

7A Morlich Place Aviemore PH22 1TH

OFFERS OVER £110,000 are invited.

Affordable 1 Bedroom Ground Floor
Apartment Located In Popular
Residential Area Of Aviemore



FEATURES :

- Bright & Spacious Living Area
- Good Sized Rooms & Great Condition Throughout
- Full Double Glazing & Electric Economy Heating
- Allocated Garden Grounds
- Great Location & Off Street Parking

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD

AVIEMORE

PH22 1RH

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7A Morlich Place is a well presented ground floor property within an established 1980's residential area close to Aviemore's amenities. It enjoys views towards local woodland and offers walks along the nearby Milton Burn and orbital footpath. Other benefits include a new bathroom, modern fitted kitchen, double glazing and economy electric storage heating. There is off road parking and a small chipped communal garden to the rear.

This property is located near the end of cul-de-sac and is an ideal residential or buy to let investment property.



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.



Aviemore is a bustling village situated within the Cairngorms National Park. It is on the main rail line from Inverness/London and is just off the A9 giving easy access to all parts of the UK. Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

Aviemore village itself offers many amenities, including a new primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and the new championship Spey Valley Golf Course at Dalhousie, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

ACCOMMODATION:

Front Porch

1.31m x 1.04m

UPVC security entrance door leads into porch. Pendant light. Fitted carpet. Glazed door to lounge.

Lounge/dining

4.50m x 3.00m

Good size room with windows to the front offering natural daylight. Space for lounge and dining furniture. TV aerial. Telephone point. Ceiling Coving. Spotlight cluster. Storage heater. Fitted carpet. Door to hallway.

Hallway

Doors to lounge/dining, kitchen, bedroom and bathroom. Built-in linen cupboard with shelving which also contains hot water cylinder. Two pendant lights. Storage heater. Fitted carpet.

Bathroom

2.10m x 1.90m

Upgraded three piece white suite comprising WC, pedestal basin & bath with electric shower and side screen. Marble effect waterproof wall panelling around suite. Extractor fan. Pendant light. Vinyl flooring. Opaque window to side.

Kitchen

2.84m x 2.82m

"L" shaped room with modern base and wall units incorporating a 1½ bowl stainless steel sink with mixer tap. Oak laminate worktops with tiled splashback around worksurfaces. Freestanding electric cooker, fridge freezer and washing machine. Stainless steel extractor hood. Spotlight rail. Electric radiator. Vinyl flooring. Window to rear.



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Bedroom 2.89m x 2.87m

Double room with window to the rear. Two built-in double wardrobes with mirror doors. Space for bedroom furniture. Ceiling coving. Pendant light. Electric Radiator. Fitted carpet.

Garden

There is a shared area to the front, side and rear. Space for car parking.

COUNCIL TAX

Currently Band B £1500 p.a. (2024/25) including water rates.
Discounts are available for single person occupancy.

HOME REPORT

A Home Report is available for this property.

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=fNbbQgHvRavQ6QwWVEAceA%3d%3d>

Postcode: PH22 1TH

EPC Band C

PRICE

Offers Over £110,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

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INCLUDED

All fixtures & furnishings as seen.

SERVICES

Mains electricity, water and drainage. Telephone.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is by appointment 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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