

162-2 Grampian Road The Glen Apartments Aviemore PH22 1RN

Offers Over £195,000 are invited

Beautifully Renovated Two Bedroom
Apartment Centrally Located In
Aviemore



Features:

- Newly Fitted Modern Kitchen & Bathroom Suites
- All New Floor Coverings & Light Fittings
- Bright Lounge With Limited Views Of Craigellachie
- Private Parking Space & Bike Store
- Close To Local Woodland Walks & Bike Trails

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
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162 - 2 Grampian Road is an executive two bedroom ground floor apartment previously sold as part of a luxury development in 2004. The property is situated in the heart of Aviemore, close to local amenities and facilities. Flat 2 is a spacious and bright ground floor apartment that has been recently renovated and is in immaculate condition throughout. It boasts a newly fitted kitchen, family bathroom and en-suite shower room as well as having new flooring and light fittings. It also benefits from full double glazing and electric economy heating. The property has private parking and offers limited views of Craigellachie Nature Reserve to the front. This property has been used as holiday let apartment for several years and has recently been granted a license to continue operating as a short term let.

This property would make an ideal residential, holiday home or buy to let investment property.



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.



Aviemore is a bustling village situated at the foothills of the Cairngorms, offering many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. The village has improved immensely with major developments including National Park Status, a new Aviemore leisure & conference centre, funicular railway on Cairngorm and a championship Golf Course at Dalfaber. These developments have enabled the village to reposition itself as an all year centre of tourism excellence.

This is complemented by an abundance of wildlife and a diversity of year round recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, shooting and skiing, to name but a few.

ACCOMMODATION:

Entrance

The property is accessed via a main communal entrance at the front as well as a separate entrance from the rear car park. There is an intercom system at the front of the building next to the entrance doors. The entrance hallway has security lighting and is fully carpeted throughout.

Inner Hall

Timber entrance door with letter box opens to the spacious inner hallway. Two large storage cupboards, one with shelving and the other housing the electrics and hot water cylinder. Smoke detector. Pendant light. Telephone point. Intercom system. Storage heater. Laminate flooring. Doors to all accommodation.

Lounge

4.60m x 4.40m

Bright and spacious, front facing room with limited views to Craigellachie Nature Reserve. Adequate space for lounge furniture. TV & internet points. Pendant light. Storage heater. Newly fitted carpet. Glazed door to hallway.

Kitchen/Dining Area

4.20m x 3.50m

Beautifully finished modern kitchen with base and wall units incorporating electric oven, hob & grill with extractor hood above and a composite 1 ½ bowl sink with mixer tap. Integrated fridge, freezer, dishwasher and washing machine. Space for family and formal dining. Under unit lighting. Glazed splash back. Heat detector alarm and heating unit. Smoke alarm. Spotlight rack. Laminate flooring. Window to the front offering natural daylight.



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Bathroom 2.50m x 1.90m

Contemporary three piece white suite, navy blue and dove gray units with contrasting oak style top. The newly fitted suite comprises of a WC and vanity wash hand basin, bath with overhead mains shower and side screen. Illuminated wall mirror. Heated towel rail. Extractor fan. Ceiling light. Vinyl flooring.

Master en-suite bedroom 4.10m x 3.20m

Double bedroom with window to the rear offering views of local hills. Built in double wardrobe with hanging and storage space. Pendant light. Storage heater. Newly fitted carpet. Door to en-suite shower room.

En-Suite shower room 2.00m x 1.60m

Three piece white suite, comprising WC and vanity wash hand basin and walk-in shower with overhead mains shower and side screen. Illuminated wall mirror. Heated towel rail. Extractor fan. Ceiling light. Vinyl flooring.

Bedroom 2 4.50m x 2.90m

Double/twin room with window to rear offering natural daylight. Built in double wardrobe with hanging and storage space. Ceiling light. Storage heater Newly fitted carpet.

OUTSIDE

The grounds at the front of the building are enclosed by dry stone dyking and laid to gravel. The car parking area is located at the rear of the building and is enclosed with wooden fencing and raised shrub borders. There is numbered parking space for each property with a few more for visitors. There is also a timber bike and bin store.

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MAINTENANCE

A Management fee of approx £432.00 per annum is payable which covers communal cleaning, garden and grass cutting.

INCLUDED

All floor coverings, light fittings and curtains where fitted. The property can be sold as turnkey option which would include all of the furniture and bedding, towels, kitchen equipment. This it would be on separate negotiation with the seller. A list of items that will be excluded from the sale can be provided on request.

SERVICES

Mains electricity, water & drainage, telephone.

COUNCIL TAX

Currently Council Tax Band D - £1929 P.A (Including water rates)

Discount are available for single person and second home use.



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HOME REPORTS

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

www.packdetails.com

Reference: HP750198

Postcode: PH22 1RN

EPC Rating C

PRICE

Offer Over £195,000 are invited for the 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 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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