Flat 2, 164 Grampian Road
Aviemore
PH22 1RN

Offers over £210,000 are invited

Three-Bedroom, Ground Floor Apartment in Central Village Location









Features:

- Spacious, Dual Aspect Living-Dining Space
- Master Bedroom with Ensuite Shower Room
- Limited Views to the Cairngorm Mountains & Craigellachie Nature Reserve
- Timber Double Glazing & Electric Storage Heating
- Intercom Entry System
- Off Street Parking
- Close To Local Amenities

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
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01479 810 531

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Flat 2 at The Glen is a spacious three-bedroom ground floor apartment, ideally situated in the heart of Aviemore and within easy walking distance of a wide range of local amenities. The accommodation is centred around a bright dual-aspect living room, offering ample space for both relaxation and dining while enjoying views towards the Craigellachie Nature Reserve and the village's main street. A separate kitchen is well equipped with an integrated oven and hob and provides additional space for dining.

A generous hallway leads to three well-proportioned double bedrooms, all benefiting from built-in wardrobes. The master bedroom enjoys the added convenience of an en-suite shower room, while the second bedroom boasts lovely views towards the Cairngorm Mountain range. A family bathroom completes the accommodation.

Further benefits include timber double glazing, electric storage heating and a secure intercom entry system. Externally, the property enjoys dedicated resident parking to the rear, along with communal bike and bin storage facilities.

This attractive apartment would make an excellent permanent residence or investment opportunity in a sought-after Highland location.









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 grounds to the front of the building are enclosed by traditional dry-stone dykes and laid to gravel for ease of maintenance. To the rear, a spacious residents' parking area is enclosed by timber fencing. Each property benefits from an allocated numbered parking space, with additional visitor parking available. A timber bike and bin store provides further practical outdoor storage.

MAINTENANCE
A management fee of approx £42 per month is payable which covers buildings insurance, grounds maintenance and communal cleaning.

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

SERVICES
Electricity, water and drainage.

COUNCIL TAX
Council tax band E (£2944.16 p.a. 2026/27), including water rates. 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 1RN
·EPC Rating: C
·Home Report Value: £210,000

PRICE
Offers Over £210,000 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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