

85 Grampian Road  
Aviemore  
PH22 1RH

Offers Over £210,000 are invited.

Beautifully Finished Two Bedroom  
Apartment Situated In The Heart Of The  
Village



## Features:

- Fully renovated two bedroom luxury apartment
- Ideally located in the heart of the village
- Bright, open plan living space benefiting from a modern kitchen
- New double glazing and "Roinge" total control electric heating
- En-suite master bedroom

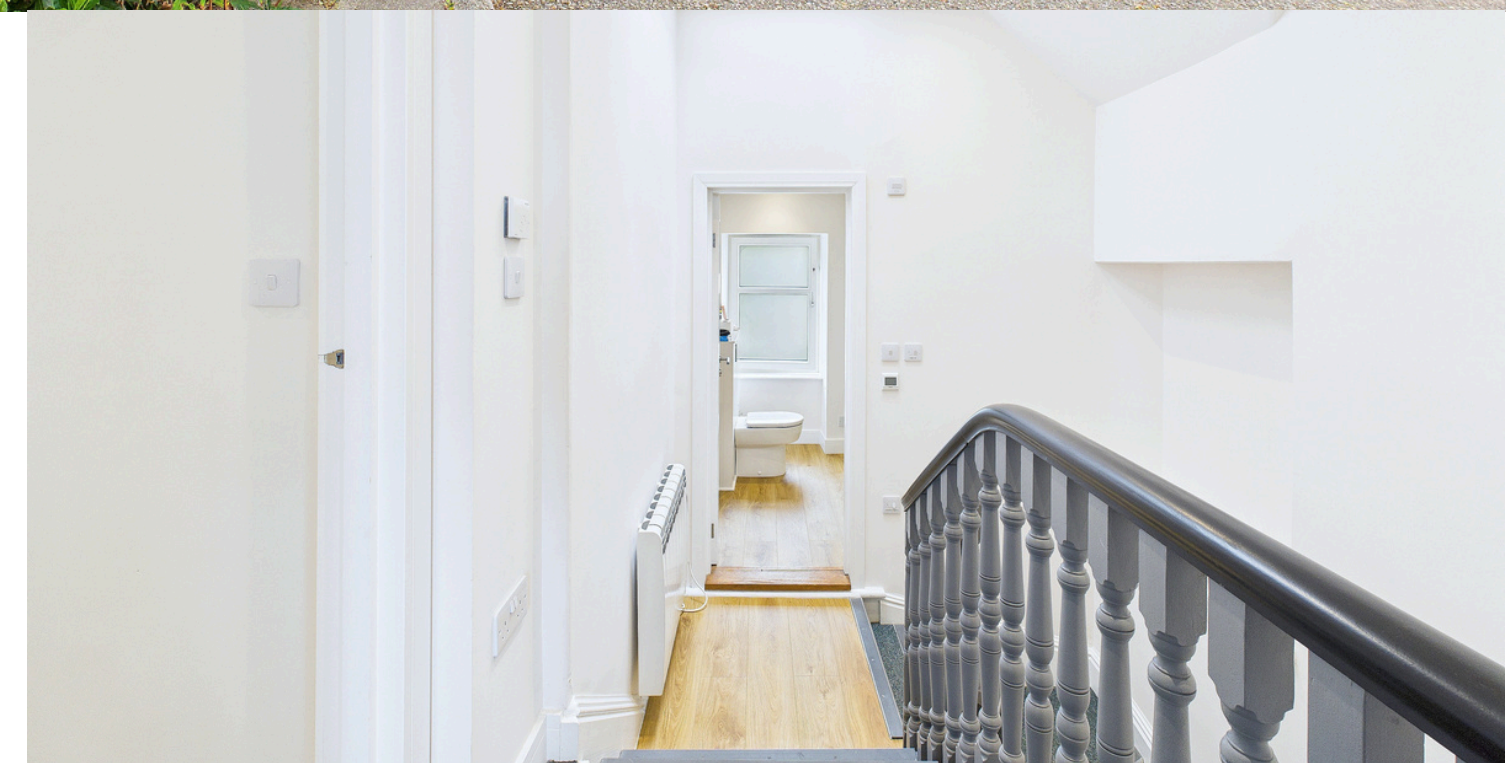
CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531



No 85 Grampian Road offers a fantastic opportunity to purchase a rarely available property, enjoying an ideal location in the heart of the village.

The property, which was previously office accommodation, has very recently been fully renovated and converted into a stylish two bedroom, luxury apartment. Added advantages include bright, open plan living area, en-suite master bedroom and loft with storage space. Modern finishes, such as painted white skirtings, facings and doors and coloured kitchen units with integrated appliances bring the property up to date, yet it retains some features such as the painted timber balustrade and coombed ceilings. It also benefits from new double glazing and "Roite" electric heating, which can be controlled remotely.

This desirable apartment is likely to be very popular and would lend itself well to either residential or holiday let/investment property, given its accessible location.



For more information on this beautiful 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.



## INCLUDED

Carpets, floorcoverings and light fittings. Other items are available by separate negotiation.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band C (£2032.28 pa 2026/27), including water rates.

Discounts are available for single occupancy.



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## HOME REPORT

A Home Report is available from [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk) or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=d51qdNXqjSKtIjvm6hF8Ug%3d%3d>
- Postcode: PH22 1RH
- Energy Performance Certificate Rating: Band C
- Home Report Value: £210,000

## PRICE

Offers Over £210,000 are invited for this property.

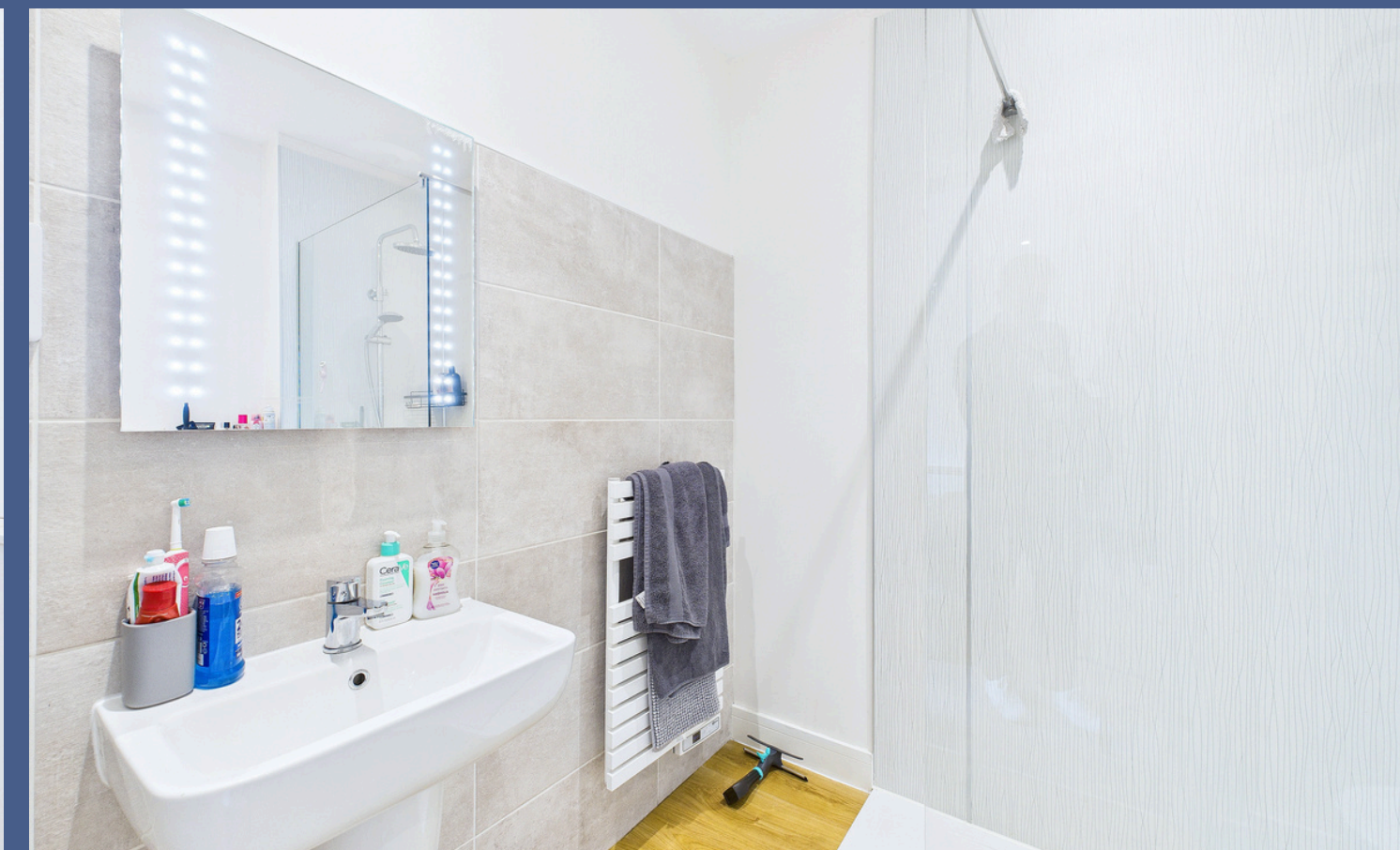
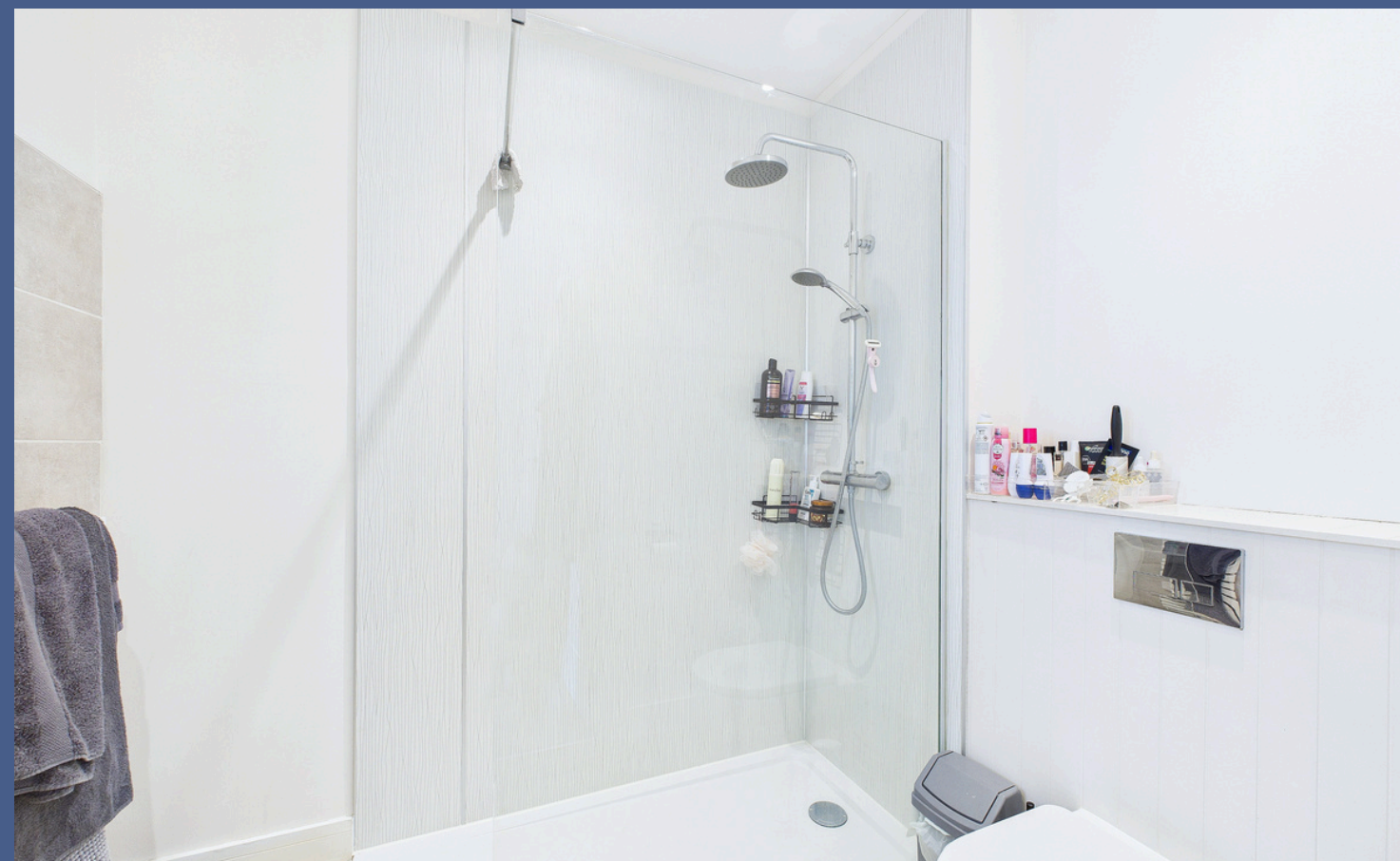
The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewings are by appointment 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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