

3 Monarch Country Apartments Newtonmore PH21 1DD

Offers Over £240,000 are invited

Three Bedroom Apartment Situated
In A Beautifully Renovated Victorian
Building



Features:

- Immaculate Condition With UPVC Double Glazing & Gas Central Heating
- Traditional Victorian Features & Wood Burning Stove
- Bright Lounge & Open Plan Kitchen & Dining Area
- Detached Garage & Private Parking
- Close To Local Woodland Walks & Bike Trails

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The Monarch Country Apartments are situated in a wonderful Victorian building that has been extensively renovated and separated into a mixture of 1, 2 and 3 bedroom apartments. The properties have been extremely well finished and offer spacious and comfortable living space as well as communal garden grounds and a garage. The renovations have retained many original features such as the box windows, decorative ceiling cornicing & covings and high skirtings. This property boasts two double en-suite bedrooms and a smaller single bedroom/study and an open plan kitchen and dining area which offers a great space for hosting family and friends. The bright west facing lounge offers great views over the village to the surrounding hills and benefits from a feature wood burning stove. The property is set within spacious garden grounds and is situated at the southern end of the village close to local amenities. Car parking is available in the garage or in the dedicated car park at the front.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

The property has a formal maintenance contract in place which includes building insurance, property & garden maintenance etc, at a cost of £70 per month. This is ideal for the client who requires a lock & go property.

This apartment would make an ideal residential or holiday home, or alternatively provide an excellent business opportunity for holiday letting.

Viewings are by appointment with the agent.

ACCOMMODATION:

Front Porch 2.39m x 1.52m

The property is accessed via a private entrance door which opens to a glazed porch area. Space for boots and coats. Coat hooks. Space for furniture. Pendant light. Tiled floor. Glazed door to vestibule.

Entrance Vestibule 4.20m x 1.97m

Spacious vestibule currently being used as a treatment room. Offers great flexibility for a home office or additional storage space. Pendant light. Radiator. Laminate flooring. Door to entrance hallway.

Entrance Hall 2.61m x 5.15m

Welcoming hallway with high ceilings and stunning decorative window offering natural daylight. Understairs storage cupboard. Space for furniture. Doors off to lounge, kitchen/dining area and WC. Staircase to first floor landing.

Lounge 5.85m x 4.24m

Impressive lounge with large box window to the front offering wonderful views towards Creag Dhubh. Feature wood burning stove set on a slate hearth. Adequate space for furniture. Storage shelving. Decorative ceiling & wall cornicing. TV and Telephone points. Pendant light. Radiators. Oak laminate flooring.



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Kitchen/Dining Area 3.58m x 3.37 & 4.64m x 3.81m

Comfortable open plan kitchen and dining area with windows to rear offering natural daylight. Fitted Base and wall units incorporating 1½ bowl sink with mixer tap and dual fuel stainless steel range with convector oven plus 6 gas burner hob with extractor hood above. Space for freestanding appliances. Wall tiles over worktops. Ceiling cornicing. Recessed ceiling lights. Radiator. Tiled floor. Adequate space for family and formal dining. Storage cupboard housing the gas boiler. Storage shelving. Oak laminate flooring. Window to the rear.

WC 1.25m x 1.96m

Two piece white “Kintyre” bathroom suite comprising off a WC and Pedestal wash hand basin. Tiled to dado height. Pendant light. Radiator.

Staircase to first floor landing/snug.

Landing/Snug 3.81m x 2.66m

Carpeted stairs lead to first floor landing which offers a great space for a snug or home office. Space for furniture. Pendant light. Doors off to all bedrooms.

Master En-suite Bedroom 4.88m x 4.21m

Double/family bedroom with window to front offering excellent views of surrounding hills. Handmade built-in Oak wardrobes and shelving. Telephone point. Ceiling cornicing. Pendant light. Radiator. Oak laminate flooring. Door to en-suite.

En-suite Bathroom 2.68m x 1.64m

En-suite bathroom with three piece white “Kintyre” suite consisting of WC, pedestal basin and bath with mixer shower and side screen. Mainly white wall tiles with contrasting border. Wall mirror with shaver light above. Bathroom accessories. Extractor fan. Recessed lighting. Radiator. Tiled floor.

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Bedroom 2 3.94 x 3.55m

Double/twin bedroom with window to rear offering natural daylight. Walk-in wardrobe with storage shelving.

En-suite Shower Room 2.70m x 1.79m

Bright en-suite shower room with three piece white suite consisting of WC, pedestal basin and double shower cubicle. Bathroom accessories. Extractor fan. Recessed lighting. Radiator. Tiled floor.

Bedroom Three/Study 2.92m x 1.42m

Small single room or study space. Space for furniture. Access to fire escape. Pendant light. Laminate flooring.

Outside

Communal gardens which include large lawn to the front. Tarred "in & out" driveway which accesses the building and provides a car parking area. Communal washing lines.

SERVICES

Mains electricity, water & drainage, telephone.

COUNCIL TAX

Currently Band E. (£2489 p.a. in 2023/24)

Discounts available for second home usage or single occupancy.



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PRICE

Offers Over £240,000 is invited for this property.
The seller reserves the right to accept or refuse a suitable offer at any time.

HOME REPORT

A home report is available by using the following link:

Please use the following link:

- Reference:
- Postcode: PH20 1DD
- EPC Rating C

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is 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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