

# 9 Watkinson Court Aviemore PH22 1UD

Offers Offer £205,000 are invited

Modern Two Bedroom Semi-Detached Villa Offering Great Views Of Surrounding Hills



## Features:

- Lounge & Dining Area with French Doors To Rear Garden
- Modern Kitchen, Family Bathroom & WC
- Full Double Glazing, Gas Central Heating & Multifuel Stove
- Private Parking With Driveway
- Quiet Cul-De-Sac Location with Generous Garden Grounds
- Patio Area & Timber Lean-To
- Close to Local Woodland Walks & Bike Trails

CONTACT US :  
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No 9 Watkinson Court is an attractive 2-bedroom semi-detached villa built approximately 15 years ago in a modern residential development on the edge of Aviemore. Located within a quiet cul-de-sac, the property offers excellent views of both the Cairngorm Mountains and Craigellachie Nature Reserve. The generous accommodation includes a comfortable lounge with French Doors opening to the rear garden, modern kitchen, family bathroom and ground floor cloakroom. The property also benefits from full double glazing & thermostatically controlled calor gas central heating and a feature wood burning stove.

The front garden is open plan with a driveway for private parking. The rear garden is fully enclosed by timber fencing and benefits from a large lawn, patio area offering space for garden furniture with a timber lean-to and a garden shed.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759119411.



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 primary school and community centre, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and 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.



## ACCOMMODATION:

Hallway 3.23m x 1.50m

Security front door opens into the hallway. Doors off to lounge, kitchen and WC. Built-in storage cupboard with coat hooks and housing the electricity consumer boxes. Central heating and hot water controls. Smoke detector. Ceiling coving. Central heating radiator. Laminate flooring. Staircase to first floor

WC 1.90m x 1.00m

Two-piece white suite comprising of a corner wash hand basin with mixer tap and WC. Wall tiling above wash hand basin. Bathroom accessories. Ceiling light. Central heating radiator. Vinyl flooring. Opaque window to the front.

Kitchen 3.11m x 2.70m

Modern kitchen with fitted base and wall units incorporating the electric oven, gas hob and extractor hood above, and a stainless-steel sink with mixer tap. Under unit lighting. Plumbed for automatic washing machine and dishwasher. Space for fridge and freezer. Wall tiling above work surfaces. Pendant light. Central heating radiator. Vinyl flooring. Double window to side. (Gas central heating boiler can be found in the cupboard)

Lounge/Dining Area 5.41m x 3.30m

Bright comfortable room with French doors opening to the rear garden and patio area. Space for lounge and dining furniture. Adequate space for hosting friends and family. Feature wood burning stove set on a slate hearth. TV and telephone points. Ceiling coving. Two spotlight rails. Central heating radiator. Laminate flooring.



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## FIRST FLOOR

Carpeted staircase leads to first floor landing.

Landing 4.40m x 2.15m

Spacious landing with doors off to the bedrooms and bathroom. Two built-in storage cupboards. Loft hatch. Ceiling coving. Smoke detector. Pendant light. Central heating radiator. Fitted carpet.

Bathroom 2.20m x 2.00m

Three piece white suite comprising of vanity wash hand basin, WC and bath with mixer shower and glazed side screen. Wall tiling around the suite. Shaver point. Extractor fan. Recessed lighting. Central heating radiator. Vinyl flooring. Velux window to the rear.

Master Bedroom 3.20m x 3.18m

Double bedroom with windows to the front offering great views of surrounding hills. Built-in wardrobes with folding doors, hanging and storage space. TV & telephone points. Pendant light. Central heating radiator. Fitted carpet.

Bedroom 2 3.12m x 2.93m

Double room with two windows to the rear offering views of Craigellachie Nature Reserve. Built-in wardrobe with hanging and storage space. Pendant light. Central heating radiator. Fitted carpet.

Garden

The front garden is open plan and mainly graveled with a lock block driveway and a pathway to the front door. The rear garden is enclosed by high level timber fencing with access gates at the side and laid to lawn with patio and drying areas. Timber Lean-to offering sheltered seating area. Mixture of plants, trees, and shrubs. Timber garden shed and woodstore.

## SERVICES

Mains electricity, water and drainage. Telephone. Sky dish.

## COUNCIL TAX

Currently council tax band C (£1715 per annum) includes water rates. Discounts available for single occupancy.

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## HOME REPORT

A Home Report is available from our website ([www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk)) Alternatively, please use the following link:

Postcode: PH22 1UD

Reference:

Energy Performance Certificate Rating: Band C

## PRICE

Offers Over £205,000 are invited for this property.

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

## INCLUDED

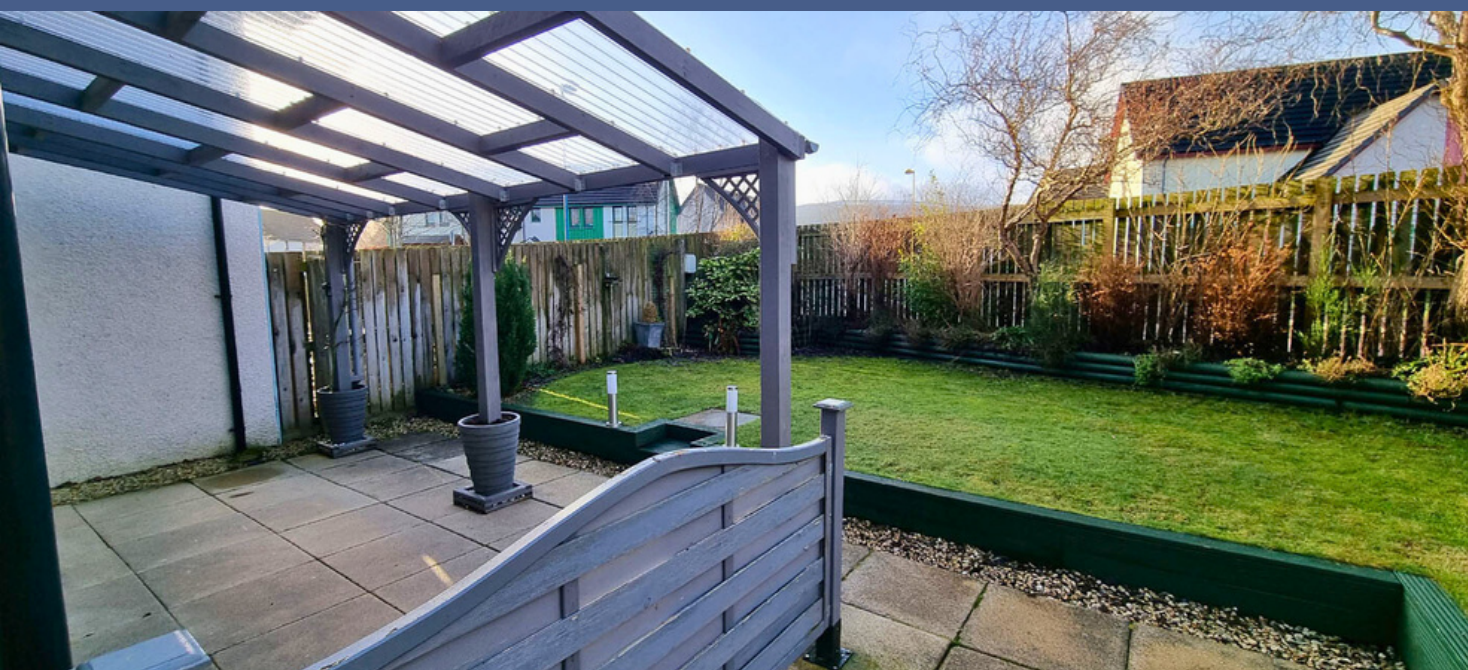
Floor coverings, light fittings and blinds.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is 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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