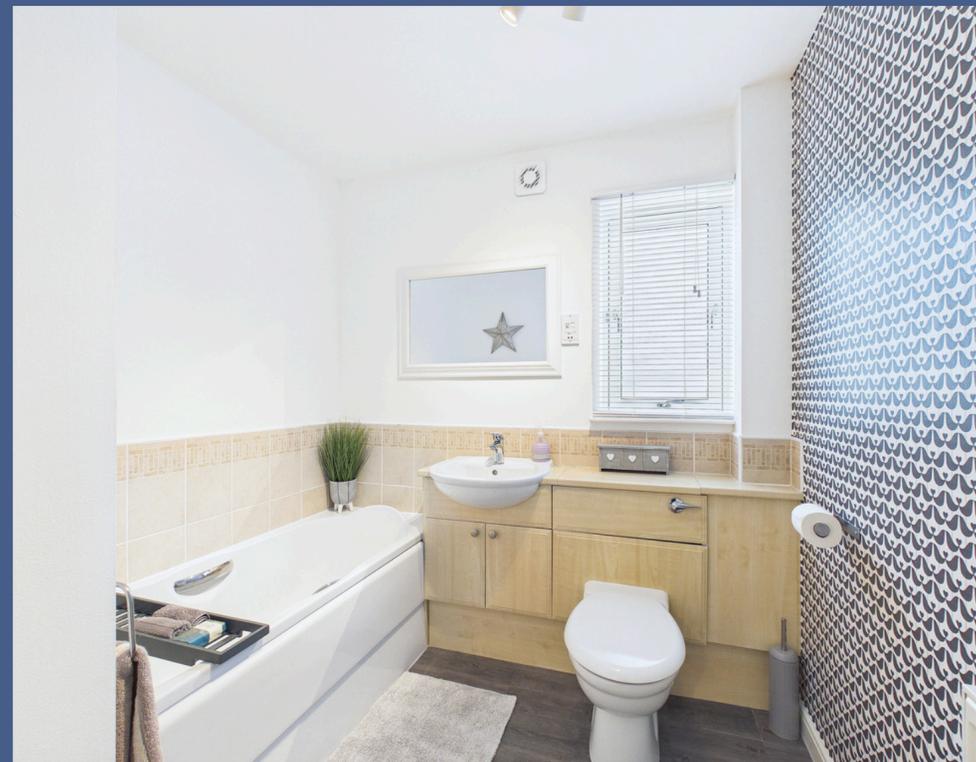
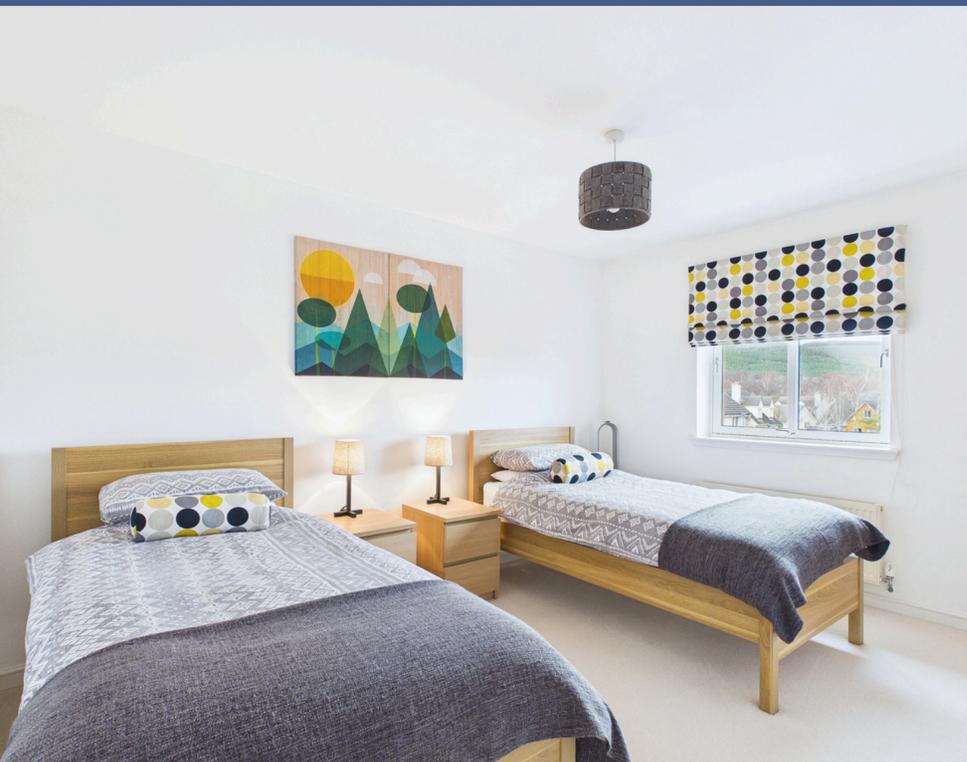
Fitted floor coverings, curtains, blinds and some light fittings. All integrated kitchen appliances will also be included.

SERVICES

Mains electricity, LPG gas supply, water and drainage.

COUNCIL TAX

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



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HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1TJ
- Energy Performance Certificate Rating: Band D
- Home Report Value: £195,000

PRICE

Offers Over £195,000 are invited for this property.

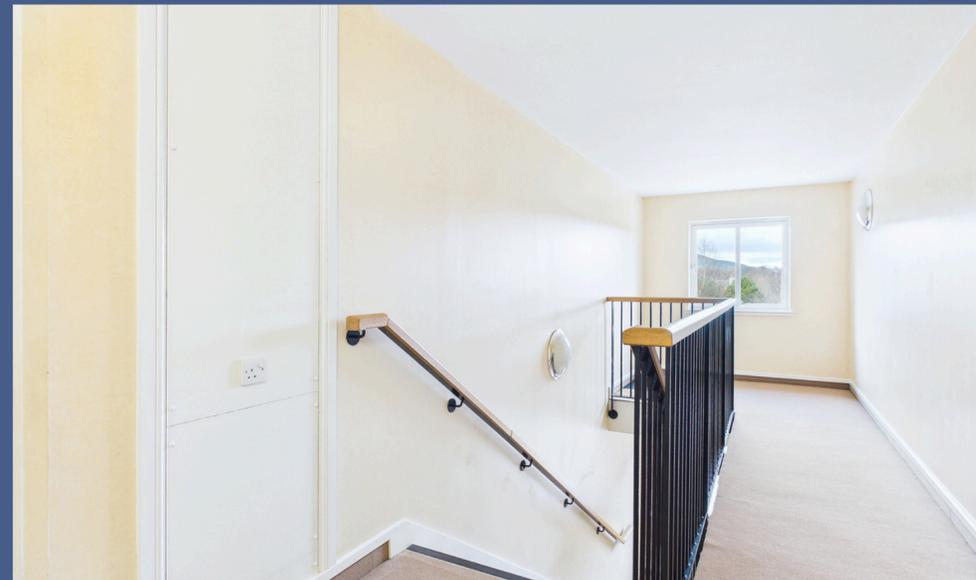
The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewings are by appointment 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 to be 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 illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the condition 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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