

The Glen Apartment 3, 162 Grampian Road,
Aviemore, PH22 1RN



Exceptionally spacious, first floor well maintained and appointed two bedroom apartment with central location in Aviemore with views across to Craigellachie Nature Reserve. Offering extremely comfortable and well laid out accommodation with ease of access to all the amenities of Aviemore and the Cairngorms National Park this charming apartment offers ideal accommodation for permanent residential use or as a second / holiday home in this popular rear round resort.

- Welcoming entrance hallway
- Spacious sitting room / views to Craigellachie nature reserve.
- Well appointed open plan dining / kitchen
- Master bedroom with en-suite shower room
- Bedroom 2 with capacity to sleep 4
- Family bathroom
- Excellent storage areas
- Allocated resident & guest parking
- Economy Electric heating / double glazing
- Woodland & mountain views

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

OFFERS OVER £190,000 ARE INVITED

sales@highlandpropertyservices.co.uk
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 championship golf courses, fishing on the River Spey and local lochs, excellent mountain biking routes which together with a network of footpaths and other outdoor pursuits adds to the year round appeal. Aviemore is on the main rail line from Inverness / London and is just off the A9 trunk road with Inverness Airport only 35 miles to the north offering a wide range of flights within the UK and KLM Cityhopper flights giving access to the Amsterdam hub of Schiphol. There is a modern primary school with secondary education at Grantown Grammar or Kingussie High and a new hospital as this popular village moves to being a pivotal area for development within the Spey Valley.

THE PROPERTY

PH22 1RN

The Glen Apartment 3 offers exceptionally well appointed and comfortable accommodation within easy walking distance of all shopping and recreational facilities yet benefits from a peaceful location within this small development of superb flatted apartments. This very spacious apartment is extremely heat efficient with economy electric heating, high performance double glazing units, fitted window blinds. Fitted with heat and smoke detectors throughout and, if required, has the option, subject to the necessary license, to provide a holiday letting income.

ENTRANCE

Access to the Glen Apartment is via a communal entrance to the front with intercom system with the addition of a second mutual entrance from the rear car parking area. A carpeted stairway leads to the first floor apartment No 3 on the left hand side. Full carpeting and security lighting.

DINING/KITCHEN

Window to west with fitted venetian blinds. Exceptionally well appointed kitchen with comprehensive range of base, wall and drawer units with complementary work surfaces. NEFF Integrated oven and hob with c o o k e r hood over. Stainless steel sink unit with plumbing for NEFF automatic washing machine. Storage heater. Smoke detector. Control panel for heating and hot water supply. Wood effect laminate flooring. Ceiling lighting.

SITTING ROOM

(4.95m x 4.27m)

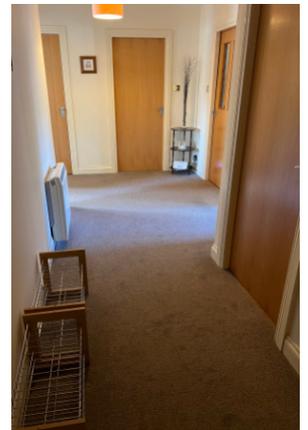
Bright and spacious room with venetian blinds to window to west and attractive views across to Craigellachie. Storage heater with boost control. T.V. point. Fitted carpet. Curtains. Ceiling light.



HALLWAY

L shaped (5.90m x 3.40m max)

Timber main door from landing gives access to the spacious hallway. Doors off to sitting room, kitchen, two bedrooms and bathroom. Storage cupboard (3.30m x 1.13m) housing high pressure hot water cylinder and electricity control gear. Second shelved storage cupboard. Storage heater with boost control. Fitted carpet. Intercom. Telephone point. Ceiling light.



(4.55m x 4.02m)



MASTER BEDROOM

(4.35m x 3.30m)

Window to east with fitted vertical blinds. Large built in wardrobe fitted with shelving and hanging rail. Wall panel heater. Fitted carpet. Curtains. Ceiling light.



EN-SUITE SHOWER ROOM

(2.05m x 1.63m)

Three piece suite in white comprising shower cubicle with mains shower, wash hand basin with mirror, light and shaver socket over and W.C.. Complementary wall tiling. Wall panel heater. Extractor fan. Vinyl flooring. Ceiling light.



BEDROOM 2

(4.45m x 4.15m)

Exceptionally spacious room with window to east. Wall panel heater. Fitted carpet. Curtains. Roller blind.

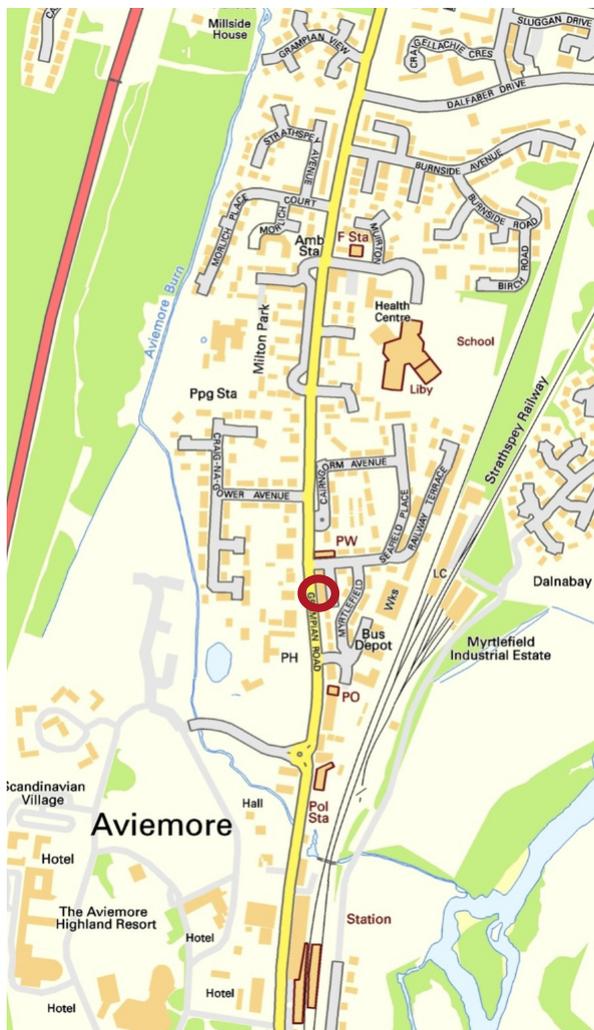


BATHROOM

(2.54m x 1.95m)

Fitted with three piece suite in white comprising bath with side glass screen and power shower over, wash hand basin with mirror, light and shaver socket over and W.C.. Complementary wall tiling. Wall panel heater. Vinyl flooring. Ceiling light.





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COUNCIL TAX & EPC

The property is band D for council tax. The property's EPC rating is C (78)

DATE OF ENTRY

By mutual agreement.

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).

EXTERNAL

The area of land to the front of Glen Apartments is enclosed with a dry stone wall and stone chipped for ease of maintenance. There is a side access with tarmac driveway and allocated parking with additional guest parking areas. To the rear of the property there is also a timber store for bikes and bins.



FACTOR

There is an annual fee – currently set at £432 per year – which covers cleaning of the communal internal areas, grass cutting and maintenance of the common grounds.

SERVICES

Mains electricity, water and drainage, telephone.

CONTENTS

Glen Apartment 3 has been used as a second family home with occasional lets to family and friends. If required, items of furniture, furnishings and electrical equipment are available by separate negotiation with the vendors.

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