

10 Caledonia Place Aviemore PH22 1NW

Offers Over £300,000 are invited.

Luxurious Three Bedroom Apartment
Offering Incredible Views of The
Cairngorm Mountain



Features:

- Spacious Open Plan Lounge, Dining & Kitchen Area
- Three Double Bedrooms/ 2 En-suite Shower Rooms
- Upgraded Quartz Kitchen Worktops
- Full Double Glazing & Eco-friendly Biomass Heating
- Well Maintained Garden Grounds
- On Street Parking With Electric Charge Points
- Close To Local Woodland Walks

CONTACT US :

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No 10 Caledonia Place is a three bedroom first floor apartment offering luxury living with breathtaking views of both The Cairngorm Mountain and Craigellachie Nature Reserve. Caledonia Place offers a unique blend of luxury living with modern amenities. From stunning views to high-end finishes, this apartment is perfect for those looking for a sophisticated and contemporary lifestyle. With spacious layouts and upscale features, Caledonia Place sets a new standard for luxury living in the Cairngorm National Park. This specific apartment has been upgraded to include quartz kitchen worktops, "somfy" electric blinds and high quality floor coverings. Other notable benefits include "Smith & Frater" kitchens with integrated appliances, designer "Porcelanosa" sanitary ware in bathrooms and en-suites, highly insulated timber frame windows and external doors and pre-finished internal doors.



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.



Located within a well-established residential area at the North end of Aviemore, The Peaks development will be a mixture of two and three bedroom high quality apartments, all benefiting from a community biomass heating system. Biomass materials are considered a carbon-neutral source of energy; despite producing carbon dioxide, they only release approximately the same amount they absorb while growing. Situated at the heart of the Cairngorm National Park, and at the head of the Speyside way, Aviemore, the biggest community within the Cairngorm National Park, is easily accessed by rail, bus and car and is a town for all seasons, set in some of the most imposing surroundings Scotland's great outdoors has to offer. There are a diverse range of pursuits available for all ages, including hill walking, rock climbing, ski-ing, canoeing, gorge walking or mountain biking to name but a few, all set within spectacular scenery.

ACCOMMODATION:

This specific apartment is accessed via a private entrance. The shared hallway offers both stair and lift access.

Entrance Hall

Spacious entrance hallway accessed via a Nordan security entrance door. Three built-in storage cupboards housing ECU and underfloor heating controls. High quality floor coverings. Doors off to all accommodation.

Lounge/Dining Area

8.40m x 3.36

Breathtaking open plan living area with two picture windows offering incredible panoramic views of the Cairngorm Mountain. Adequate space for both lounge and dining room furniture. TV and internet points. Great space for hosting friends and family. Recessed lighting. Radiators. Fitted carpet. Juliette balcony opening from the dining area. Double glazed doors to kitchen.

Kitchen

4.64m x 3.46m

Stunning contemporary kitchen and dining area benefiting from upgraded quartz worktops and breakfast bar. Fitted base and wall units incorporating oven, hob, microwave, fridge, freezer and dishwasher with stainless steel sink and mixer tap. Splash back around work surfaces. Feature spotlights above breakfast bar. Recessed lighting. Radiators. Oak flooring. Picture window offering natural daylight and great views of surrounding hills. Door to inner hallway.

Utility Area

1.86m x 2.18m

Laminate work top with stainless steel sink and mixer tap. Plumbed for washing machine and space for tumble dryer. Recessed lighting. Radiator. Extractor. Window to the rear.



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Master en-suite bedroom 3.50m x 3.20m

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

En-Suite 2.07m x 1.53m

Three piece white suite, comprising WC and wash hand basin, single shower unit with mixer shower over. Fully tiled "Porcelanosa" suite. Extractor fan. Bathroom accessories. Opaque window to the side.

Bedroom 2 3.04m x 2.66m

Double room with window to the side offering natural daylight. Built in wardrobe with hanging and storage space. Pendant light. Radiator. Fitted carpet.

En-Suite 1.94m x 1.56m

Three piece white suite, comprising WC and wash hand basin, single shower unit with mixer shower over. Fully tiled "Porcelanosa" suite. Extractor fan. Bathroom accessories. Opaque window to the side.

Bedroom 3 3.00m x 2.96m

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



Bathroom 4.69m x 1.48m

Four piece white suite, comprising WC, wall hung wash hand basin, walk-in shower cubicle with glazed screen and bath with mixer tap. Fully tiled "Porcelanosa" suite. Wall mirror. Extractor fan. Bathroom accessories. Recessed lighting.

Outside

Communal areas are mostly lawned with clothes drying facilities, bike store and bin shed.

MAINTENANCE

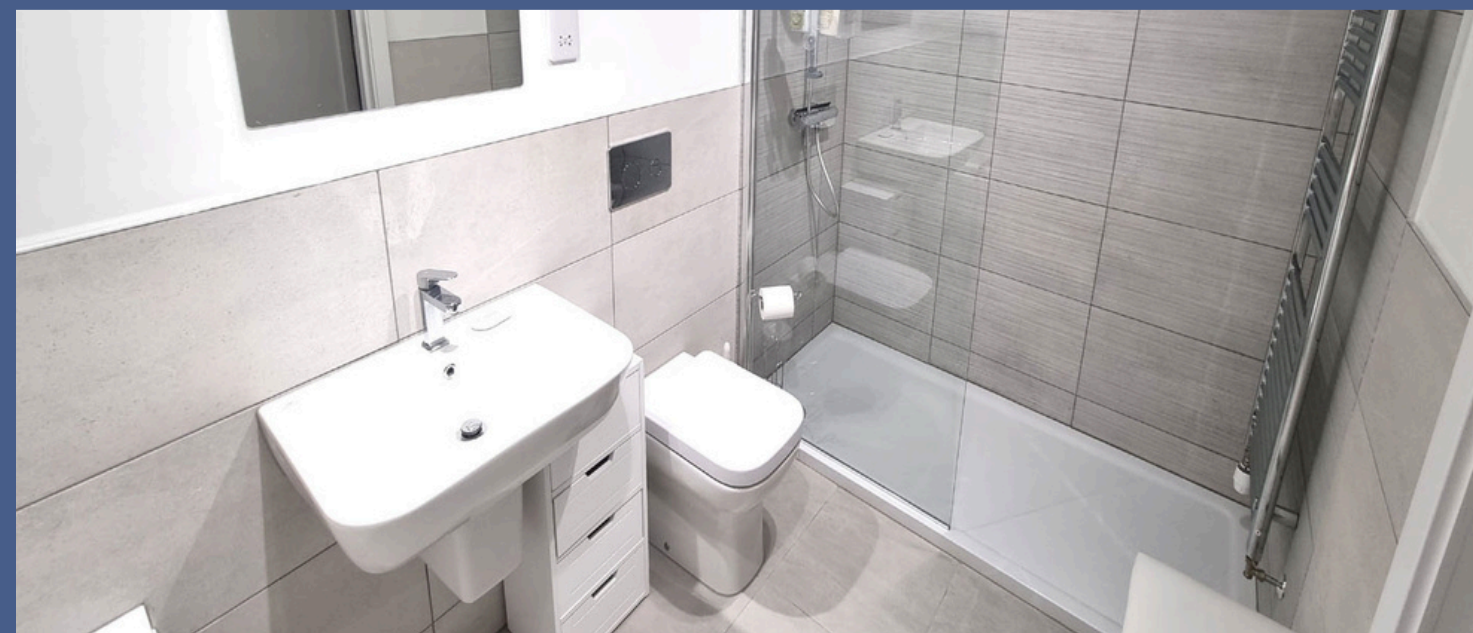
A Management fee of approx. £1050.00 per annum is payable which covers buildings insurance, lift maintenance, communal cleaning and grass cutting.

INCLUDED

All floor coverings, light fittings and blinds and curtains all where fitted. All integral appliances in the kitchen. This property can be sold with all the furniture. If interested an inventory list can be provided.

SERVICES

Mains electricity, Biomass heating, LPG gas backup supply, water & drainage, telephone.



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COUNCIL TAX

Currently Band D. £1929 P.A in 2024/25. (Including water rates) Discounts apply for single person occupancy.

HOME REPORTS

A Home Report is available by using the following link:

·Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=INeSBPq8GyHiJabfGnmj6A%3d%3d>

·Postcode: PH22 1NW

·Energy Performance Certificate Rating C

PRICE

Offers Over £300,000 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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