

# 1 Newlands Road Aviemore PH22 1TJ

Offers Over £245,000 are invited.

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



## Features:

- Double Aspect Lounge With French Doors To Rear Garden
- Modern Kitchen & Dining Area
- Full Double Glazing & Biomass Underfloor Heating
- Private Parking With Driveway
- Quiet Cul-De-Sac Location with Generous Garden Grounds
- Close to Local Woodland Walks & Bike Trails

CONTACT US :  
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No 1 Newlands Road 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 and dining area, family bathroom and ground floor cloakroom. The property also benefits from full double glazing & thermostatically controlled community biomass underfloor heating. This generously sized villa will make a great family home, in a popular family oriented area of Aviemore. Viewing is highly recommended to appreciate the spacious accommodation on offer.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965.



The front garden is mainly laid to lawn with a driveway for private parking. The rear garden is fully enclosed by timber fencing and benefits from a large lawn area offering space for garden furniture and a timber garden shed.

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 Dalnaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

## ACCOMMODATION:

### Entrance Vestibule

A timber security door with glazed viewing panel opens to the vestibule. Space for furniture. Coat hooks. Ceiling light. Laminate flooring. Door to WC and inner hall.

### WC

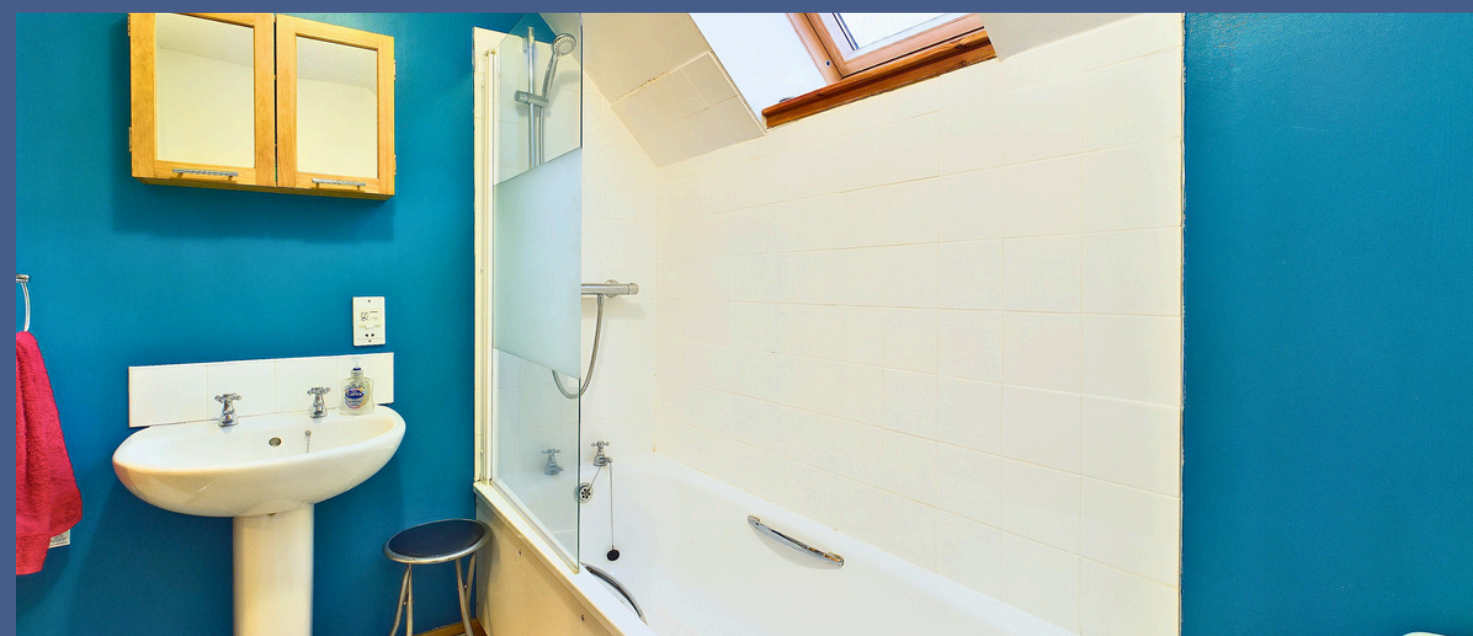
Two-piece white suite comprising of a wash hand basin and WC. Wall tiling above wash hand basin. Bathroom accessories. Ceiling light. Vinyl flooring. Opaque window to the front.

### Hallway

Doors off to lounge, kitchen and vestibule. Built-in understairs storage cupboard. Smoke detector. Fitted carpet. Staircase to first floor landing.

### Lounge

Bright, comfortable double aspect room with French doors opening to the rear garden and window to the front offering views of surrounding hills. Space for furniture. Adequate space for hosting friends and family. TV and telephone points. Ceiling light. Fitted carpet.



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### Kitchen/Dining Area

Modern kitchen with fitted base and wall units incorporating a stainless-steel sink and extractor above the freestanding electric cooker. Space for washing machine, dishwasher and fridge freezer. Great space for both family and formal dining. Central heating and hot water controls. Spotlight rail. Laminate flooring. Door and window to the rear garden.

## FIRST FLOOR

### Landing

Spacious landing with doors off to the bedrooms and bathroom. Built-in storage cupboards. Loft hatch. Smoke detector. Pendant light. Central heating radiator. Fitted carpet. Velux window allowing natural daylight.

### Master Bedroom

Double bedroom with windows to the rear offering great views of surrounding hills. Built-in wardrobes offering hanging and storage space. Pendant light. Central heating radiator. Fitted carpet.

### Bedroom 2

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

### Bathroom

A three piece white suite comprising of wash hand basin, WC and bath with mixer shower with glazed side screen. Wall tiling around the suite. Shaver point. Ceiling light. Central heating radiator. Vinyl flooring. Velux window to the front.

### Garden

The front garden is mainly laid to lawn and secured by timber fencing with a lock block driveway and a pathway to the front door. The rear garden is enclosed by high level timber fencing and is mainly laid to lawn. Gated to the side and rear. Timber garden shed on concrete slabs. Outside Tap.

## SERVICES

Mains electricity, water and drainage. Telephone. Communal Biomass Heating.

## COUNCIL TAX

Currently council tax band D (£1973 per annum) includes water rates.

Discounts available for single occupancy.

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## SERVICE CHARGE

There is a service charge of £17.50 per month for the factoring of communal areas within the development.

## INCLUDED

Floor coverings, light fittings and blinds.

## 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 1TJ
- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=%2bmBtlq%2fKwmneJnDUcbR0nQ%3d%3d>
- Energy Performance Certificate Rating: Band C

## PRICE

Offers Over £245,000 are invited for this property.

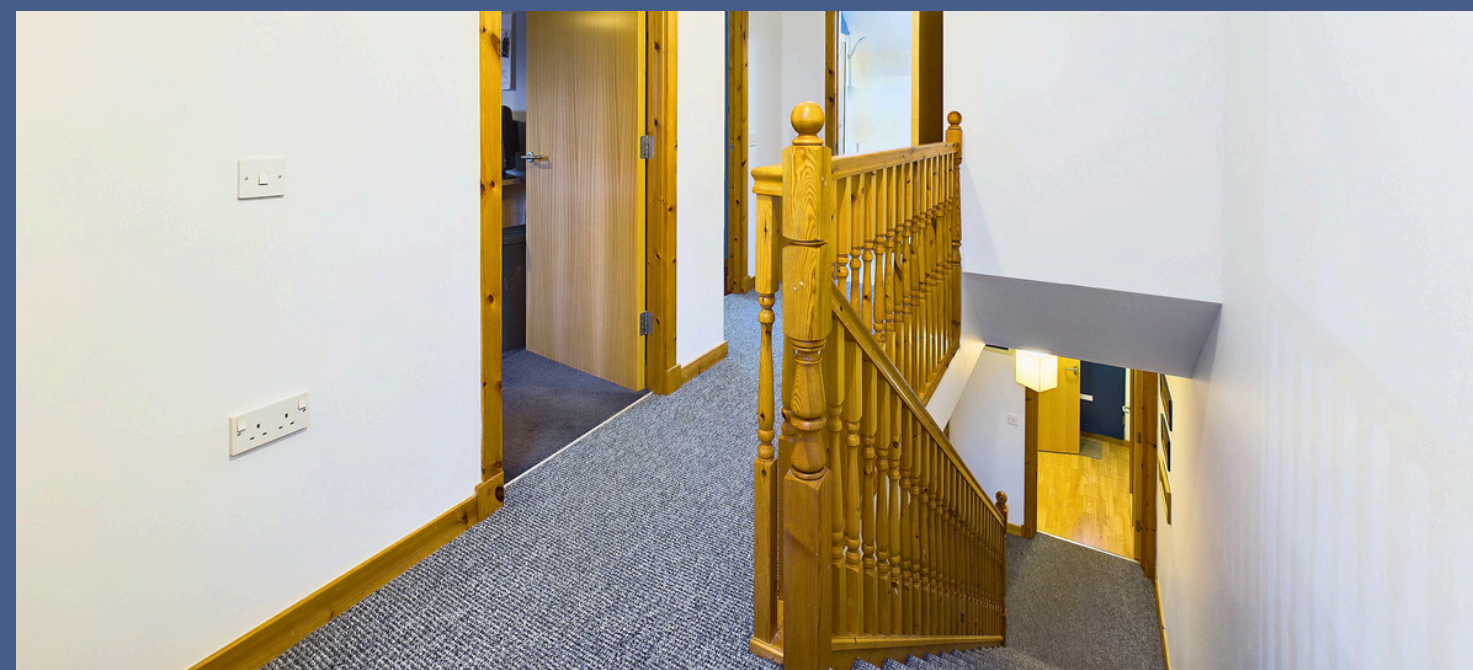
The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is 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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