

# 18 Caledonia Place Aviemore PH22 1NW

Offers Over £235,000 are invited

Immaculately Presented Three Bedroom  
Apartment with Mountain Views



## Features:

- Open Plan Kitchen, Dining and Living Area
- Integrated Kitchen Appliances and Breakfast Bar
- Ensuite Master Bedroom with Built In Storage
- Full Double Glazing and Biomass Central Heating
- Close to Local Walks and Bike Trails

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

01479 810 531



The Peaks development is a mixture of two and three bedroom high quality apartments, all benefiting from a community biomass heating system. Biomass materials are considered a carbon-neutral source of energy; despite producing carbon dioxide, they only release approximately the same amount they absorb while growing.

No 18 Caledonia Place is an immaculately presented, three bedroom ground floor apartment with views to the surrounding hills. The property has its own private entrance and benefits from a spacious open plan kitchen, dining and living area with sliding french doors to a patio area outside. The kitchen features a breakfast bar and integrated neff oven, hob and extractor appliances as well as an integrated dishwasher, fridge freezer and washing machine. There are three bedrooms overlooking the surrounding countryside, one with ensuite shower and a family bathroom. Two of the larger bedrooms benefit from in-built storage cupboards. The property is fully double glazed throughout with heatmiser controls for the biomass heating system.

Situated close to the orbital walking route, 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 Dalfaber, 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

This executive ground floor apartment benefits from a south facing patio offering space for garden furniture. Communal areas are mostly lawned with clothes drying facilities, bike store and bin shed. Off street parking for multiple cars.

## MAINTENANCE

A Management fee of approx. £850.00 per annum is payable which covers buildings insurance, communal cleaning and grass cutting.

## INCLUDED

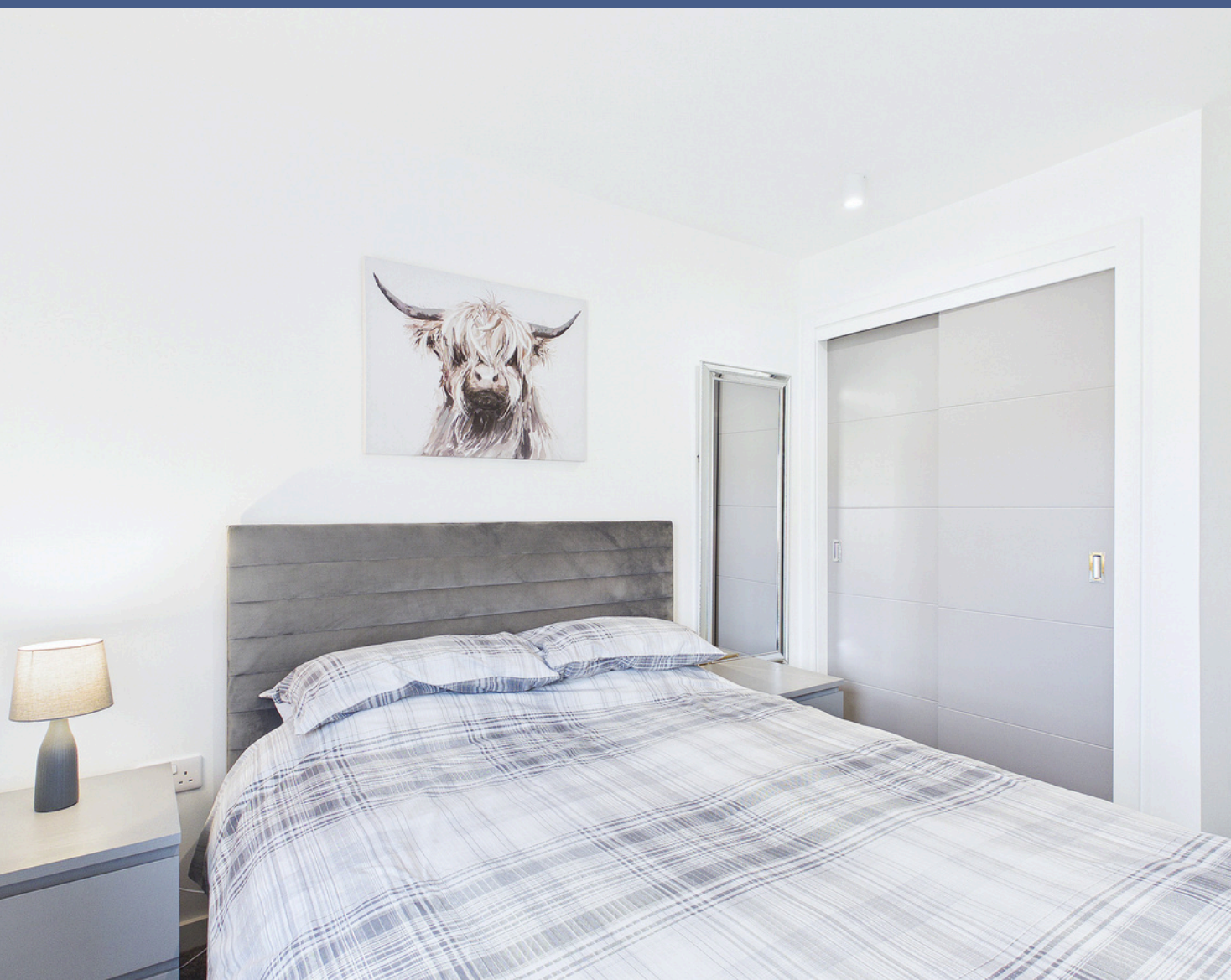
Fitted floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

## SERVICES

Mains electricity, Biomass Central Heating with LPG gas backup supply, water & drainage.

## COUNCIL TAX

Currently Band C. (£2032.28p.a in 2026/27) including water rates. Discounts apply for single person occupancy.



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## HOME REPORT

A Home Report is available by using the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1NW
- Energy Performance Certificate Rating C
- Home Report Value £235,000

## PRICE

Offers Over £235,000 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 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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