

The View, 10 Newlands Road
Aviemore
PH22 1TJ

Offers over £200,000 are invited

Beautifully Presented Two-Bedroom Top Floor
Apartment with Spectacular Mountain Views



Features:

- Open Plan Lounge Kitchen & Dining Area
- Dual Aspect Mountain Facing Balcony Doors
- Master En-suite Bedroom & Double/Twin Bedroom
- Full Nordan Timber Double Glazing & Gas Central Heating
- Hive Smart Heating Controls
- Dedicated Parking Space
- Close To Local Woodland Walks & Bike Trails

CONTACT US :
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The View at 10 Newlands Road is a beautifully presented top-floor apartment, situated within the sought-after Lochan Mor development on the northern edge of Aviemore. Forming part of an exclusive block of just six apartments, the property was built in 2006 to a high specification and remains in immaculate walk-in condition.

The accommodation benefits from a secure entrance with intercom system, Nordan doors and timber double glazing, gas-fired central heating, and a well-equipped kitchen with integrated appliances and breakfast bar. There are two generous double bedrooms, both featuring built-in wardrobes, including a master bedroom with en-suite shower room, together with a stylish family bathroom. Further benefits include ample storage space, with a large entrance cupboard, an airing cupboard, and a spacious loft.

The bright open-plan living, dining and kitchen area enjoys truly spectacular views towards the Cairngorm Mountains through the Lairig Ghru, while side-facing windows in the kitchen and bedrooms take in the landscape of the Craigellachie Nature Reserve. Offering spacious, low-maintenance living in a desirable location close to local amenities, this apartment would make an ideal permanent residence or investment property.



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 Dalnaber, 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 communal entrance with security door gives access to the building. There are communal garden areas with clothes drying facilities and bin stores. There are also communal parking spaces at the front of the building.

MAINTENANCE

A management fee of £105.00 per month is payable which covers buildings insurance, communal cleaning, garden maintenance and grass cutting.

INCLUDED

All floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

SERVICES

Electricity, water, gas and drainage.

COUNCIL TAX

Currently run as a business. Rateable value £4,600. For residential purposes, Council tax band C (£2032.28 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:
- Postcode: PH22 1TJ
- EPC Rating: D
- Home Report Value: £200,000

PRICE

Offers Over £200,000 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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