

1 The Steadings, Aviemore, PH22 1NX



Superb executive three bedroom, ground floor corner apartment with views of the nearby hills and mountains. A previous show house this spacious luxury apartment has its own inset covered private entrance and is extremely well equipped to a high standard. It is located within extensive grounds of approx. 0.5 acres, on the periphery of the village and would be an ideal family home or investment property.

- Three bedroom apartment with one en-suite shower room
- Bright contemporary open plan kitchen / integrated appliances with combined dining / lounge
- Family bathroom / shower
- Cloakroom WC.
- Energy efficient electric under floor with room thermostats
- Nordan double glazing
- Well maintained 0.5 acre communal garden grounds
- Dedicated private parking
- Bike & bin stores



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STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

OFFERS OVER £305,000 ARE INVITED

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AVIEMORE

Aviemore is an internationally known resort with splendid facilities for both summer and winter and is ideally placed within the Cairngorms National Park. Sporting facilities include several golf courses, excellent mountain biking routes which together with a network of footpaths and other outdoor pursuits adds to the all year round appeal. Aviemore is on the main rail line from Inverness / London and is just off the A9 trunk road. Education provision offers a recently completed new primary school with Grantown Grammar School and Kingussie High School providing secondary education. There is also a new hospital as the village moves to being a pivotal area for development in the Spey Valley.

THE PROPERTY

PH22 1NX

1 The Steadings is a previous show house, corner, ground floor apartment with its own private entrance and is being sold in immaculate order in move-in condition. It is part of a select development of only 10 deluxe properties built in 2012 located only a 15 minute walk from the village centre.

This contemporary property has two double bedrooms and one single bedroom (double bedrooms with fitted wardrobes) one en-suite. Large open plan kitchen / dining / lounge area and utility room. The bathrooms are tiled with Porcelanosa ceramic tiling with high quality bathroom suites. It is energy efficient with underfloor heating with individual room thermostats and a high efficiency electric boiler with integral hot water storage. It also benefits from the high performance Nordan double glazed windows and external door, oak veneer internal doors, satellite TV and pre-wiring with Cat 5 media cable and Nuvo home entertainment system included.

The building is set within 0.5 acres of well maintained communal grounds with BBQ area, lawns, pathways, low level lighting, clothes drying area, private parking, bike and bin stores.

This executive property is ideal as a luxury home or lock and go holiday home. Alternatively, it could be purchased as a letting investment as some token furnishings are also available for sale by separate negotiation. All carpets, blinds, curtains and integral / fitted appliances are included.

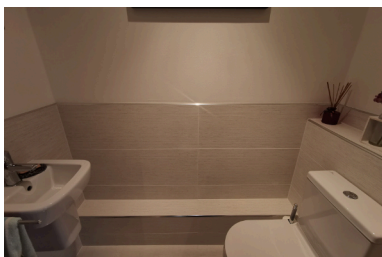
ENTRANCE HALLWAY

Through Nordan security door with glazed side panel opens into reception hallway. Heatmiser thermostat. Recessed lighting, smoke detector and tiled flooring.

Doors off to all accommodation.

WC (0.95m x 1.85m)

Compact with white two piece suite comprising WC and wash basin with mixer tap, extractor fan, shelf. Recessed lighting. Partial wall tiles and tiled floor.



LOUNGE / DINING AREA

(6.5m x 5.4m)

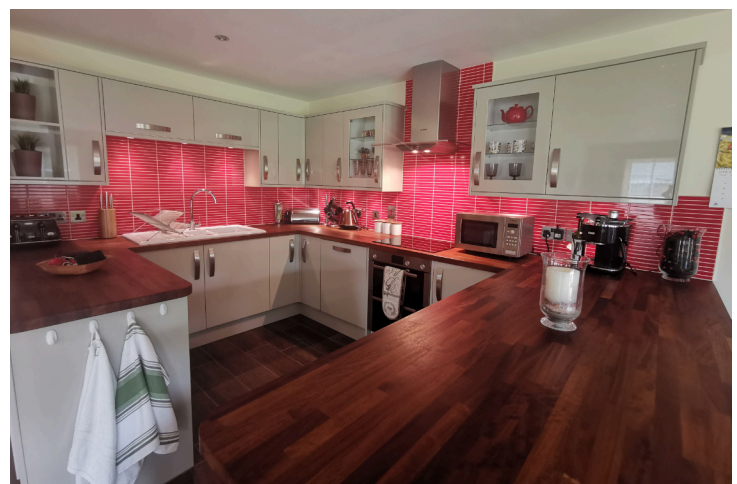
Bright and spacious open plan room with ample space for lounge, dining and kitchen areas. French doors to the rear patio and garden area with windows to the side overlooking the gardens. Dedicated area for family or formal dining. TV and Internet points. Control unit for home entertainment system. Recessed lighting. Ceiling speakers. Combination of solid oak & tiled flooring.



KITCHEN

(3.65m x 2.75m)

Modern bespoke kitchen with base wall and display units with wood finish work surfaces. Integral appliances include double oven with grill, Bosch induction hob with stainless steel extractor above. Integral dishwasher, wine cooler and 1½ enamel sink with mixer tap. Wall tiling above work surfaces. Recessed lighting. Tiled flooring.



UTILITY ROOM**(2.65m x 1.55m)**

Base and wall units incorporating circular stainless steel sink with mixer tap. Washing machine. Shelving with Nuvo home entertainment system. Partial wall tiling. Built-in linen cupboard which also contains a pressurised hot water tank, electric boiler and electric meter. Recessed lighting. Tiled flooring.

**BEDROOM 2****(3.7m x 3.7m)**

Double bedroom with window to the side overlooking the garden grounds. Two built in wardrobes with hanging and storage space. TV point. Recessed lighting. Fitted carpet.

**MASTER DOUBLE BEDROOM 1****(3.75m x 3m)**

Spacious double room with windows to the side with views overlooking the garden grounds and restricted views to distant hills / woods. Built in double wardrobe with hanging and shelving space. TV point. Ceiling music speakers. Recessed lighting. Fitted carpet.

**BATHROOM****(2.65m x 2.54m)**

Four piece suite, comprising WC and wash hand basin set in display shelf/vanity unit, mains shower with mixer valve and glazed doors, bath with centre mixer taps. Twin recessed storage shelves with full wall and floor tiling. Recessed lights. Nuvo control unit. Extractor fan. Shaver point.

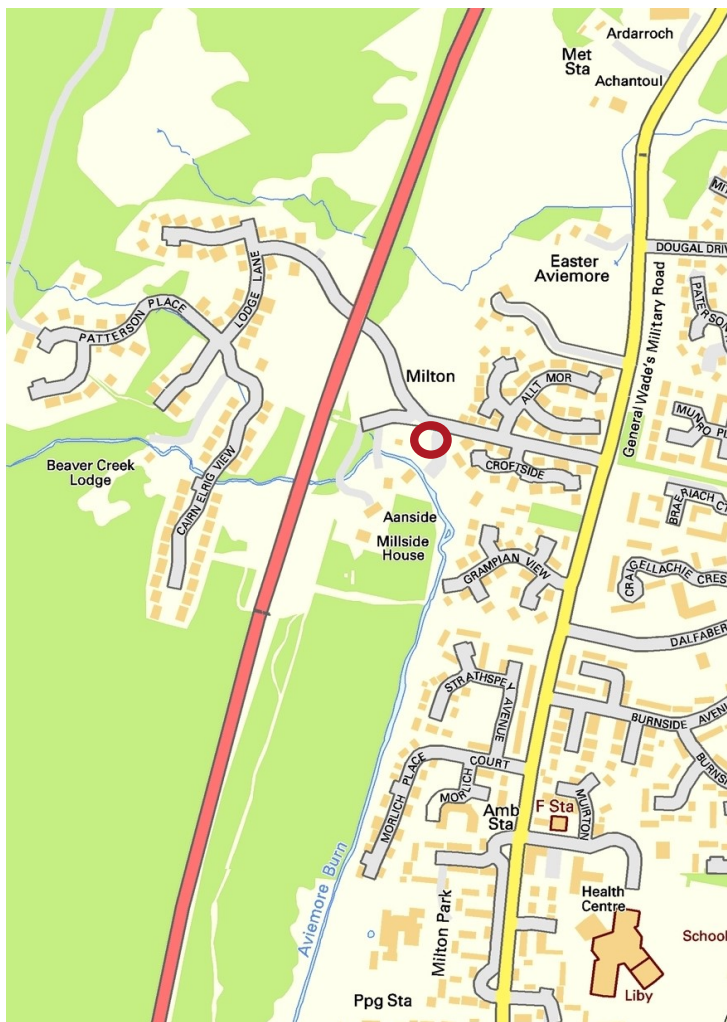
**EN-SUITE****(2.45m x 1.25m)**

Three piece suite, comprising WC, wash hand basin and double sized shower with mixer valve and glazed doors. Full floor and wall tiling. Ceiling extractor fan. Recessed lighting. Heated towel rail. Opaque window to the side. Shaver point.

**BEDROOM 3****(2.95m x 2.65m)**

Single bedroom with window to the front offering views to grounds and distant mountains. TV point. Recessed lighting. Fitted carpet.





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COUNCIL TAX & ENERGY PERFORMANCE RATING

This property is rated Band E for council tax. The energy efficiency rating for the house is band D (66).

DATE OF ENTRY

The seller is seeking a settlement date of approx. October / autumn '22.

VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

HOME REPORT

Linked from our website or available on request from our offices.

OFFER / SERVICES

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.

GARDEN & PARKING AREA

The extensive communal garden is mostly laid to lawn with shrub beds and is bounded by the Milton Burn with paved pathways and enclosed drying area at the rear. To the front of the property are the bin and bike stores with dedicated parking spaces.

FACTORS / MAINTENANCE

A factor is in place for maintenance of the building and grounds which includes building insurance, any external lighting, landscaping, winter maintenance, cleaning of common areas etc. The cost is approx. £800 per annum.



SERVICES

Mains electricity, water and drainage, telephone.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park

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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