

10 Seafield Place Aviemore PH22 1RZ

Offers Over £140,000 are invited

Two-Bedroom First Floor Apartment in
Popular Residential Area of Aviemore



Features:

- Spacious Living Room with Open Fire
- Views of the Cairngorm Mountains to the back and Craigellachie Nature Reserve to the Front
- Generous Enclosed Garden Space
- UPVC Double Glazing and Electric Storage Heating
- Communal Car Park
- Close to Local Amenities

CONTACT US :

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No. 10 Seafield Place is a spacious first-floor flat forming part of a traditional block of four properties. Ideally situated in the heart of Aviemore, the property is within easy reach of a wide range of local amenities and enjoys delightful views of the Cairngorm Mountains to the rear and the Craigellachie Nature Reserve to the front.

The accommodation is centred around a bright and welcoming living room, creating a cosy focal point with its open fireplace and attractive mountain views. The kitchen further benefits from a useful pantry cupboard, providing excellent storage for dry goods.

Additional features include UPVC double glazing, electric storage heating, and two generously proportioned double bedrooms, one of which benefits from a free-standing wardrobe.

Offering excellent value for money, this appealing home would be ideally suited to first-time buyers, those looking to downsize, or investors seeking a buy-to-let opportunity. Early viewing is highly recommended to fully appreciate the spacious accommodation and generous outdoor space on offer.



For more information on this 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 Dalhabor, 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

A shared paved pathway leads to the front entrance, with a neatly maintained lawned area to one side. The substantial garden extends from the side of the property down to the road below, creating an extensive and enclosed outdoor space. While the garden is shared with the ground floor flat, with each property owning a designated half, the areas are not physically divided by fencing, resulting in an open and attractive setting. Predominantly laid to lawn, the garden is enhanced by a variety of mature trees and shrubs and includes two useful log stores. Ample communal parking is conveniently located to the front of the property.

INCLUDED

All floor coverings, blinds and light fittings. Furniture can be included if desired.

SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band B (£1778.24 p.a 2026/27) including water rates.
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: [10 Seafield Place.pdf](#)
- Postcode: PH22 1RZ
- EPC Rating: F
- Home Report Value: £140,000

PRICE

Offers Over £140,000 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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