

5 Watkinson Court
Aviemore
PH22 1UD

OFFERS OVER £145,000

Beautifully Finished One Bedroom
Ground Floor Apartment In A Popular
Residential Area Of Aviemore



FEATURES :

- Lounge, Kitchen, Bedroom & Bathroom
- Full Double Glazing & Biomass Underfloor Heating
- Modern Fitted Kitchen With Integrated Appliances
- Off Street Parking Close To Local Facilities
- Communal Garden Grounds

CONTACT US :

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No 5 Watkinson Court is an attractive ground floor cottage flat, located near the end of a short cul-de-sac within the popular Lochan Mor residential area at the north end of Aviemore. Built in 2007, it is sold in immaculate decorative order benefiting from a new bathroom, high quality floor coverings and modern kitchen. The property also benefits from double French windows opening from the lounge to the garden and patio area, excellent room sizes with a total floor area of approximately 60m². It is designed for low energy costs with a bio mass central heating with underfloor heating, modern standards of insulation and full double glazing. There is a communal garden and clothes drying area. Car parking is to the front.



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 and conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalfaber. These developments will enable the village to reposition itself as an all year round centre of tourism excellence.

ACCOMMODATION:

Entrance Hall

Security door with opaque panel, spy hole and letter box opens to the hall. Build-in cupboard suitable for coats and other storage. Walk-in storage cupboard with which also contains pressurised hot water tank, biomass boiler and electrical fuse boxes. Telephone point. Smoke detector. Pendant light. Laminate flooring. Glazed door to lounge.

Lounge

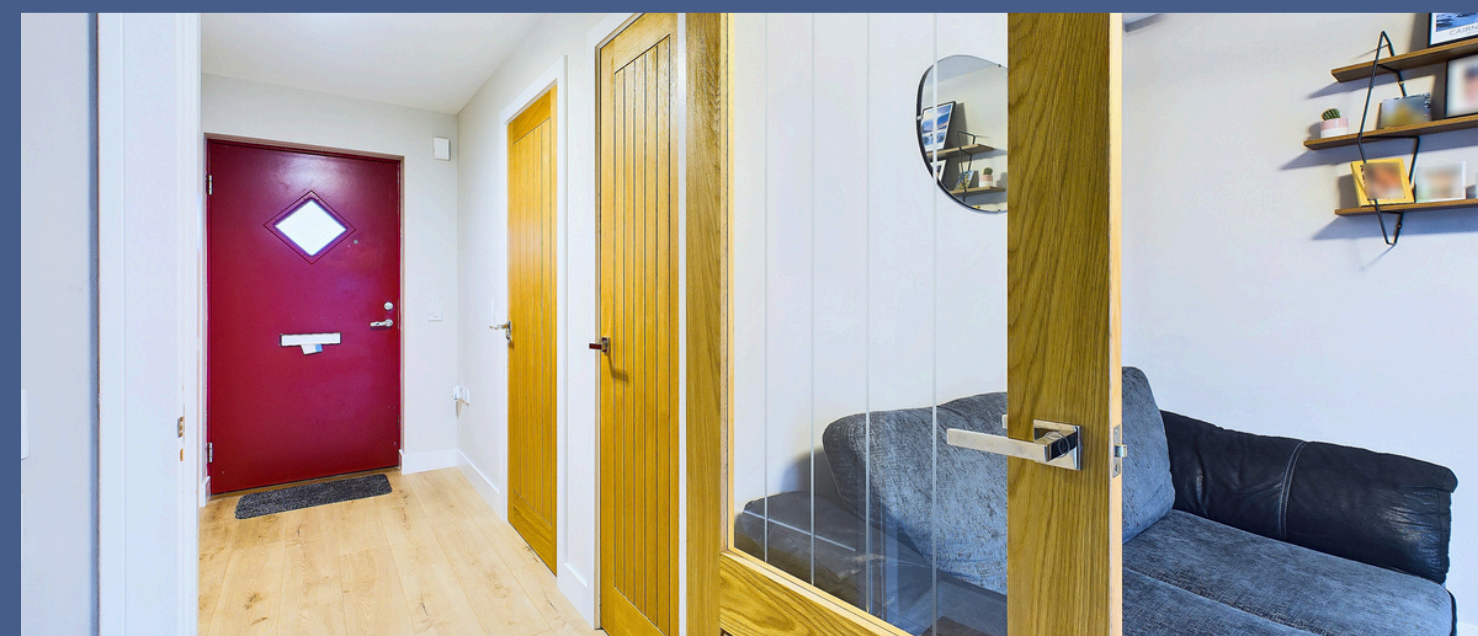
Bright and spacious extended room with French windows opening onto the rear patio and garden. Satellite and telephone points. Room thermostat. Ceiling light. Laminate flooring. Space for dining. Glazed door to hall and opening to kitchen.

Kitchen

Fitted base and wall units incorporating a breakfast bar for casual dining. Integral appliances include Lamona fan assisted cooker and hob, stainless steel sink. Plumbed for automatic washing machine. Space for fridge & freezer. Partial wall tiling. Central heating and hot water controls and room thermostats. Tile effect laminate flooring. Double windows to rear garden.

Bedroom

Large double bedroom with double windows to the front. Built-in double wardrobe with hanging and storage space. Telephone point. Pendant light. Fitted carpet.



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Bathroom

Tastefully finished three piece bathroom suite comprising of WC, pedestal wash hand basin and bath with rain shower and glazed side screen. Wall tiles around bath and sink. Extractor. Ceiling light. Heated towel rail. Vinyl flooring. Opaque window to the front.

Outside

At the front of the property is a car parking area. To the side is a graveled drying area with rotary clothes driers. A communal garden lies to the rear which is mainly lawned with patio areas in front of the French windows.

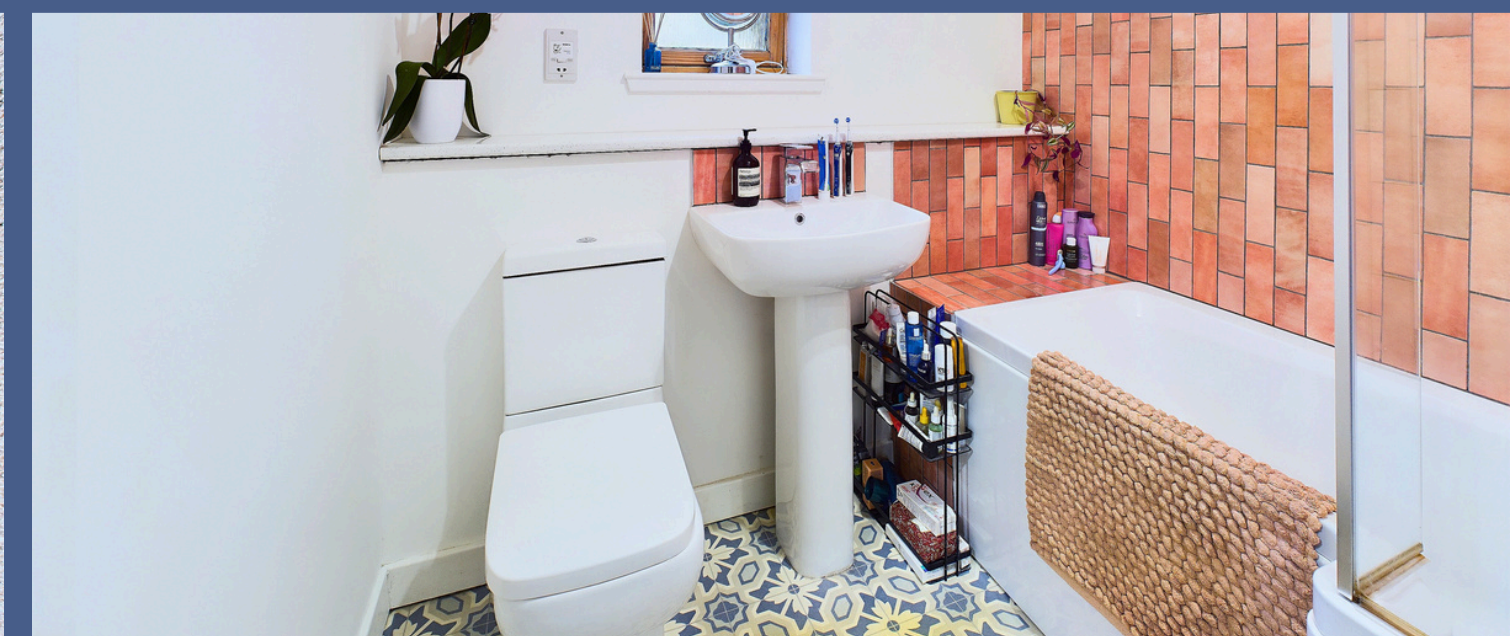
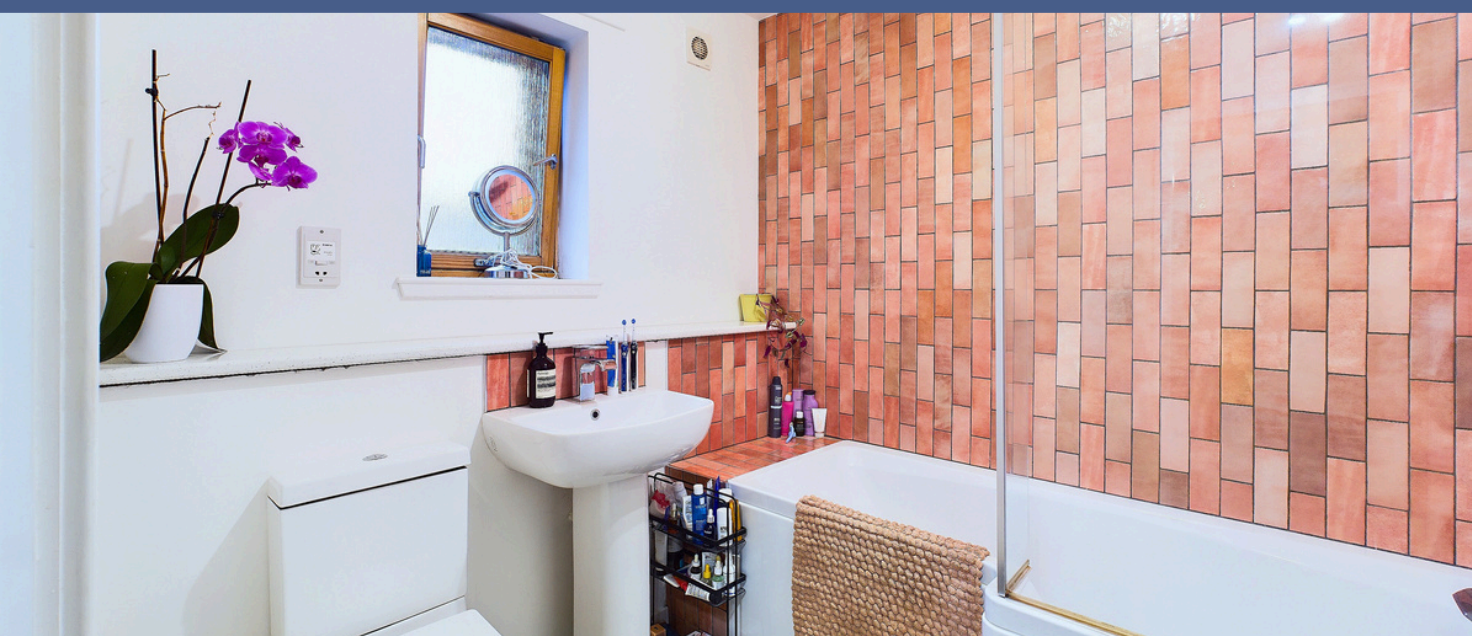
Included

Fitted carpets, curtains & light fittings. Integrated kitchen appliances.

Council Tax

Band B - £1535 per annum including water rates.

Discounts are available for single person.



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SERVICES

Mains electricity, water and drainage. Telephone.

Home Report

A Home Report is available for this property. Please use the following link:

·Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=cePpDI0cU%2b1s4HhFhyz0AA%3d%3d>

·Postcode: PH22 1UD

EPC Band C

Price

Offers Over £145,000 is 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 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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