

INDEPENDENT ESTATE AGENTS
SALES & PROPERTY MANAGEMENT

18 Burnside Road,
AVIEMORE, PH22 1SQ



Well positioned first floor Apartment with private entrance and communal garden ground. This spacious and easily maintained flat requires some upgrading but would be ideal for a first time buyer or as an investment opportunity with the added benefit of a box room. There is ample communal parking and the property is within easy reach of all recreational amenities, the golf course and the River Spey.



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- Ideal starter home / investment
- Bright and airy sitting room
- Kitchen with white goods*
- Spacious double bedroom
- Study / box room
- Bathroom with over bath shower
- Storage heating / double glazing
- Communal parking / garden

STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020
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OFFERS OVER £85,000 ARE INVITED

www.highlandpropertyservices.co.uk

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 salmon and trout fishing in the River Spey and an established snow sports programme at Cairngorm Mountain and The Lecht. The village is on the main Inverness / London rail line and is just off the A9 trunk road. Education provision offers a modern village primary school with secondary education at Grantown Grammar School and Kingussie High School. Recent retail development has added considerably to the range of high quality retail outlets and leisure facilities servicing this popular rear round destination. There is a well equipped local health centre and nearby cottage hospitals at Kingussie and Grantown.

THE PROPERTY

PH22 1SQ

This spacious First floor Apartment is well located on the periphery of Burnside Road with easy access to all local amenities. The property has electric night storage heating and is double glazed but would benefit from some additional upgrading / refurbishment. We understand there is a communal garden area and parking. All white goods are included *(unwarranted)

SITTING ROOM

Bright and airy room with two windows to rear. Night storage heater. TV point / Telephone point. Wood laminate floor. Door to kitchen.

ENTRANCE VESTIBULE

High performance external door to stairwell to first floor landing. N/storage heater. Cupboard housing electricity controls. Coat hooks. Attic hatch. Second internal panelled door to hallway.



HALLWAY

Door to sitting room through to kitchen. Doors to bedroom, box room, bathroom and deep shelved linen cupboard.

4.82m x 3.95m



KITCHEN

2.6m x 2.56m

Window to front garden area and Parking. Range of basic base, wall and drawer units. Complementary work surface and tiled surround. Stainless steel sink unit. Untested - washing machine, fridge / freezer, electric cooker.



BEDROOM 1

3.95m x 2.64m

Window to rear garden area. Views overlooking lawn, entrance and distant mountain views. Pendant ceiling light.



STUDY / BOX ROOM

2.6m x 1.56m (max)

Exceptionally useful additional small room fitted with wall shelving, power and lighting. Glass panel to hallway. Wood panel floor.



BATHROOM

2.15 x 1.65m

Opaque window. Three piece suite in white comprising bath with Gainsborough electric shower over and glass shower screen. Wash hand basin and W.C. Partial wall tiling. Extractor fan. Vinyl flooring.



PARKING

We understand there is communal parking to the front of the property.

GARDEN

We understand there is an area of communal garden ground which is laid to grass with clothes drying area.

SERVICES

All mains services including water/drainage, electricity.

COUNCIL TAX / EPC

We understand that this property is likely to be rated in Band B approximately (£2,200 p.a.) with 25% discount for single occupancy. All purchasers are advised to confirm this by contacting Highland Council. The Energy Efficiency rating for the house is Band C - (72).

VIEWING

Is strictly by prior arrangement with the subscribers.

HOME REPORT

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

DATE OF ENTRY

A prompt Settlement date is being sought.

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.



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.



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Monday - Saturday 9.00 a.m. - 5.00 p.m.