

# 23 Caledonia Place Aviemore PH22 1NW

Offers Over £225,000 are invited.

Attractive Two Bedroom Self  
Contained Cottage Flat Benefiting  
From High Quality Fixings & Finishings



## Features:

- Spacious Open Plan Lounge, Dining & Kitchen Area
- Modern Three Piece “Porcelanosa” Bathroom Suite
- Full Double Glazing & Eco-friendly Biomass Heating
- High Quality Flooring, Curtains & Blinds
- On Street Parking With Electric Charge Points
- South Facing Patio

## CONTACT US :

CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE

PH22 1RH

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

01479 810 531





No 23 Caledonia Place is an executive self-contained 2 bedroom flat which has been exceptionally well looked after and is being sold in immaculate condition. This cottage flat benefits from its own private entrance and is located on the ground floor at the end of the building. Internally this apartment has been tastefully finished including contemporary fixings and finishings which also compliment the originally high quality finish in all the kitchen and bathrooms areas. The property can be sold fully furnished, which again offers great flexibility for someone looking at a family home or even a holiday home.

Viewing is highly recommended to fully appreciate the luxurious 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 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.



## OUTSIDE

This executive ground floor apartment benefits from a decent patio offering space for garden furniture. Communal areas are mostly lawned with clothes drying facilities, bike store and bin shed.

## MAINTENANCE

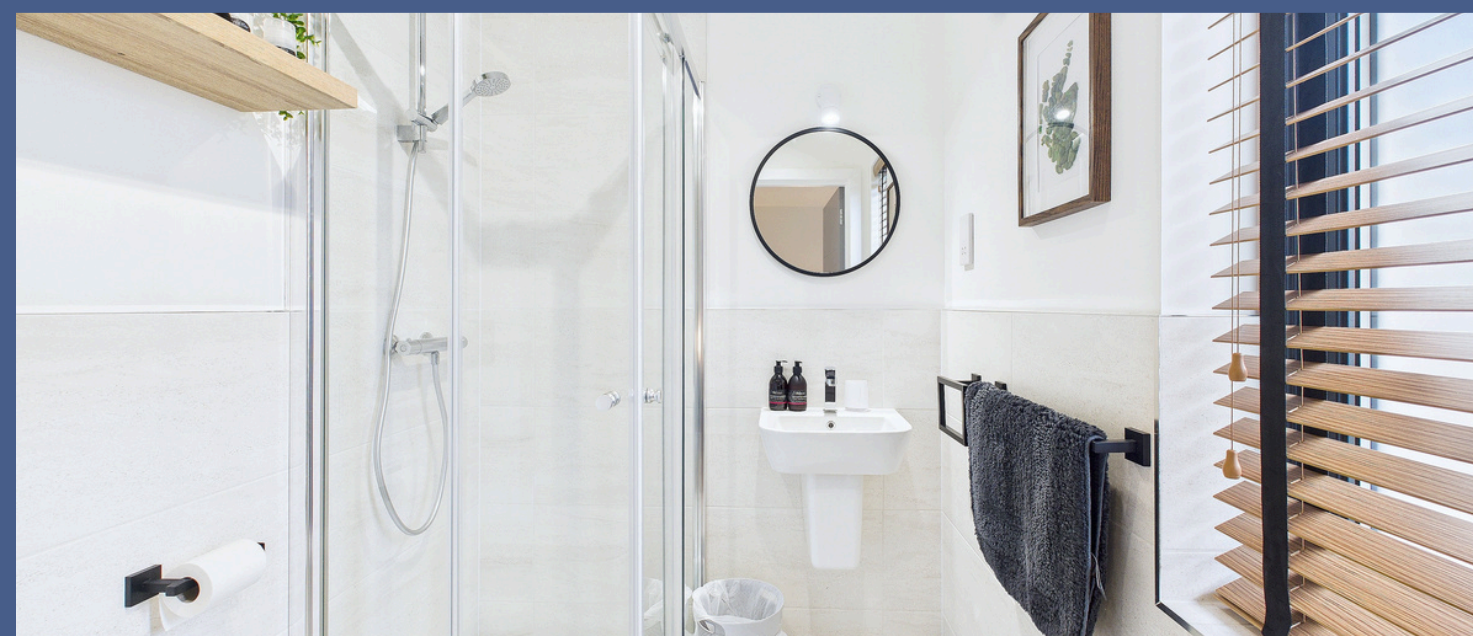
A Management fee of approx. £850.00 per annum is payable which covers buildings insurance, communal cleaning and grass cutting.

## INCLUDED

All floor coverings, light fittings and blinds and curtains all where fitted. All integral appliances in the kitchen. This property may be sold fully furnished. This would be on separate agreement with the seller. All personal items will be removed.

## SERVICES

Mains electricity, Biomass Central Heating with LPG gas backup supply, water & drainage, telephone and internet.



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## COUNCIL TAX

Currently Band C. £1715 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=a0TYvuOuNK%2fhJoq1QoPqgg%3d%3d>
- Postcode: PH22 1NW
- Energy Performance Certificate Rating C

## PRICE

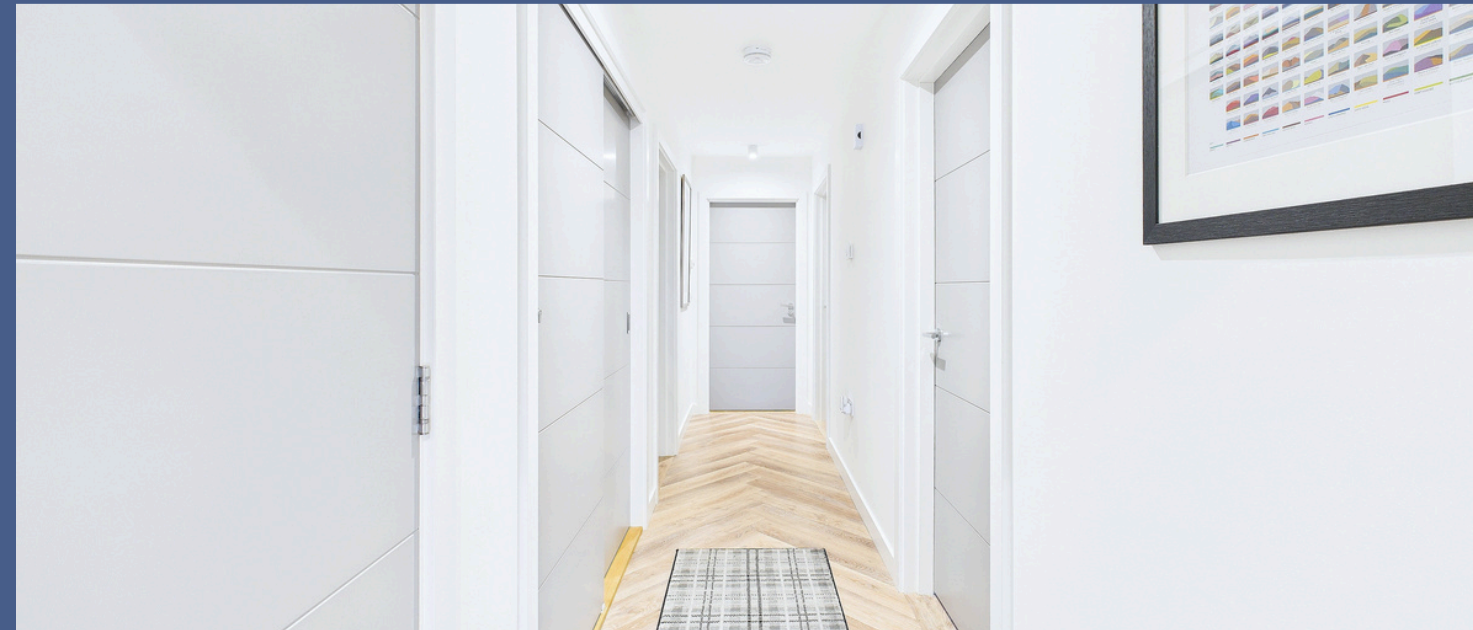
Offers Over £225,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

## 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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