

6 The Steadings Aviemore PH22 1NX

Offers over £290,000 are invited

Luxurious Three Bedroom First
Floor Apartment Offering
Mountain Views



Features:

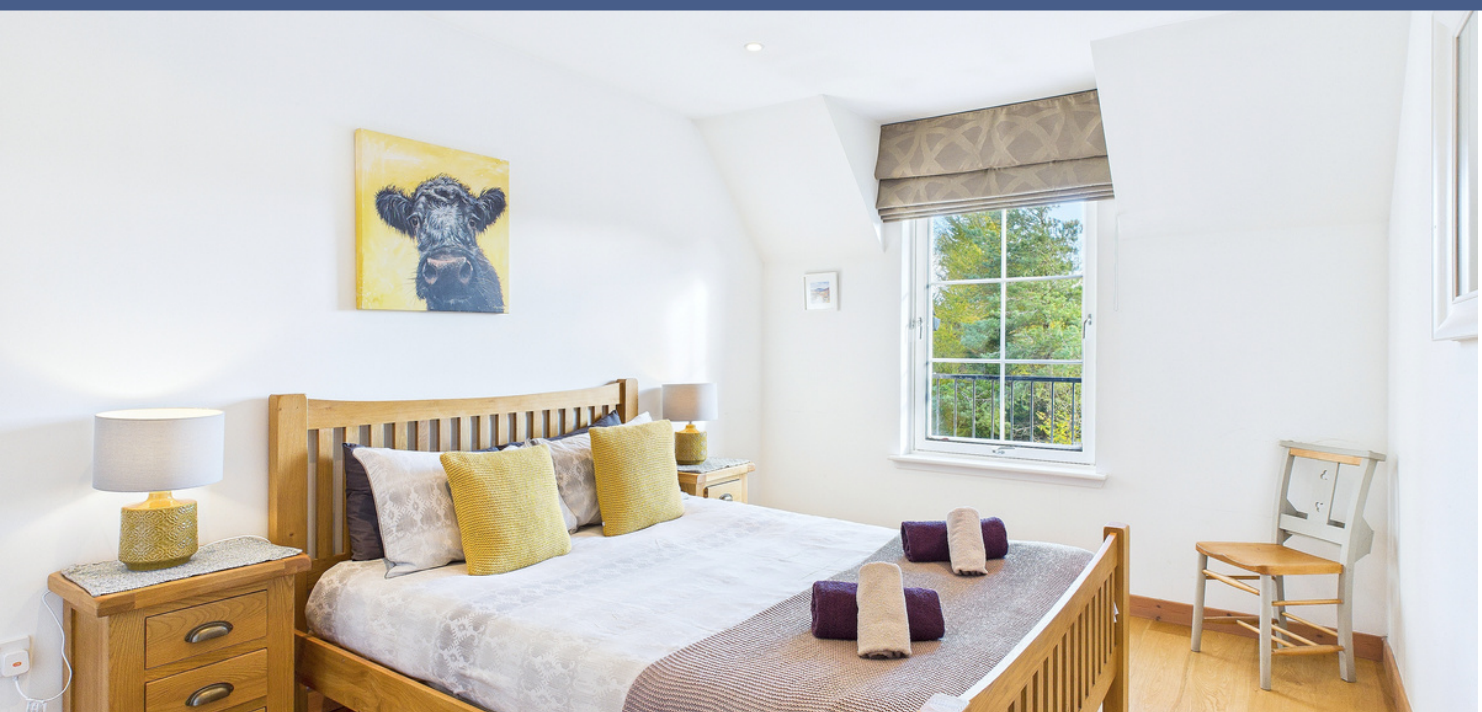
- Spacious Open Plan Kitchen, Living and Dining Area
- Panoramic Views of the Cairngorm Mountains
- Underfloor Heating Throughout with Room Thermostats
- Engineered Oak Flooring and Nordan Doors
- Intercom Security Entrance Door
- Close to Woodland Walks and Bike Trails
- Currently Run as a STL With Approved License In Place

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



6 The Steadings is a luxury energy efficient three-bedroom first floor apartment, set within a development of 10 apartments over two floors. The outlook offers panoramic views of the Cairngorm Mountains and Craigellachie Nature Reserve. The property is sold in immaculate condition and benefits from a spacious, open plan living/dining/kitchen room with a feature Juliette balcony. The modern kitchen with granite work surfaces is fitted with integral appliances including double oven, hob, extractor fan, microwave, fridge/freezer, wine cooler and dishwasher. Each of the three bedrooms are double sized with fitted wardrobes and master en-suite. The property also benefits from a family bathroom and utility room.

There is underfloor heating throughout the property and Heatmiser temperature controls for each room. The property is finished with Nordan doors, tilt and turn double glazed windows and engineered wood flooring. There is a loft hatch in the hallway with access to approx 20m2 flooring in the loft. The building is accessed by an intercom security entrance door.



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 primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm Mountain, Strathspey steam railway and the championship Spey Valley Golf Course at Dalnaber, all of which have contributed to enhancing the area and creating an all year-round centre of tourism excellence.

OUTSIDE

The Steadings are situated within approx half an acre of communal grounds laid to lawn with pathways and low level lighting. There is a stream running down the south side of the property. There is a bike shed, bin shed and clothes drying area as well as multiple car parking bays.

MAINTENANCE

A Management fee of approx £126 per month is payable which covers buildings insurance, communal cleaning, garden upkeep including grass cutting.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Currently run as a business. Rateable value £4,350.

For residential purposes, discounts are available for single person occupancy.



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HOME REPORT

A Home Report is available for this property. Please use the following link:

- Reference: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1NX
- EPC Rating: C
- Home Report Value: £290,000

PRICE

Offers Over £290,000 are invited for this property.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is 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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