

8 Monarch Country Apartments Newtonmore PH20 1DD

Offers Over £130,000 are invited

Immaculate One Bedroom Apartment
Situated in a Renovated Victorian Building



Features:

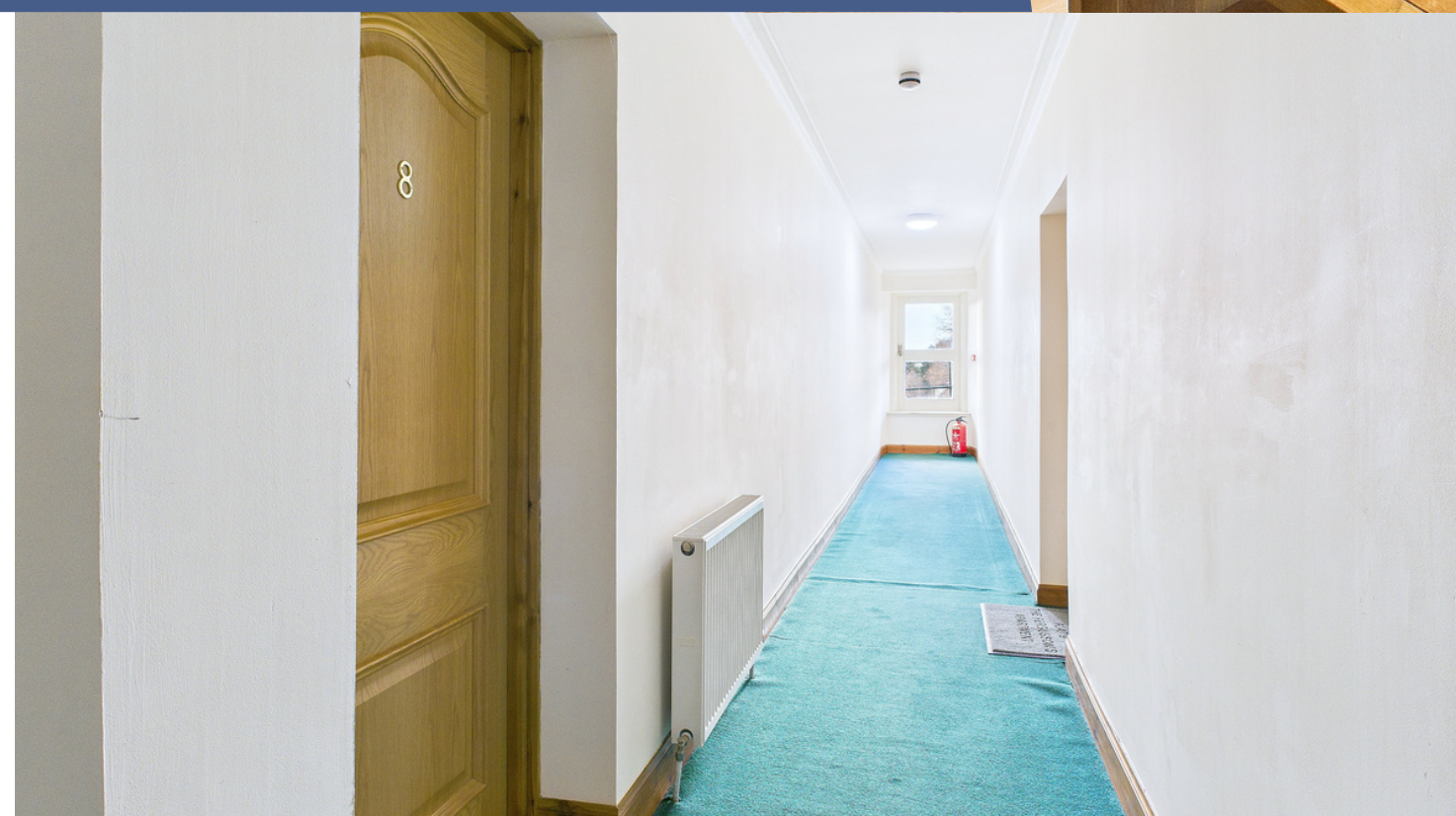
- Well Presented Cosy Apartment in Immaculate Condition
- Open Plan Living Area with Kitchen and Dining
- Integrated Oven, Hob, Fridge, Dishwasher and Washing Machine
- Gas Central Heating and UPVC Double Glazing
- External Garage Offering Off-Street Parking
- Close to Village Amenities and Local Walks & Bike Trails

CONTACT US :
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The Monarch Country Apartments are situated in a wonderful Victorian building that has been extensively renovated and separated into a mixture of 1, 2 and 3 bedroom apartments. The apartments are situated at the southern end of the village, close to local amenities. The properties have been extremely well finished and offer spacious and comfortable living space as well as communal garden grounds and a garage.

This well presented, cosy one bedroom apartment on the second floor boasts an open plan kitchen and living/dining room. The kitchen houses an integrated dishwasher, oven, gas hob, extractor fan, fridge and washing machine. There is a spacious shower room and double bedroom with a large built in mirrored wardrobe. The apartment benefits from gas central heating and UPVC double glazing. There is a communal entrance with security door and intercom system as well as a lift. The apartment comes with a generous garage with electrics at the back of the apartments suitable for a car or storing outdoor equipment.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

Newtonmore is a traditional Highland village situated within the Cairngorms National Park nestling between the Cairngorm and Monadhliath Mountains ranges. The village has an excellent range of recreational facilities with its own golf course, bowling green, tennis courts and shinty club. The area also boasts hill walking, mountain biking, skiing, water sports at Loch Insh, ski-ing on Cairngorm Mountain and fishing on the River Spey. There are also a good range of shops and restaurants in the village. Primary schooling is available, with the secondary school located three miles away in Kingussie. Also in Kingussie there is a health centre, dental practice and an indoor sports and leisure centre. Newtonmore is situated approx 66 miles north of Perth and 48 miles south of Inverness with direct links by rail and road.. Inverness Airport is just over an hour away with direct flights to London or, alternatively, Edinburgh and Glasgow are around a two hour drive.

OUTSIDE

Communal gardens which include large lawn to the front. Tarred "in & out" driveway which accesses the building and provides a dedicated car parking area. Communal washing lines at the rear.

SERVICES

Mains electricity, water & drainage.

MAINTENANCE

The property has a formal maintenance contract in place which includes building insurance, property & garden maintenance, boiler servicing and communal cleaning, at a cost of £100 per month.

COUNCIL TAX

Currently Band C. £1891.09 p.a. (2025/26) including water rates.
Discounts are available for single person occupancy.



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PRICE

Offers Over £130,000 are invited for this property.
The seller reserves the right to accept or refuse a suitable offer at any time.

HOME REPORT

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

·<https://app.onesurvey.org/Pdf/HomeReport>

·Postcode: PH20 1DD

·EPC Rating:

·Home Report Value: £130,000

PRICE

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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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