

INDEPENDENT ESTATE AGENTS
SALES & PROPERTY MANAGEMENT

11 Lockhart Place Aviemore, PH22 1SW

Highland
PROPERTY SERVICES



One bedroom maisonette providing ideal accommodation as starter home in the popular year-round resort of Aviemore.

- Fourplex property
- Sitting room / Dining area
- Kitchen
- Bedroom / Fitted wardrobes
- Bathroom
- Electric heating / Double glazing
- Garden / Garden store
- Quiet cul de sac location

PRICE OVER £125,000



20

STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 810 020

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Aviemore is an internationally known resort village with splendid facilities for both summer and winter being ideally placed within the Cairngorms National Park. Sporting facilities in the area include several golf courses, fishing, water sports at Loch Morlich and Loch Insh and extensive mountain bike and walking routes together with an established snow sports programme at the Cairngorm Mountain and the Lecht. There are excellent transport links as the village is on the main Inverness / London rail line and lies just off the A9 trunk road. From Inverness Airport there are regular daily flights throughout the UK with KLM offering flights to the hub of Schipol Airport in Amsterdam. Education is provided through a modern village primary school with secondary schooling at Grantown on Spey Grammar School and Kingussie High School. There is a modern hospital and health centre, community centre and many leisure and retail outlets servicing this popular year round resort. Distances: Inverness 30 miles; Aberdeen 92 miles; Edinburgh 127 miles; Glasgow 139 miles.

THE PROPERTY

With quiet cul de sac location on the popular Dalfaber Estate one-bedroom Fourplex maisonette of the Barratt Mayfair style. Built in the early 1980's and now requiring some renovation this offers an excellent opportunity to acquire a property suitable as a starter / holiday home just a few minutes' walk from the River Spey, Dafaber Country Club, 9- and 18-hole golf courses and close to all the amenities of Aviemore.



VESTIBULE

1.05m x 1.05m

Entry from east. Timber panelled door to vestibule. Glazed window to south. Cupboard housing electricity control gear.



SITTING ROOM / DINING AREA

4.14m x 2.80m / 2.22m x 2.05m

Picture window to east.

Storage heater. T.V. point. Telephone point. Doors to kitchen and spiral stairway to first floor landing.



KITCHEN

2m x 1.85m

Windows to south with fitted venetian blinds. Floor and wall units with complementary worksurface. Lamona electric oven and Grill with inset ceramic hob over. Stainless steel sink with plumbing for automatic washing machine. Vinyl flooring. Ceiling light. Heat/smoke detector.



FIRST FLOOR LANDING

1.4m x 0.9m

Doors to bedroom, bathroom, and airing cupboard housing hot water cylinder. laminate flooring, access hatch to attic. Ceiling light. Smoke detector.



BEDROOM

4.15m x 2.47m

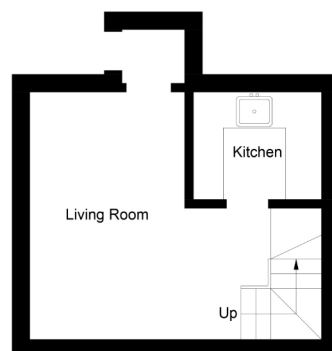
Windows to South. Sliding doors to full width wardrobe fitted with shelving and hanging rails. Laminate flooring. Electric wall panel heater.



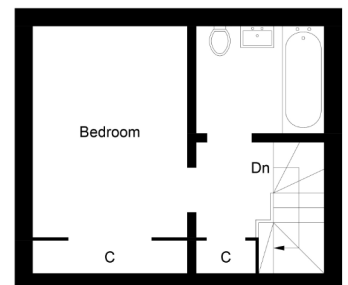
BATHROOM

2.35m x 1.70m

Opaque window to South. 3-piece suite comprising bath with Neptune electric shower and shower screen over. Heated towel rail. Vinyl flooring. Ceiling light. Extractor fan. Over sink mirror.



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1255177)

GARDEN

Gravelled driveway width parking for 2 cars. The garden to the rear is laid mainly to grass. There is a metalled storage shed (2.80m x 2.10m).



DATE OF ENTRY

By negotiation with the vendor.

SERVICES

We understand there are all mains services. TV and Telephone points. Set up for sky box.

COUNCIL TAX & ENERGY PERFORMANCE RATING

We understand this is rated at Band C currently £1654 approx, including water rates. The property's EPC rating is E (52).

VIEWING

Viewings are strictly by arrangement with the selling agents by prior appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

HOME REPORT

Linked from our website or available on request from our offices.

OFFER / SOLICITORS

All Offers in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an Offer at any time. In the event that a Closing date be set, we are only able to liaise with clients who have instructed their Solicitor to Note interest on their behalf.

Our Office will be pleased to arrange for a Scottish Solicitor to act on behalf of any potential buyers involved with the purchase of this Property.

ADVICE & PROPERTY MANAGEMENT

Our office can offer guidance and advice to any prospective purchaser with our partner Company - Highland Holiday Homes regarding their established Holiday Rental Services or Residential Letting options which include a comprehensive property management service.

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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Monday - Friday 9.00 am - 5.00 pm