

INDEPENDENT ESTATE AGENTS
SALES & PROPERTY MANAGEMENT

Chalet No.87

Aviemore Holiday Park

Aviemore, PH22 1PX



Spacious and luxuriously appointed double chalet unit presently located on the ever popular Aviemore Holiday Park and comes with a lease valid until 2040. This exceptionally well maintained unit offers well laid out accommodation suitable for family holidays or as a rental unit situated on the outskirts of Aviemore and within easy walking distance of all amenities.

- ABI 5 year old double chalet unit
- 15 year lease available on Park
- Open plan sitting / dining / kitchen area
- Master Bedroom / en-suite / walk in wardrobe
- Second twin bedroom
- Spacious family shower room
- Calor gas central heating
- Fully enclosed deck area
- Lovely views across to Cairngorms



22

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

PRICE OVER £80,000

sales@highlandpropertyservices.co.uk
www.highlandpropertyservices.co.uk

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

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ENTRANCE

From north onto enclosed deck area with door opening to the open plan sitting /dining /kitchen area.

OPEN PLAN SITTING ROOM / DINING / KITCHEN AREA

6.10m x 3.56m

This lovely room offers open views to the Cairngorms with French doors opening to the enclosed deck with a comfortable seating area to enjoy the mountain views.



Door giving entry to internal hall (2.23m x 0.75m) with access to master bedroom, twin bedroom and family shower room.

MASTER BEDROOM

3.565m x 3.56m

Comfortable double bedroom with doors to en-suite shower room and walk in wardrobe also housing electricity control gear.



BEDROOM TWO

2.45m x 1.68m



It is ideal for use by children.



FAMILY SHOWER ROOM

2.20m x 1.05m





DATE OF ENTRY

By negotiation with the vendor.

SERVICES

Bottled calor gas supply to radiators, coal effect gas fire and double oven and hob. Mains water. Metered electricity. TV point.

LEASE

The current lease terminates in 2040 terms of which are available from the Park Administration.

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.

AVIEMORE HOLIDAY PARK RULES / SITE FEES

The current site fee is £304.04 which is payable monthly by standing order. All interested purchasers are advised to check with the Holiday Park Owners for current rates and regulations which apply.

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.



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.

Highland
PROPERTY SERVICES

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Monday - Friday 9.00 am - 5.00 pm