

# 44 Newlands Road Aviemore PH22 1TJ

OFFERS OVER £195,000

Beautifully Finished Two Bedroom  
First Floor Apartment Offering  
Incredible Views



## Features:

- Open Plan Lounge Kitchen & Dining Area
- Master En-suite Bedroom & Double/Twin Bedroom
- Full Double Glazing & Gas Central Heating
- High Quality Specifications Throughout
- Stunning Views Of Craigellachie Nature Reserve & Beyond
- Close To Local Woodland Walks & Bike Trails

## CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

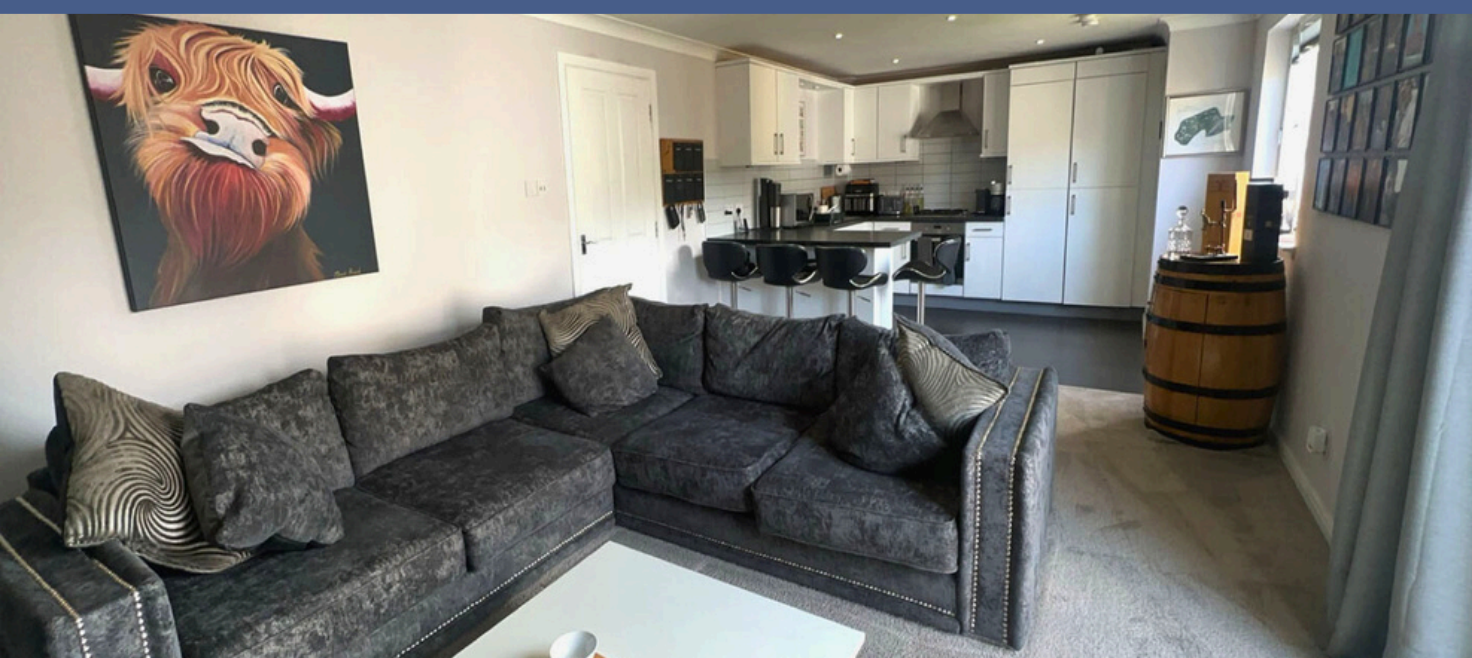
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01479 810 531





44 Newlands Road is an executive two-bedroom first floor apartment, set within a contemporary development at the north end of the village. This apartment is one of the larger designs which include an en-suite master bedroom and open plan lounge, kitchen, and dining area. It is sold in immaculate condition with high internal specifications which include a newly fitted kitchen and two upgraded bathroom suites. The newly fitted kitchen benefits from integral appliances including a gas hob, electric oven and grill, fridge/freezer and dishwasher. Other benefits include a generous sized lounge with a Juliette balcony offering breathtaking views of surrounding hills. The property is very efficient and includes full double glazing throughout and gas central heating with individual room thermostats. This property would make an ideal residential, second home or potential "holiday let" investment. Viewing is highly recommended to appreciate the immaculate condition of this contemporary appartement.



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 at the foothills of the Cairngorms, offering many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. There has been a recently launched and widely publicised development programme for the village, including National Park status, a new Aviemore leisure & conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalnaber. These developments will enable the village to reposition itself as an all year round centre of tourism excellence.



## ACCOMMODATION:

Front Vestibule 2.35 x 1.20m

The building is accessed by an intercom security entrance door. The front vestibule has a security entrance door with spy hole, chain and letter box. Built in storage cupboard which also contains electric fuse box. Ceiling coving. Radiator. Door to inner hall.

Inner Hall 2.20 x 2.20m

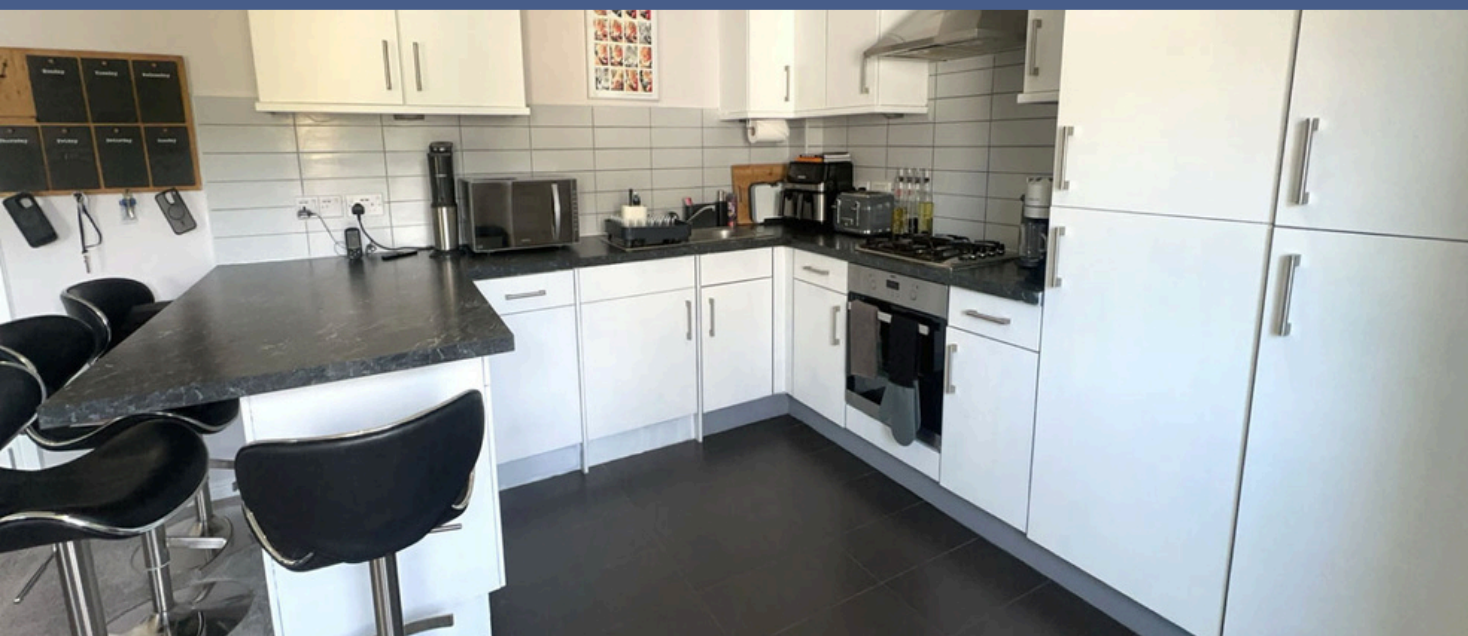
Built in linen cupboard which also contains a pressurised hot water tank. Ceiling coving. Intercom telephone. Heating & hot water control panel. Thermostat. Smoke detector. Radiator. Doors off to all accommodation.

Lounge 3.85 x 4.00m

Bright open plan room with a Juliette balcony offering amazing views over towards Craigellachie Nature Reserve. Stunning tiled media wall. Space for lounge furniture. Recessed lighting. Radiator. Fitted carpet. Open plan to kitchen.

Kitchen/dining 4.40 x 4.00m

Modern fitted kitchen with base and wall units incorporating electric oven, gas hob with stainless steel extractor hood, stainless steel sink with mixer tap, worktops with breakfast bar. Integrated appliances that include a fridge/freezer and dishwasher. Wall tiles around work surfaces. Ceiling coving. Radiator. Double windows with views to rear garden and Craigellachie Nature Reserve.



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Bathroom 2.45 x 2.18m

Three-piece white suite, comprising WC and wash hand basin set in vanity unit, bath with shower attachment and glazed side screen. Fully tiled suite. Wall mirror. Extractor fan. Bathroom accessories. Recessed lighting. Radiator.

Master en-suite bedroom 3.35 x 3.05m

Double room with window to the front offering views of surrounding hills. Built in double wardrobe with hanging and storage space. Ceiling coving. TV and two telephone points. Radiator. Fitted carpet. Door to ensuite.

En-Suite 2.20 x 1.70m (inc shower recess)

Three piece white suite, comprising WC and wash hand basin set in vanity unit, double size shower unit with mixer shower over. Wall tiles around shower and above vanity unit. Extractor fan. Bathroom accessories. Tiled floor.

Bedroom 2 3.85 x 2.90m

Double/twin room with window to front offering natural daylight. Built in double wardrobe with hanging and storage space. Pendant light. Radiator. Fitted carpet.

Garden

Communal area mostly lawned with clothes drying facilities, open storage area and bin shed.

MAINTENANCE

A Management fee of approx £500.00 per annum is payable which covers buildings insurance, communal cleaning, garden and grass cutting.

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## INCLUDED

All floor coverings, light fittings and blinds and curtains all where fitted. All integral appliances in the kitchen.

## SERVICES

Mains electricity, LPG gas supply, water & drainage, telephone.

## COUNCIL TAX

Currently Band C. £1715 P.A in 2023/24. (Including water rates) Discounts apply for single person occupancy.

## HOME REPORTS

A Home Report is available by using the following link:

- Reference:
- Postcode: PH22 1TJ
- Energy Performance Certificate Rating C



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## PRICE

Offers Over £195,000 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

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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