

7a Morlich Place Aviemore PH22 1TH

Offers Over £115,000 are invited

One Bedroom Ground Floor Flat in Quiet
Cul-De-Sac



Features:

- Modern Fitted Kitchen and Bathroom
- Conveniently Situated Close To Local Amenities
- UPVC double glazing and electric economy heating
- Close to Local Woodland Walks and Bike Trails

CONTACT US :
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7a Morlich Place is a well-presented ground-floor property, set within a popular and established residential area and conveniently located close to Aviemore's amenities. The property enjoys pleasant outlooks from the living room at the front towards nearby woodland and has direct access to scenic walks along the Milton Burn and the orbital footpath. Further highlights include a recently installed bathroom, fitted kitchen, double bedroom with built in mirrored wardrobes, UPVC double glazing and electric economy heating.

Situated near the end of a quiet cul-de-sac, this property would make an ideal main residence or an attractive 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 Dalnaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence. This is complemented by an abundance of wildlife and a diversity of recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, mountain biking and skiing, to name but a few.



OUTSIDE

There is a shared area laid to gravel to the front, side and rear. Space for off street parking.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band B (£1778.24 p.a. 2026/27) 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 1TH
- Energy Performance Certificate Rating: Band C
- Home Report Value: £115,000

PRICE

Offers Over £115,000 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 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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