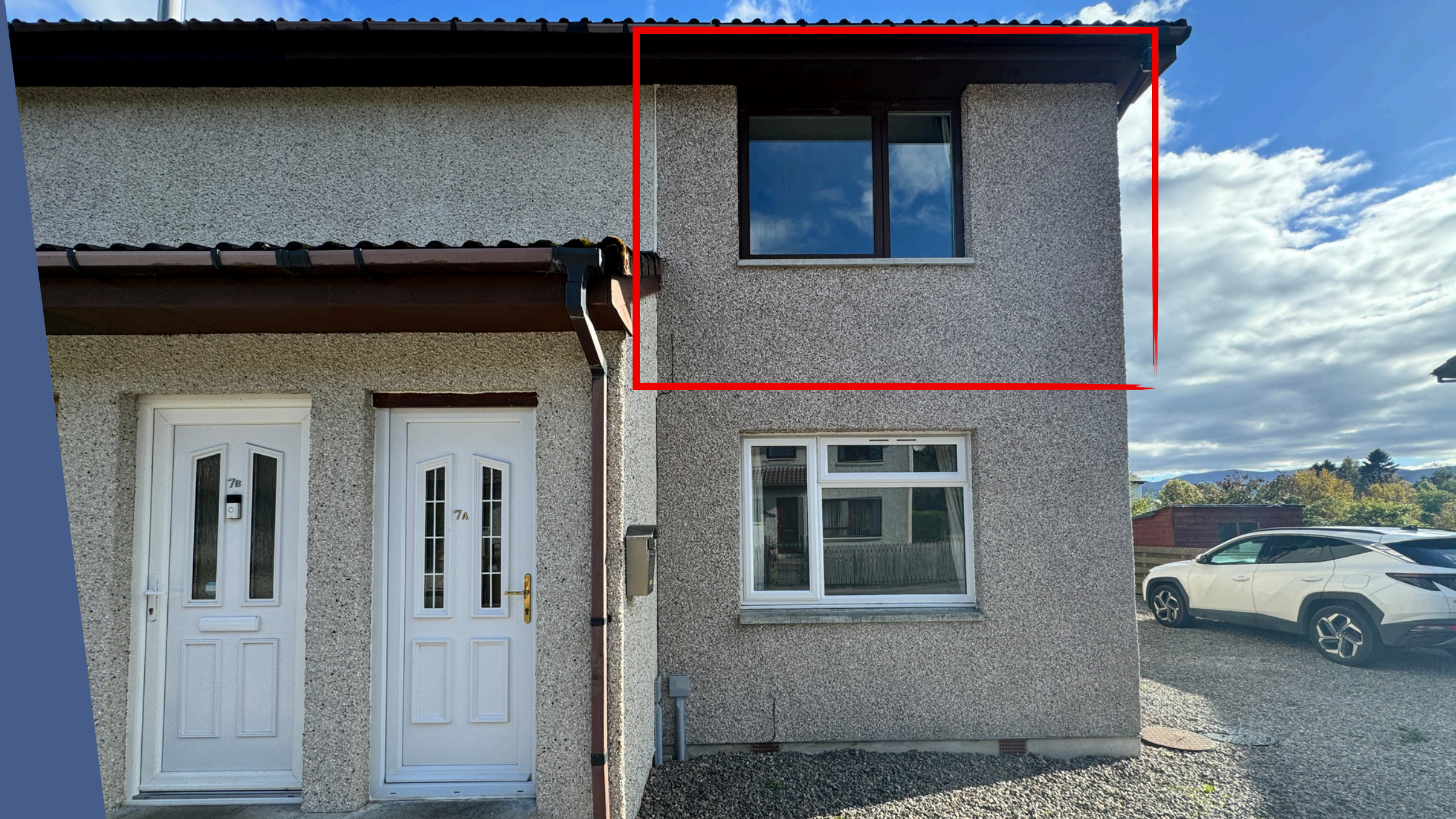


7B Morlich Place  
Aviemore  
PH22 1TH

OFFERS OVER £110,000

Beautifully Finished One Bedroom  
First Floor Apartment In A Popular  
Residential Area Of Aviemore



## FEATURES :

- Lounge, Kitchen, Bedroom & Shower Room
- Full Double Glazing & Electric Economy Heating
- Modern Fitted Kitchen With Integrated Appliances
- Off Street Parking Close To Local Facilities
- Allocated Garden Grounds

## CONTACT US :

CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

01479 810 531



7b Morlich Place is a beautifully finished first floor apartment within an established 1980's residential area close to Aviemore's amenities and facilities. It enjoys views towards local woodland and offers walks along the nearby Milton Burn and orbital footpath. Other benefits include a new three piece shower room, modern fitted kitchen, full double glazing and electric economy heating. There is off street parking and allocated garden grounds to the side and rear. This property is currently lived in and has been recently refurbished to a very good standard allowing any potential purchaser to buy a turn-key home in a quiet area of Aviemore.

This affordable property is ideal to use as a residential home, holiday home, or buy to let investment.



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 at the foothills of the Cairngorms, offering many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. There has been a recently launched and widely publicised development programme for the village, including national park status, a new Aviemore leisure and conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalfaber. These developments will enable the village to reposition itself as an all year round centre of tourism excellence.

## ACCOMMODATION:

### Entrance Stairwell

UPVC security entrance door leads into stairwell. Pendant light. Glazed door to entrance 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.

### Lounge/dining

4.48m x 3.00m

Good size room with windows to the front offering natural daylight and offering limited views to local woodland. Space for lounge and dining furniture. Ceiling Coving. Two pendant lights. Storage heater. Fitted carpet. Door to hallway.

### Shower Room

2.13m x 1.93m

Upgraded three piece white suite comprising WC, pedestal basin & double shower cubicle with electric shower and glazed side screens. Waterproof wall panelling. Fitted storage unit. Extractor fan. Pendant light. Vinyl flooring. Opaque window to side.

### Kitchen

2.80m x 2.85m

Modern fitted kitchen with base and wall units incorporating electric oven, hob, grill, with extractor above and stainless steel sink with mixer tap. Space for free standing appliances and plumbed for washing machine. Pendant light. Oak effect vinyl flooring. Opaque window to the rear.



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Bedroom 2.82m x 2.80m

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

Garden

The property benefits from an allocated garden and parking area. It has been laid to gravel for easy maintenance but could be landscaped and made more usable.

COUNCIL TAX

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

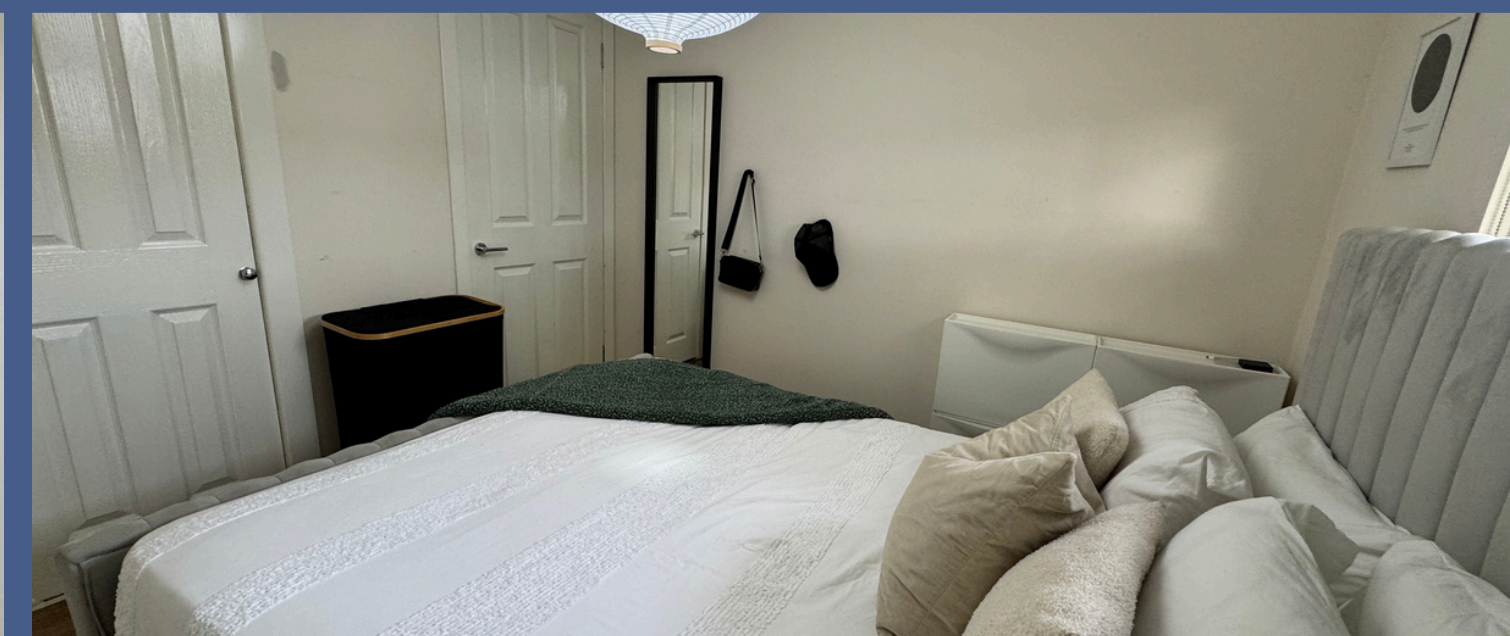
HOME REPORT

A Home Report is available for this property.

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=Q1YHhQHlYJupCp3navhsdg%3d%3d>

Postcode: PH22 1TH

EPC Band D



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#### INCLUDED

All floor coverings, light fittings and integrated appliances.

#### SERVICES

Mains electricity, water and drainage. Telephone.

#### 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.

#### 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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