

INDEPENDENT ESTATE AGENTS  
SALES & PROPERTY MANAGEMENT

19 Grampian Court,  
Aviemore, PH22 1TB



Centrally located and well appointed, first floor, TWO bedroom APARTMENT with views to the surrounding woods and mountains. Situated only a few minutes walk from the centre of Aviemore on the fringe of the popular all year round Aviemore Centre. This well presented property is ideal as a starter / family home with all the advantages of all local amenities nearby. This is a possible furnished sale.

- Entrance vestibule
- Stairwell to first floor landing
- Bright airy sitting room with pleasant views
- Fitted kitchen with appliances
- One double and one twin bedroom with fitted double wardrobes
- Bathroom with electric shower
- Double glazed, electric heating
- Communal entrance with security intercom
- Extensive parking area
- Furnishings may be available

**OFFERS OVER £123,000 ARE INVITED**

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

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**AVIEMORE** is an internationally known resort with splendid facilities for both summer and winter activities. Its superb location within the Cairngorms National Park has added to Aviemore's profile as an all year round holiday village. Recent improvements to the village streetscape and centre have also added to the extensive appeal of the village. Sporting facilities include a swimming pool / leisure complex, with a renowned 18 hole Championship Golf Course at Dalfaber on the periphery of the village. The river Spey flows through the village and there are extensive woodland walks and mountain bike trails. The nearby Cairngorm Mountain and Funicular Railway offers a range of activities and winter sports. Aviemore is on the main rail line from Inverness/London and is just off the A9 trunk road. It has its own recently opened hospital and primary school with secondary education available at Grantown-On-Spey 12 miles or Kingussie 15 miles. Inverness is some 30 miles with Dalcross Airport 35 miles.

### THE PROPERTY

### PH22 1TB

This first floor APARTMENT is in good order throughout within an established building of 9 other apartments in the centre of this popular all year round village. This comfortable apartment has side and rear views overlooking nearby gardens & woodlands. All integral appliances, floor coverings, curtains, blinds, light fittings are included.

The property may be available for sale on a furnished basis including all white goods and soft furnishings, subject to an acceptable offer being agreed. \*Denotes item is not included but may be available.

### LOUNGE

Double window to side overlooking woodlands, parking area. Ceiling pendant. Suite\*, TV\*, TV point. Telephone/broadband point. Convector heater. Vinyl flooring.

Doorway to kitchen.



### COMMUNAL ENTRANCE

Entrance to the apartment block is gained via a doorway to the front of the property and another to the rear. A security entrance system with doorbell is in operation. Stairwell to first floor apartment.

### HALLWAY

Pendant light. Security door intercom. Large walk in storage cupboard with hot water tank, coat hooks, water heating control panel. Smoke alarm.

### KITCHEN

(2.95m x 2.15m)

Window overlooking woodlands, parking area. Ceiling spot lights. Contemporary wall and floor units in a contrasting white & black marble finish worktops. Partially tiled. Single stainless steel sink and drainer with mixer taps. Integral Indesit electric hob and oven, extractor, Beko fridge/freezer\*, Logic washing machine.\* Vinyl flooring. Heat detector.



(3.6m x 3.55m)

**BEDROOM 1**  
**(3.45m x 2.85m)**

Window overlooking the rear gardens and woodlands beyond. Pendant light. Panel convector heater. Double built in wardrobe with mirror doors, shelf and hanging rail. Carpet.



**BEDROOM 2**  
**(3.75m x 2.55m)**

Window overlooking the rear gardens and woodlands beyond. Pendant light. Panel convector heater. Double built in wardrobe with mirror doors, shelf and hanging rail. Carpet.



**BATHROOM** **(1.95m x 1.75m)**

Ceiling lamp. Three piece bathroom suite comprising wash hand basin, WC and bath. Over bath Triton electric shower. Mirrored bathroom cabinet. Manrose extractor fan. Tiled floor. Towel rail.





## PARKING

There are extensive communal parking facilities at the front and side of the Apartment block for residents use. The property partially overlooks the neighbouring hotel lawn and gardens which is open to the public.

## SERVICES

All mains services including water, electricity, telephone, broadband. There are no existing factors appointed but we are advised that one of the apartment owners has in the past undertaken / arranged any necessary communal works on behalf of all the respective owners with any costs being shared equitably.

## COUNCIL TAX & ENERGY PERFORMANCE RATING

The apartment is in council tax band C (£1715). The EPC rating is C (72).

## DATE OF ENTRY

Proposed settlement date no earlier than August/September 2023.

## VIEWING

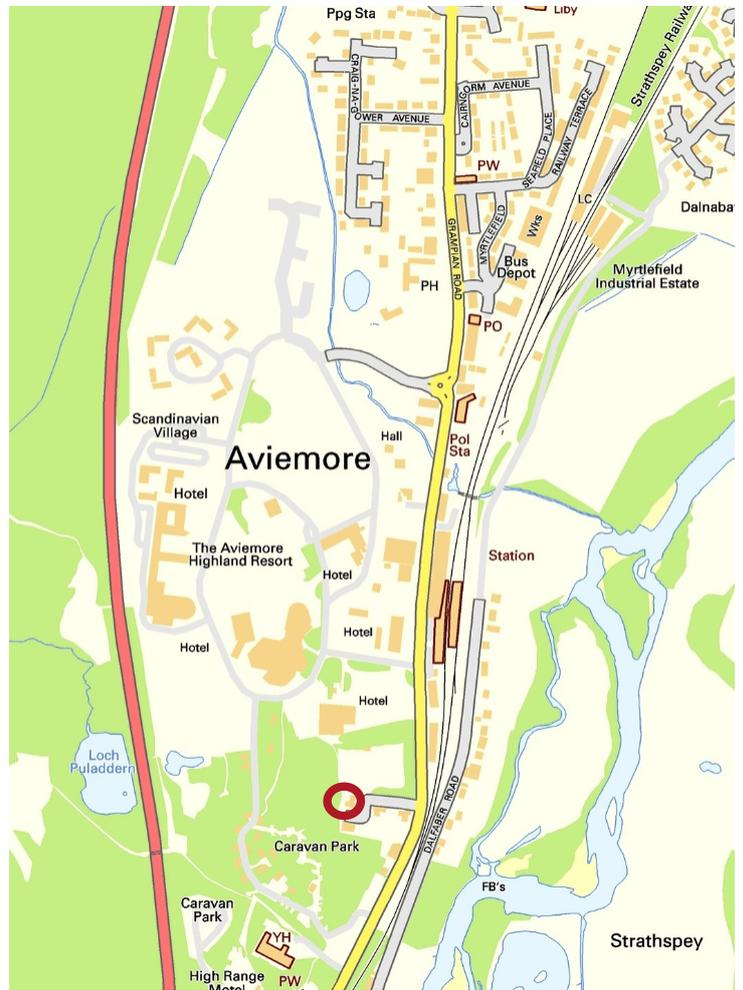
Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

## 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. Where an offer is accepted in principle, it is the responsibility of the purchaser's solicitors to do all ID checks under the 2017 AML Regulations (Anti Money Laundering).



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## 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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Monday - Friday 9.00 am - 5.00 pm