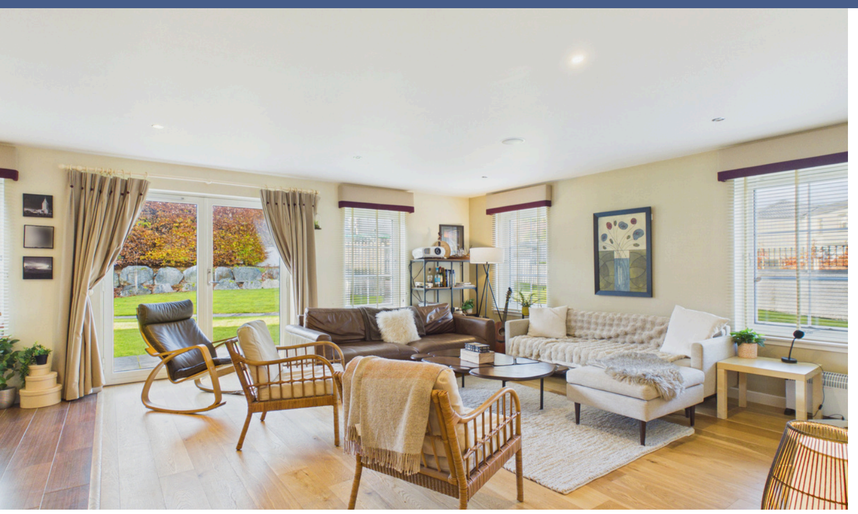
1 The Steadings
Aviemore
PH22 1NX

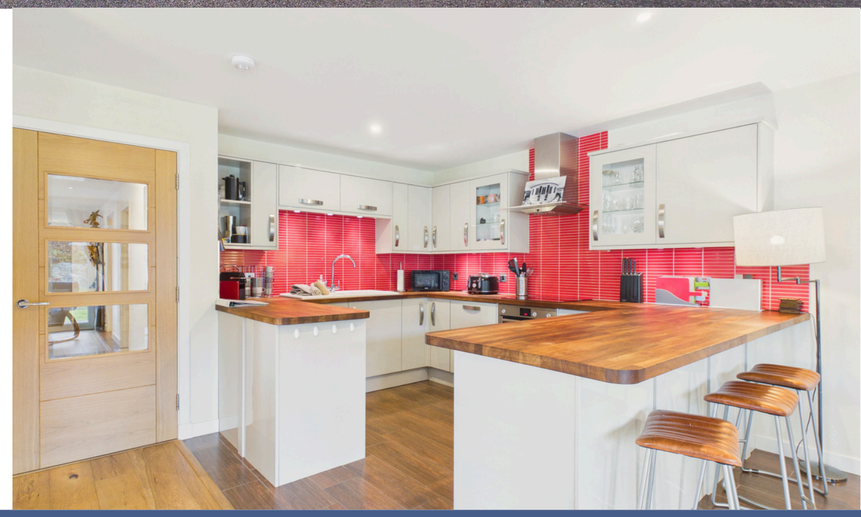
Offers over £315,000 are invited

Beautifully Presented, Luxury Three-Bedroom,
Ground Floor Apartment









Features:

- Spacious, Dual Aspect Open Plan Living-Dining-Kitchen Space
- Solid Wood Flooring Throughout Open Plan Areas
- Master Bedroom with Ensuite Shower Room
- Patio Doors to Garden Area
- Nordan Doors & Windows
- Underfloor Heating Throughout with Room Thermostats
- Off Street Parking
- Close to Woodland Walks and Bike Trails

CONTACT US :
CALEDONIA ESTATE AGENCY
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1 The Steadings is an immaculately presented luxury three-bedroom ground floor apartment, forming part of an exclusive development of just ten apartments arranged over two floors. Benefiting from its own private front door, the property offers spacious, contemporary accommodation finished to a high standard throughout.

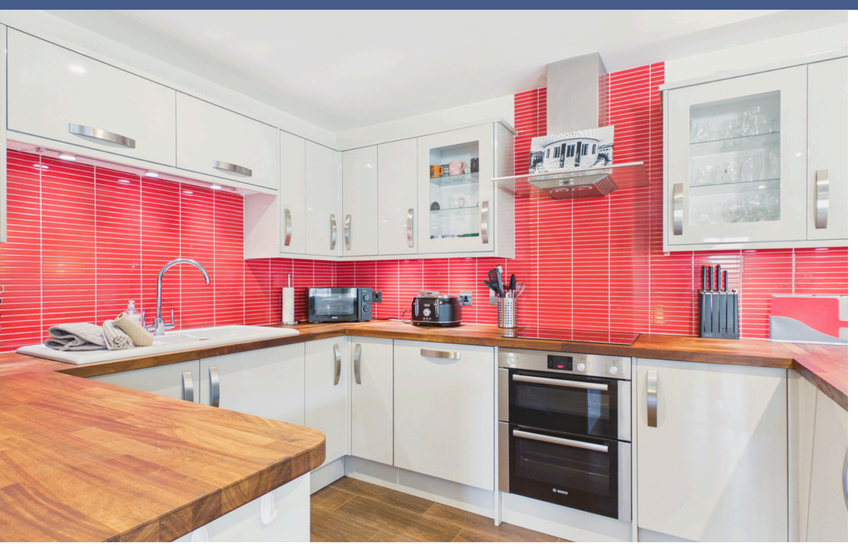
At the heart of the home is a bright and expansive dual-aspect open-plan living, dining and kitchen area, with patio doors opening onto the shared garden grounds. The stylish modern kitchen is fitted with a breakfast bar and a range of integrated appliances, including a double oven, hob, dishwasher, fridge, freezer and wine cooler.

The well-proportioned accommodation comprises three bedrooms, two of which benefit from built-in wardrobes, while the principal bedroom enjoys the added luxury of an en-suite shower room. A family bathroom with separate bath and shower, utility room and WC complete the layout.

Presented in walk-in condition, the apartment further benefits from underfloor heating throughout with individual Heatmiser temperature controls in each room. Quality finishes include Nordan doors, tilt-and-turn double-glazed windows and solid wood flooring in the open-plan living areas.

Combining modern luxury, energy-efficient comfort and a sought-after Highland location, this exceptional apartment would make an ideal permanent residence or investment opportunity.









For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on
07981 807 965.

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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 Dalfaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence. This is complemented by an abundance of wildlife and a diversity of recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, mountain biking and skiing, to name but a few.

OUTSIDE
The living area opens directly onto a private patio and shared lawn area. The Steadings occupies roughly half an acre of landscaped communal grounds, complete with lit pathways and a picturesque stream bordering the south side. Practical facilities such as a bike shed, bin storage, and a drying area are thoughtfully provided alongside multiple dedicated parking spaces. Positioned right on the doorstep of local woodland walks and bike trails, this property offers an ideal blend of convenience and countryside charm.

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

INCLUDED
The property can be sold as seen. All furniture is being sold on separate negotiation with the seller.

SERVICES
Electricity, water and drainage.

COUNCIL TAX
Currently run as a business. Rateable value £6,900.
For residential purposes, discounts are available for single person occupancy.







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: D
·Home Report Value: £315,000

PRICE
Offers Over £315,000 are invited. 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 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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