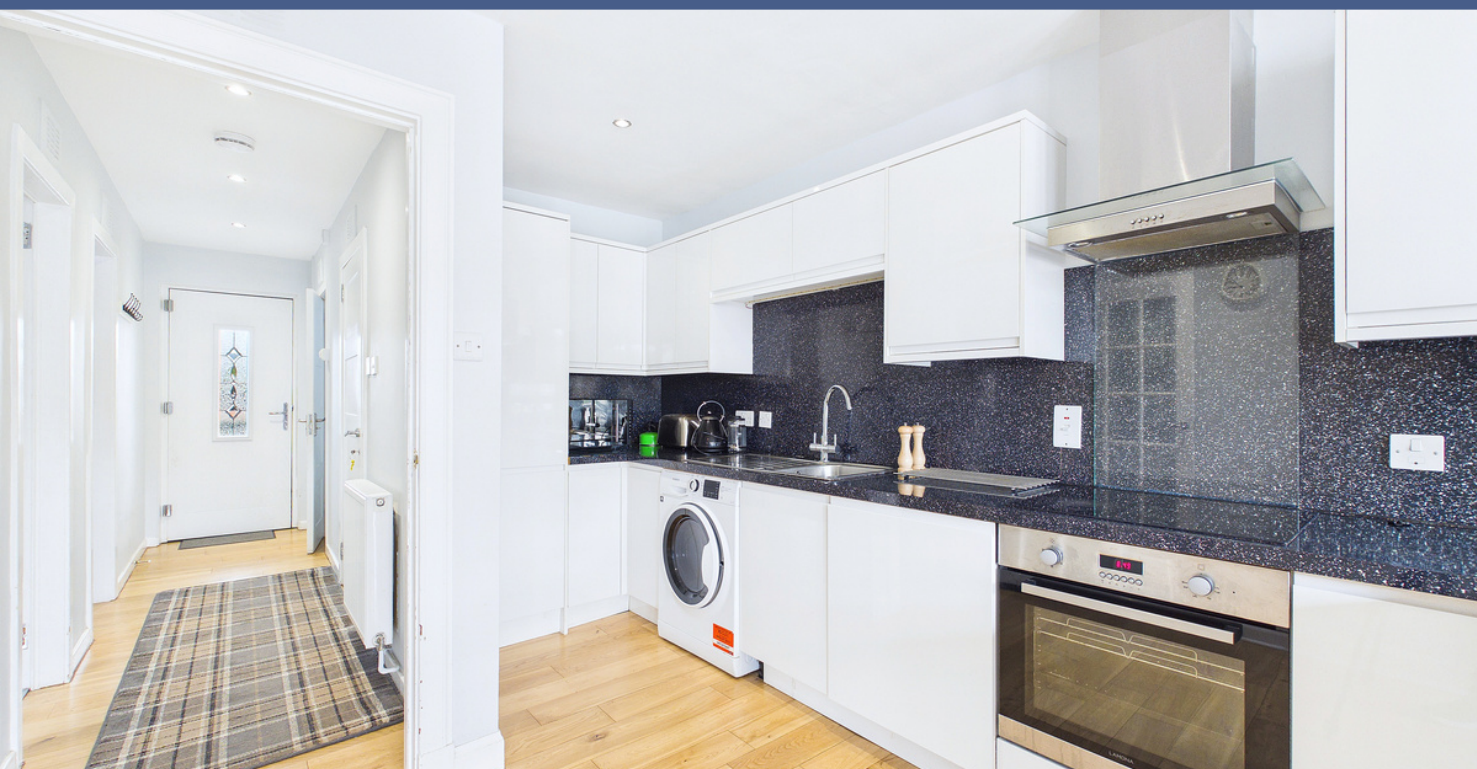


Flat 7, Myrtlefield Aviemore PH22 1RH

Offers Over £149,950 are invited

Two Bedroom Central Village Apartment
with Mountain Views



Features:

- Open Plan Lounge and Kitchen with Integrated Appliances
- Balcony with Views of Craigellachie
- Double Glazing, Wood Burning Stove and Electric Economy Heating
- Two Double Bedrooms with Built In Wardrobes
- Parking Available at the Rear
- Close to Village Amenities

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



Flat No. 7 Myrtlefield is a well presented two-bedroom first-floor apartment, ideally situated in the heart of Aviemore. The property offers bright and comfortable accommodation with a spacious open-plan living and kitchen area. The kitchen features an integrated fridge, freezer, dishwasher, oven, hob and breakfast bar. Large windows flood the space with natural light and provide attractive open views towards Craigellachie Nature Reserve.

A door from the living room opens onto a private balcony, creating the perfect spot to relax and enjoy the surrounding scenery and warmer weather.

The accommodation also comprises two double bedrooms, both benefiting from built-in wardrobes, and a well-appointed family bathroom. Further features include double glazing, a charming wood-burning stove, and energy-efficient electric heating, ensuring comfort throughout the year.



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

The property is located within the Myrtlefield shopping area, offering convenient access to local amenities. Entry to the apartment is via two external staircases situated at the rear of the building, leading from the car park.

To the front of the property, a private balcony provides an ideal space for outdoor seating, container planting, and al fresco dining. From the apartment entrance, there are attractive views towards the Cairngorm Mountains, adding to the property's appeal and sense of location within the heart of the Cairngorms National Park.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings.

SERVICES

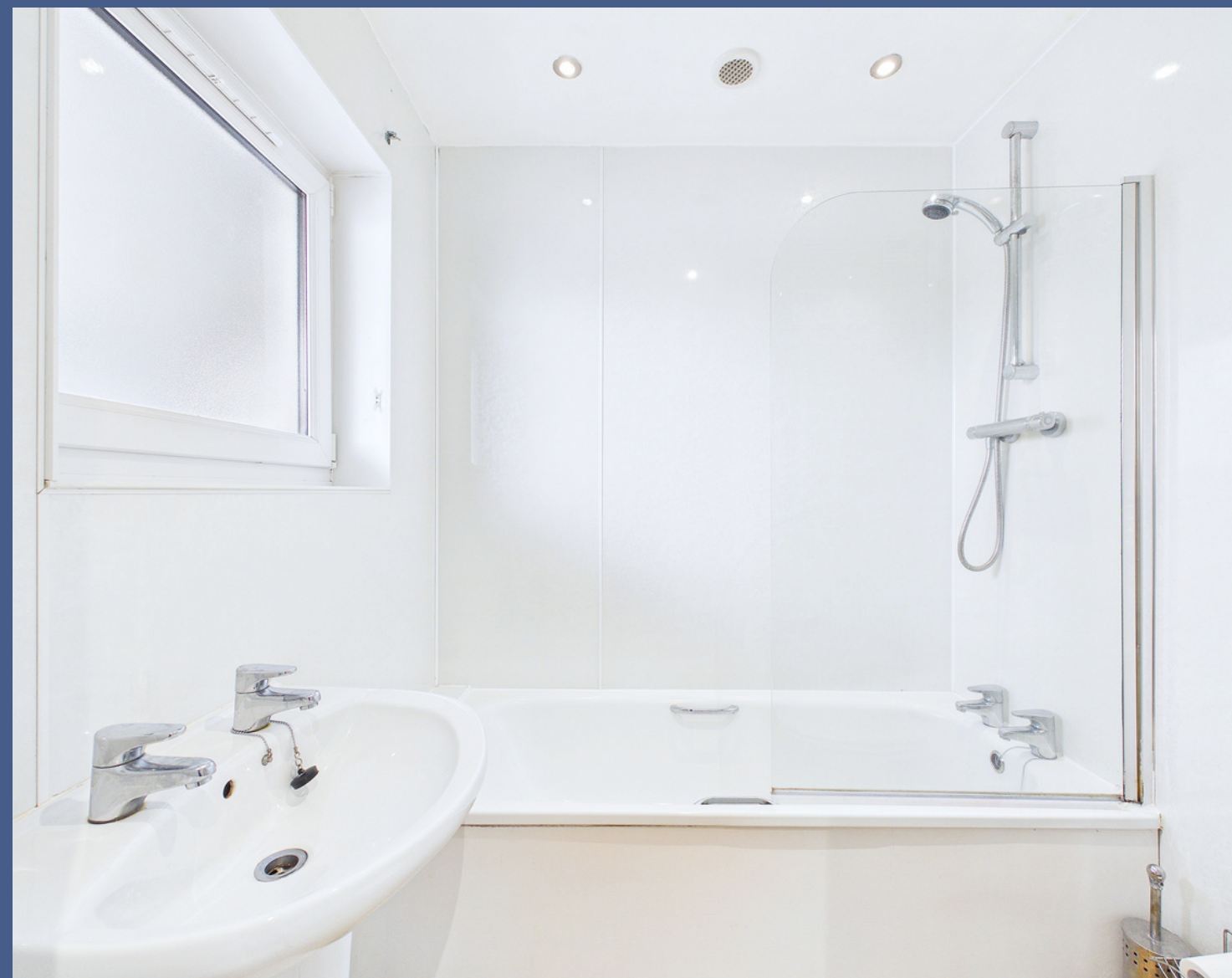
Mains electricity, water and drainage.

COUNCIL TAX

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

FACTOR FEES

Fees are paid to Newton Property Management and include Common Buildings Insurance at £202 average a quarter. This price does vary depending on maintenance carried out.



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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 1RH
- Energy Performance Certificate Rating: Band F
- Home Report Value: £150,000

PRICE

Offers Over £149,950 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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