

**14 Newlands Road, Aviemore,  
PH22 1TJ**



Attractive and spacious two bedroom (one en-suite) ground floor APARTMENT with patio area, located within a courtyard development of similar properties at the north end of the village. Built in 2006/7 by Robertson Homes this attractive property is in good order and ideal for a first time buyer. Features include quality kitchen with integral appliances, including gas hob and central heating. All floor-coverings, lights and fitted blinds / curtains are included.

- Entrance vestibule / cupboard
- Bright and spacious sitting room/French doors out to dedicated patio area
- Two large bedrooms with fitted wardrobes with one en-suite
- Open plan kitchen / diner
- Spacious family bathroom
- Double Glazing and LPG gas central heating
- Communal parking opposite
- Ideal starter property

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

**OFFERS OVER £185,000 ARE INVITED**

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**Aviemore** is an internationally known all year round holiday resort and is ideally placed within the Cairngorms National Park. Superb sports with several golf courses, leisure complexes, walking, biking and fishing in the river Spey and an established snow-sports programme. Aviemore is on the main rail line from Inverness/London and is just off the A9 trunk road. Education provision offers a new Aviemore Village Primary School with Grantown-on-Spey Grammar School and Kingussie High School providing secondary education. There is a local health centre and new hospital completed in 2022.

### THE PROPERTY

**PH22 1TJ**

This TWO bedroom ground floor APARTMENT is located within a desirable residential area at the north end of the village. Within walking distance of all local amenities this property offers well appointed accommodation with a recently upgraded LPG gas central heating boiler, pressurized water system and double glazing throughout. Communal parking area directly outside the property.

### ENTRANCE HALLWAY

Access via security intercom. High performance external door. Ceramic tiled floor.

### VESTIBULE

**(2.30m x 1.2m)**

Apartment door to cloaks cupboard housing electricity controls. Radiator. Door to inner hallway.

### INNER HALLWAY

**(2.29m x 2.26m)**

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

### LOUNGE

**(5.48m x 4.19m)**

Bright and spacious room open plan to breakfasting kitchen. French doors (internal opening) to a dedicated garden patio area. Window with roller blind to communal garden and distant mountains. Electric fire and surround. Radiator. TV and telephone point.



### KITCHEN / DINER

**(2.86m x 3.45m)**

Window to rear with fitted vertical blind. Contemporary kitchen with range of base, wall and drawer units with complementary work surfaces, halogen lighting. Cupboard housing recently installed LPG ATAG gas boiler. Stainless steel sink unit with plumbing for washing machine. Integrated dishwasher and fridge and freezer. Philips Whirlpool stainless steel inset gas hob with electric oven below and cooker hood over. Vinyl flooring. Triple spot halogen lighting. Radiator.



### BATHROOM

**(2.46m x 2.18m)**

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



**BEDROOM 1**  
**(3.36m x 3.7m)**

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



**EN-SUITE**  
**(1.70m x 2.21m)**

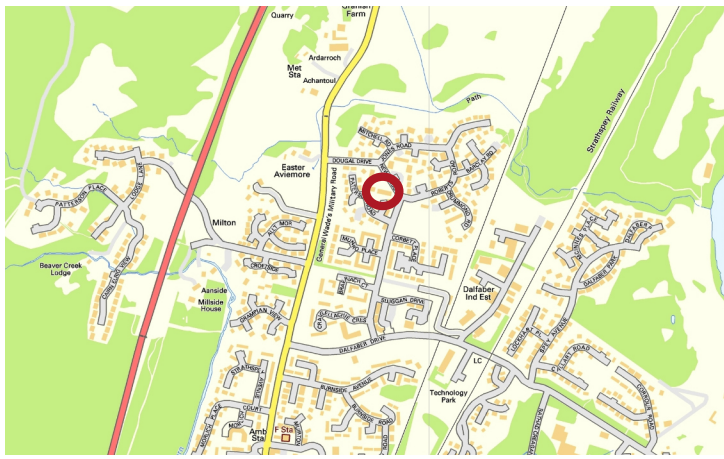
Shower room / wet room with Mira electric shower area with folding screens and shower curtain / rail. Wash hand basin in vanity unit and W.C. Towel rail. Mirror. Shaver socket. Extractor. Radiator. Vinyl flooring.



**BEDROOM 2**  
**(3.61m x 3.38m)**

Double bedroom with window to front with curtain rail. Double wardrobe fitted with shelf and hanging rail. Radiator.





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### EXTERNAL

To the front of the property there is an extensive pavior parking area with grassed / lawned communal area to the rear of the apartment. This property has direct access to its own dedicated patio area from the lounge.



### SERVICES

Mains electricity, drainage and water. LPG gas metered from mains tank supply.

### 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 IRO £600 per annum which includes a common Insurance policy for building cover only.

### 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

### COUNCIL TAX & ENERGY PERFORMANCE RATING

This property is rated Band C for council tax. The energy efficiency rating for the house is band D (68).

### DATE OF ENTRY

The seller is seeking a prompt settlement date.

### 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.

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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