

INDEPENDENT ESTATE AGENTS
SALES & PROPERTY MANAGEMENT

18 Newlands Road,
AVIEMORE, PH22 1TJ


Highland
PROPERTY SERVICES



Stylish and spacious executive two double bedrooms (one with en-suite) first floor apartment located within a courtyard development of similar properties at the north end of the village. Built by Robertson Homes this attractive property is in excellent condition and ideal for a first time buyer / family or as an investment. Features include quality kitchen with integral appliances, LPG gas hob and central heating. All floor-coverings, lights, fitted blinds and curtains included. Additional furnishings may be available by private bargain.

- Entrance vestibule / cloakroom cupboard
- Bright & spacious sitting room/French doors
- Open plan kitchen / diner with breakfast bar
- Two large bedrooms with one en-suite
- Spacious family bathroom
- Double Glazing & LPG gas central heating
- Extensive parking
- Small communal rear garden area

OFFERS OVER £172,000 ARE INVITED

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STATION SQUARE GRAMPAN ROAD
AVIEMORE PH22 1PD
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AVIEMORE

This internationally renowned year round holiday resort has excellent facilities for both summer and winter and is within the Cairngorms National Park.. Sporting facilities include several golf courses, mountain biking, fishing on the River Spey, sailing and canoeing on Loch Morlich, Loch Insh and other waters and an established snow-sports programme at Cairngorm & the Lecht. Within easy reach are the golden beaches of the Moray Firth, magnificent walks and the famous Speyside Way Whisky Trail. The village is on the main rail line from Inverness / London and is just off the A9 trunk road with Inverness Airport some 35 miles to the north.

THE PROPERTY

PH22 1TJ

This two bedroom first floor apartment is located within a desirable residential area at the north end of the village. It is within walking distance of all local amenities and offers comfortable and well appointed accommodation with ceiling coving, LPG gas central heating, pressurized water system, French doors and double glazing throughout. There is extensive communal parking and a communal rear garden area. Some furnishings maybe available by private bargain.

ENTRANCE HALLWAY

7.6m x 2.35m

Access via security intercom. High performance external door. Stairwell to -

VESTIBULE

2.35m x 1.2m

Apartment door to inner hallway, cloaks cupboard housing electricity controls. Coat hooks. Radiator.

INNER HALLWAY

2.25m x 2.16m

Intercom. Smoke detector. Shelved airing cupboard housing Powerflo 2000 unvented hot water cylinder. Radiator. Central heating control and Honeywell thermostat.



LOUNGE

4.75m x 4m

Exceptionally bright and spacious room. Open plan to breakfast kitchen/diner. Pleasant views to surrounding mountains and woodlands. French doors / (internal opening) Juliette balcony, curtains. Radiator. TV & telephone point.



KITCHEN / DINING

3.75m x 3.45m

Window to front with fitted roller blind. Contemporary kitchen with range of cream base, wall and drawer units with complementary work surfaces, halogen lighting. Cupboard housing LPG gas boiler. Stainless steel sink unit with Indesit washing machine and Philips Whirlpool dishwasher. Philips Whirlpool integrated fridge and freezer. Philips Whirlpool stainless steel inset gas hob with electric oven below and cooker hood over. Vinyl flooring. Triple spot halogen lighting. CO2 detector.



BEDROOM 1

3.37m x 3.05m

Double bedroom with window to side with open views. Built-in double wardrobe fitted with shelving and hanging rail. Radiator. Telephone point. Door to en-suite.

EN-SUITE

1.72m x 1.65m

Shower room with three piece suite in white comprising shower cubicle with high performance



BEDROOM 2

3.85m x 3.05m

Double bedroom with window to side with built in double wardrobe fitted with shelf and hanging rail. Radiator.

BATHROOM

2.45m x 2.18m

Three piece suite in white comprising bath with shower extension/shower curtain, wash hand basin in vanity unit and W.C. Radiator. Extractor fan. Shaver socket. Mirror. Towel rail. Vinyl flooring.



EXTERNAL

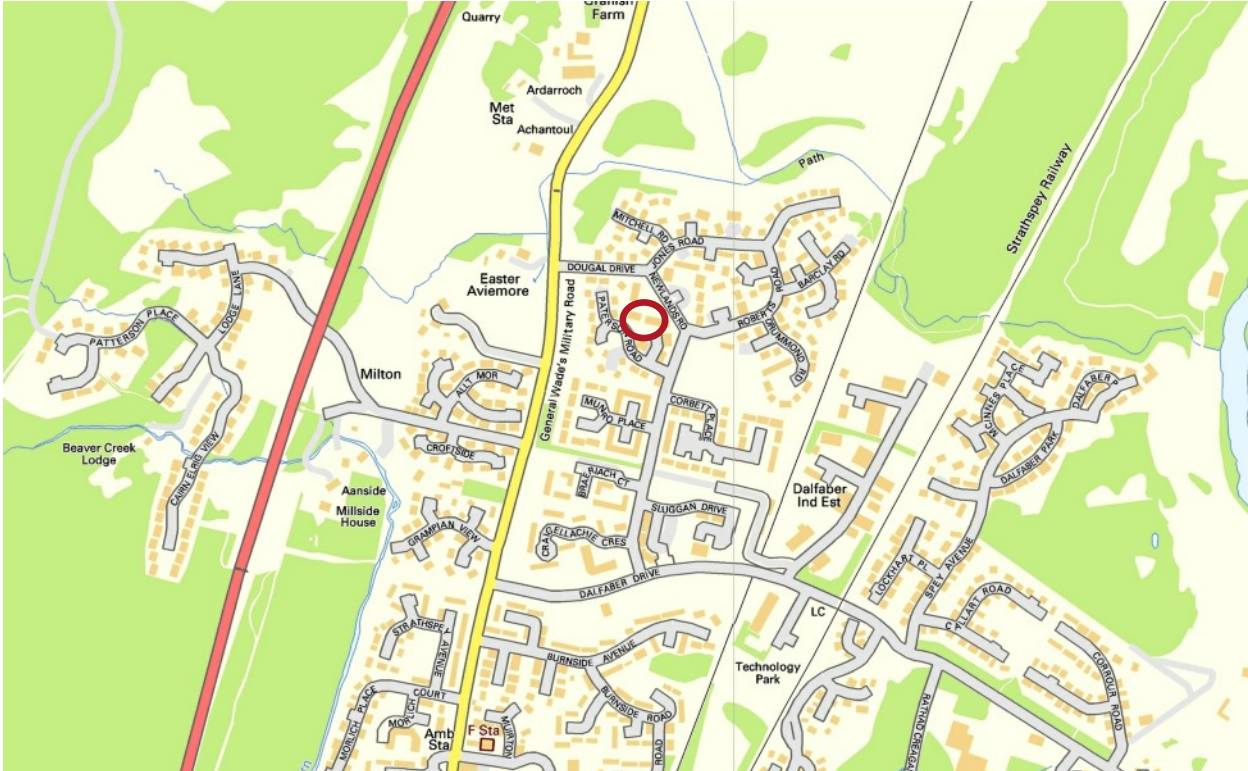
To the front of the property there is extensive pavior parking with grassed / lawned communal garden area to the rear of the apartment.

COUNCIL TAX / EPC

The property is rated in Band C for Council Tax. The Energy Efficiency rating for the house is Band C (69).

PROPERTY FACTORS

We understand from the current owners that there is provision within the Title Deeds for a property factor to oversee and manage any communal areas – currently in the region of £695 per annum.



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VIEWING

Is strictly by arrangement with Highland Property Services. Please confirm any pre-arranged viewing at least 24 hours prior.

HOME REPORT

A Home Report is available for this property from our office.

DATE OF ENTRY

By mutual agreement.

OFFERS / SOLICITORS

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding holiday or residential letting / rental rates and a comprehensive property management and holiday rental service is available on request.

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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Monday - Saturday 9.00 am - 5.00 pm