

5 Grampian Court Aviemore PH22 1TB

Offers Over £135,000 are invited

Well Presented, Two Bedroom
Centrally Located Apartment



Features:

- Contemporary Fitted Kitchen with Integrated Appliances
- Double Bedrooms with Built In Wardrobes
- Timber Double Glazing, Fischer Electric Ceramic & Panel Heating
- 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

01479 810 531



5 Grampian Court is a well-presented two-bedroom apartment ideally situated in a central village location, within easy walking distance of a wide range of local amenities.

The property features a bright and contemporary living space, with a modern fitted kitchen incorporating integrated appliances and a comfortable lounge area enjoying pleasant views over the green space to the front of the development. Both double bedrooms benefit from built-in wardrobes, providing excellent storage, while a useful hallway cupboard offers additional storage space and houses the hot water tank and fuse board.

The accommodation is completed by a well-appointed bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. Further benefits include electric economy ceramic and panel heating, timber-framed double glazing, and a secure communal entrance with intercom entry system.

The property would be ideally suited to first-time buyers seeking an affordable home, while also presenting an attractive buy-to-let investment opportunity.



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

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

MAINTENANCE

A Management fee of approx. £30 per month is payable which covers buildings insurance, communal stair cleaning and grass cutting.

INCLUDED

All floor coverings, curtains, blinds and light fittings.

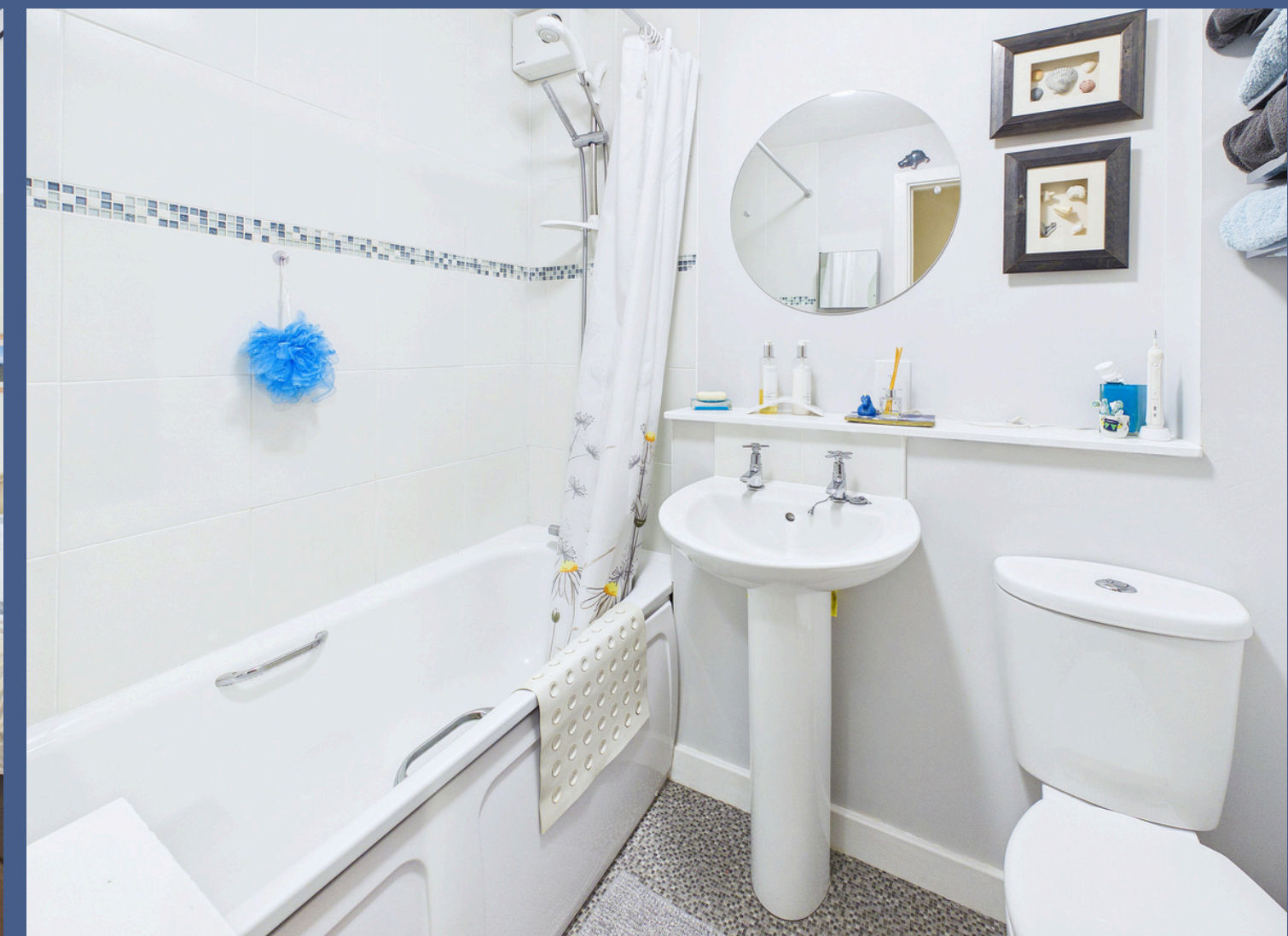
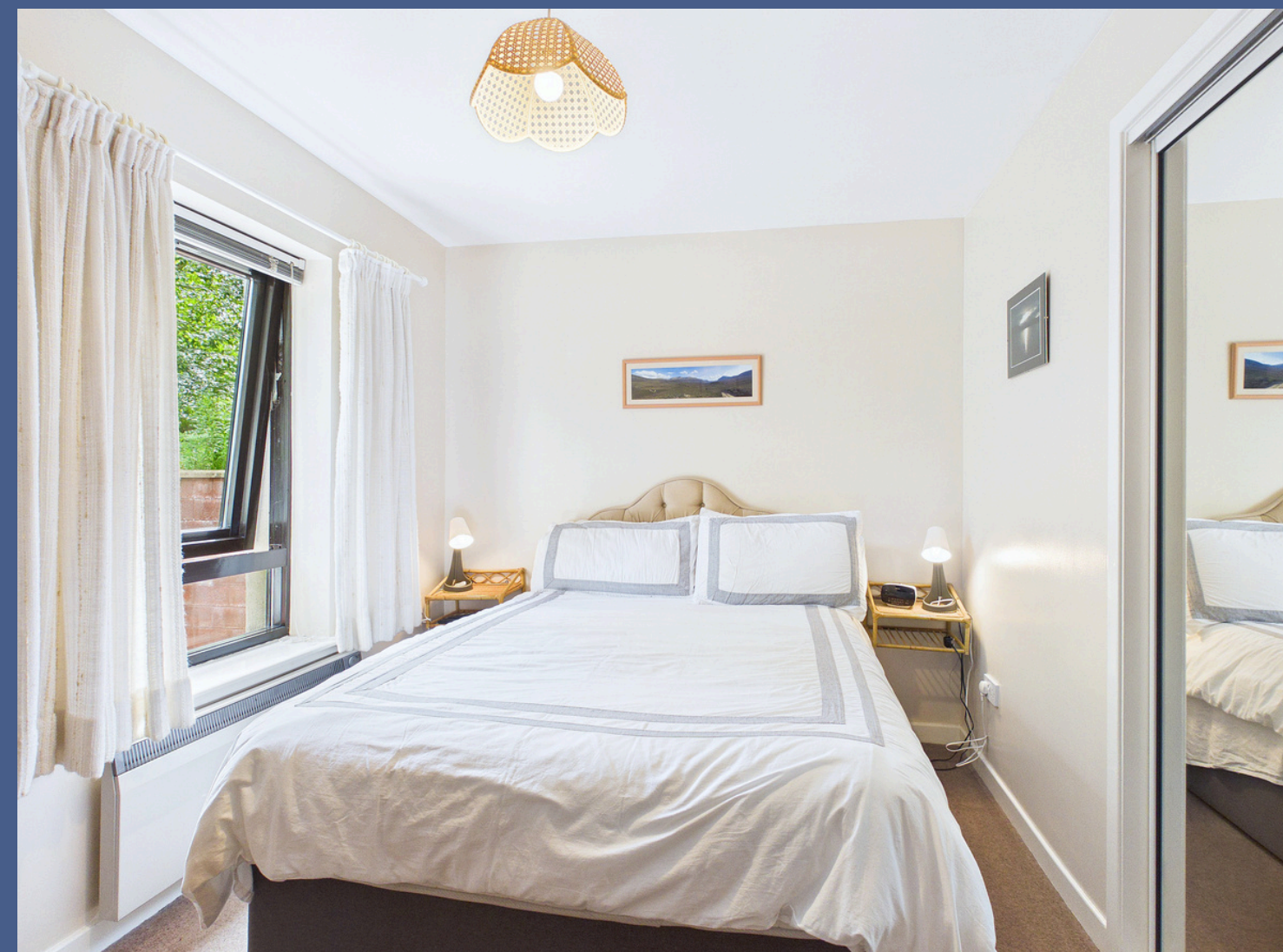
SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band C - £2032.28 p.a. (2026/27) including water rates.

Discounts are available for single person occupancy.



WWW.CALEDONIAESTATEAGENCY.CO.UK



HOME REPORT

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

[5 Grampian Court.pdf](#)

·Postcode: PH22 1TB

·EPC Rating: C

·Home Report Value: £135,000

PRICE

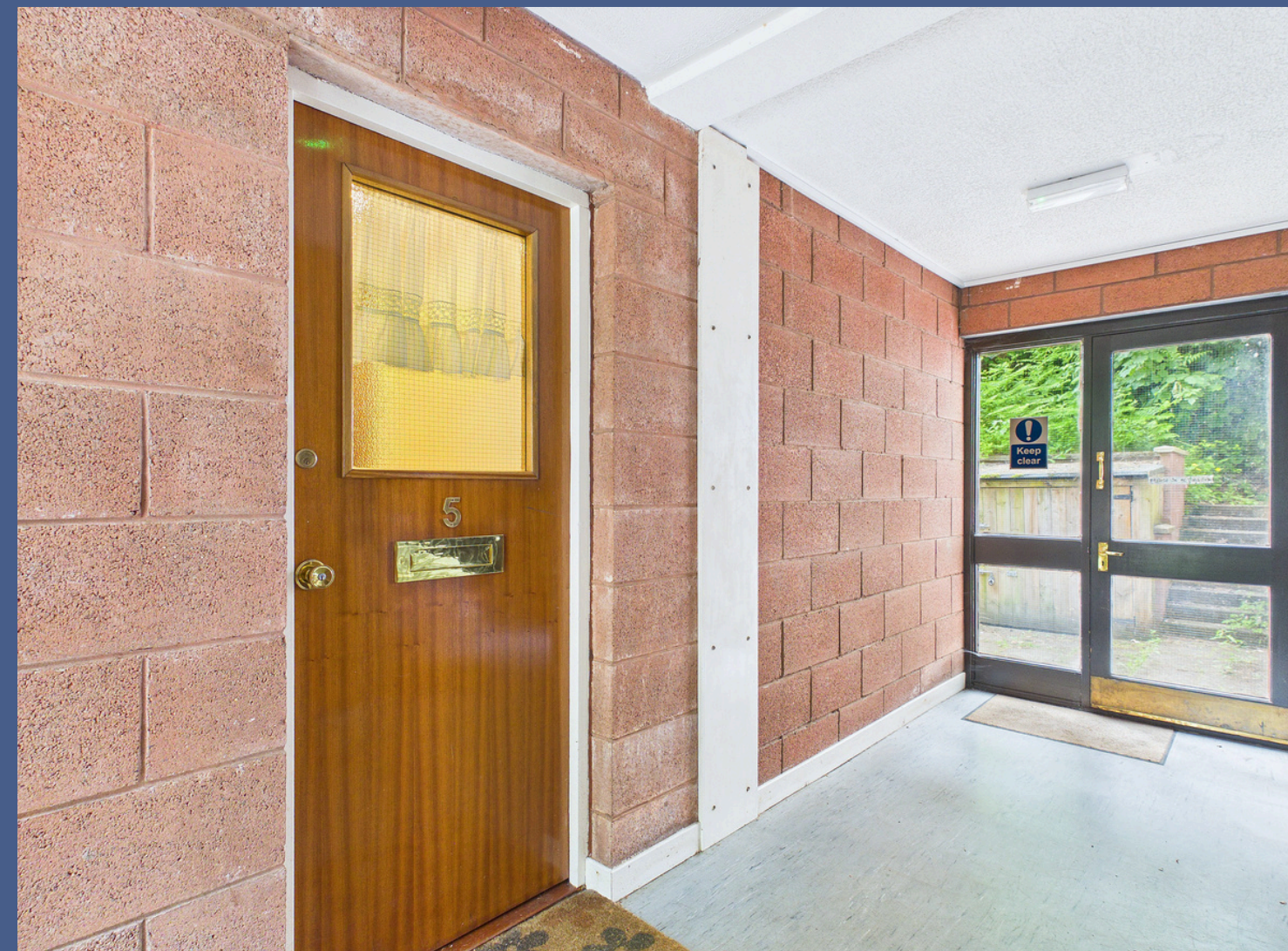
Offers over £135,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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

