

# 4 Caledonia Place Aviemore PH22 1NW

OFFERS OVER £2\*\*,000 are invited

Attractive Two Bedroom Ground Floor  
Apartment With Modern Fixings &  
Finishings



## Features:

- Spacious Open Plan Lounge, Dining & Kitchen Area
- Modern Three Piece “Porcelanosa” Bathroom Suite
- Full Double Glazing & Eco-friendly Biomass Heating
- Well Maintained Garden Grounds
- On Street Parking With Electric Charge Points
- Close To Local Woodland Walks

CONTACT US :  
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No 4 Caledonia Place is a two bedroom ground floor apartment benefiting from an outdoor seating area and an upgraded kitchen and dining area. The property has been finished with high quality floor coverings throughout and is being sold in immaculate condition.

This new luxurious apartment block has a mixture of 2 & 3 bedroom properties, located on the edge of Aviemore and enjoying panoramic views to the Cairngorms, while providing easy access to the surrounding attractions. They offer a fantastic opportunity to own a quality home, set in a spectacular, sought after, location. High quality finishings, kitchens and bathrooms feature as standard. The properties will benefit from "Smith & Frater" kitchens with integrated appliances, designer "Porcelanosa" sanitary ware in bathrooms and en-suites, highly insulated timber frame windows and external doors and pre-finished internal doors.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

Located within a well-established residential area at the North end of Aviemore, The Peaks development will be a mixture of two and three bedroom high quality apartments, all benefiting from a community biomass heating system. Biomass materials are considered a carbon-neutral source of energy; despite producing carbon dioxide, they only release approximately the same amount they absorb while growing. Situated at the heart of the Cairngorm National Park, and at the head of the Speyside way, Aviemore, the biggest community within the Cairngorm National Park, is easily accessed by rail, bus and car and is a town for all seasons, set in some of the most imposing surroundings Scotland's great outdoors has to offer. There are a diverse range of pursuits available for all ages, including hill walking, rock climbing, ski-ing, canoeing, gorge walking or mountain biking to name but a few, all set within spectacular scenery.





## ACCOMMODATION:

Entrance Hall 4.50m x 1.73m @ widest

Spacious entrance hallway accessed via a Nordan security entrance door. Built-in storage cupboard housing ECU and underfloor heating controls. High quality vinyl floor coverings. Doors off to all accommodation.

Lounge/Kitchen 7.44m x 3.56m

Well-designed, stylish, open plan living area with multiple windows allowing natural daylight. Adequate space for both lounge and dining furniture. TV and internet points. Open plan to kitchen.

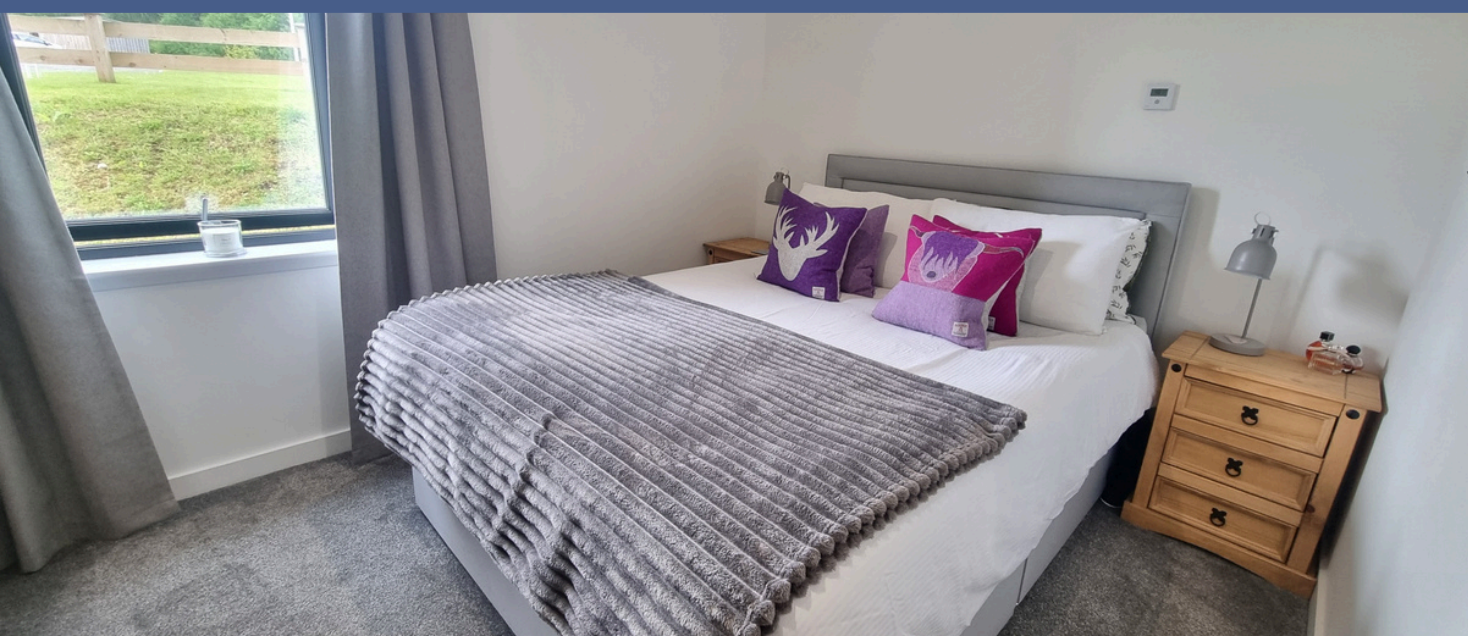
Modern fitted kitchen with base and wall units incorporating electric oven, hob, grill, and stainless steel extractor hood, stainless steel sink with mixer tap, worktops with upgraded breakfast bar. Integrated appliances that include a fridge/freezer and dishwasher. Splash back around work surfaces. Spotlight rails. Recessed lighting. Luxury Oak effect vinyl flooring. Glazed door to entrance hall.

Bathroom 4.69m x 1.48m

Three-piece white suite, comprising WC and wash hand basin, bath with mains shower and glazed side screen. Fully tiled "Porcelanosa" suite. Space for washing machine and dryer. Wall mirror. Extractor fan. Bathroom accessories. Recessed lighting. Opaque window to the front.

Master En-suite bedroom 3.58m x 3.27m

Double room with window to the side offering views of surrounding hills. Built in double wardrobe with hanging and storage space. TV and two telephone points. Fitted carpet. Door to ensuite.



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En-Suite 1.71m x 1.64m

Three piece white suite, comprising WC and wash hand basin, single shower unit with mixer shower over. Fully tiled "Porcelanosa" suite. Extractor fan. Bathroom accessories. Opaque window to the side.

Bedroom 2 4.16m 2.65m

Double room with window to the side offering natural daylight. Built in double wardrobe with hanging and storage space. Pendant light. Fitted carpet.

Garden

This executive ground floor apartment benefits from a decent patio offering space for garden furniture. Communal areas are mostly lawned with clothes drying facilities, bike store and bin shed.

MAINTENANCE

A Management fee of approx. £852.00 per annum is payable which covers buildings insurance, communal cleaning and grass cutting.

INCLUDED

All floor coverings, light fittings and blinds and curtains all where fitted. All integral appliances in the kitchen.

SERVICES

Mains electricity, LPG gas supply, water & drainage, telephone.



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## COUNCIL TAX

Currently Band C. £1715 P.A in 2023/24. (Including water rates) Discounts apply for single person occupancy.

## HOME REPORTS

A Home Report is available by using the following link:

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=cIO3SZTT6WhvDUgFICeIQw%3d%3d>
- Postcode: PH22 1NW
- Energy Performance Certificate Rating C

## PRICE

Offers Over £215,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is strictly by appointment only through the Selling Agents

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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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