

# 3 Caledonia Place Aviemore PH22 1NW

Offers Over £235,000 are invited.

Attractive Three Bedroom Ground  
Floor Apartment



## 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
- East 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 3 Caledonia Place is a self-contained 3 bedroom ground floor apartment which has been exceptionally well looked after and is being sold in immaculate condition. This spacious apartment benefits from its own private entrance and is located on the ground floor offering easy access and great views of surrounding hills. Internally this apartment has been tastefully finished including contemporary finishings which also complement the original high quality specifications. The open plan lounge, kitchen and dining area offer a bright, inviting space, perfect for hosting friends and family. The three bedrooms offer flexibility, one with an en-suite shower room and a more compact room that could be used as a home office or playroom. The family bathroom and en-suite have been beautifully finished with “porcelanosa” sanitary ware. This stunning apartment offers modern, convenient accommodation, while being situated in a highly sought after area of Aviemore.



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 east facing patio offering space for garden furniture. Communal areas are mostly lawned with clothes drying facilities, bike store and bin shed.

## MAINTENANCE

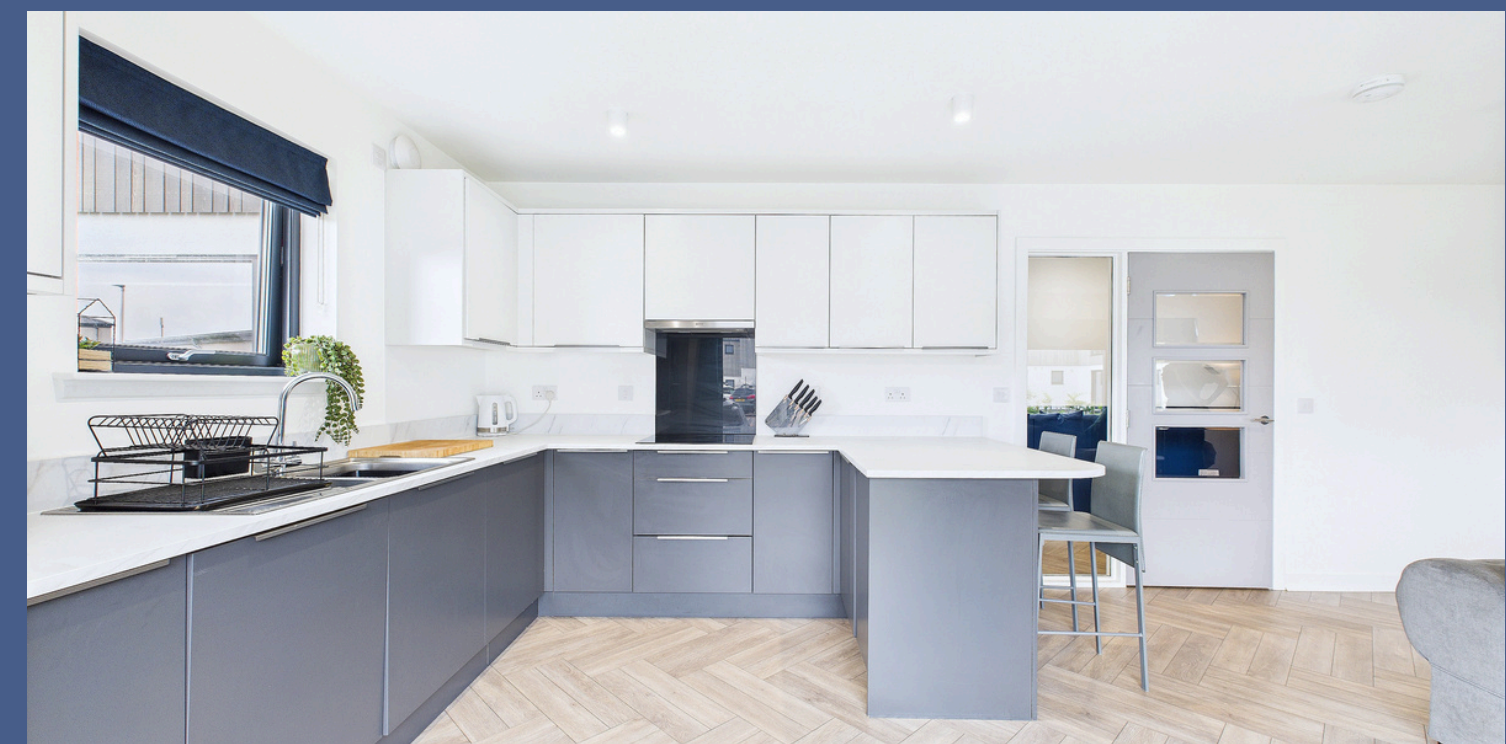
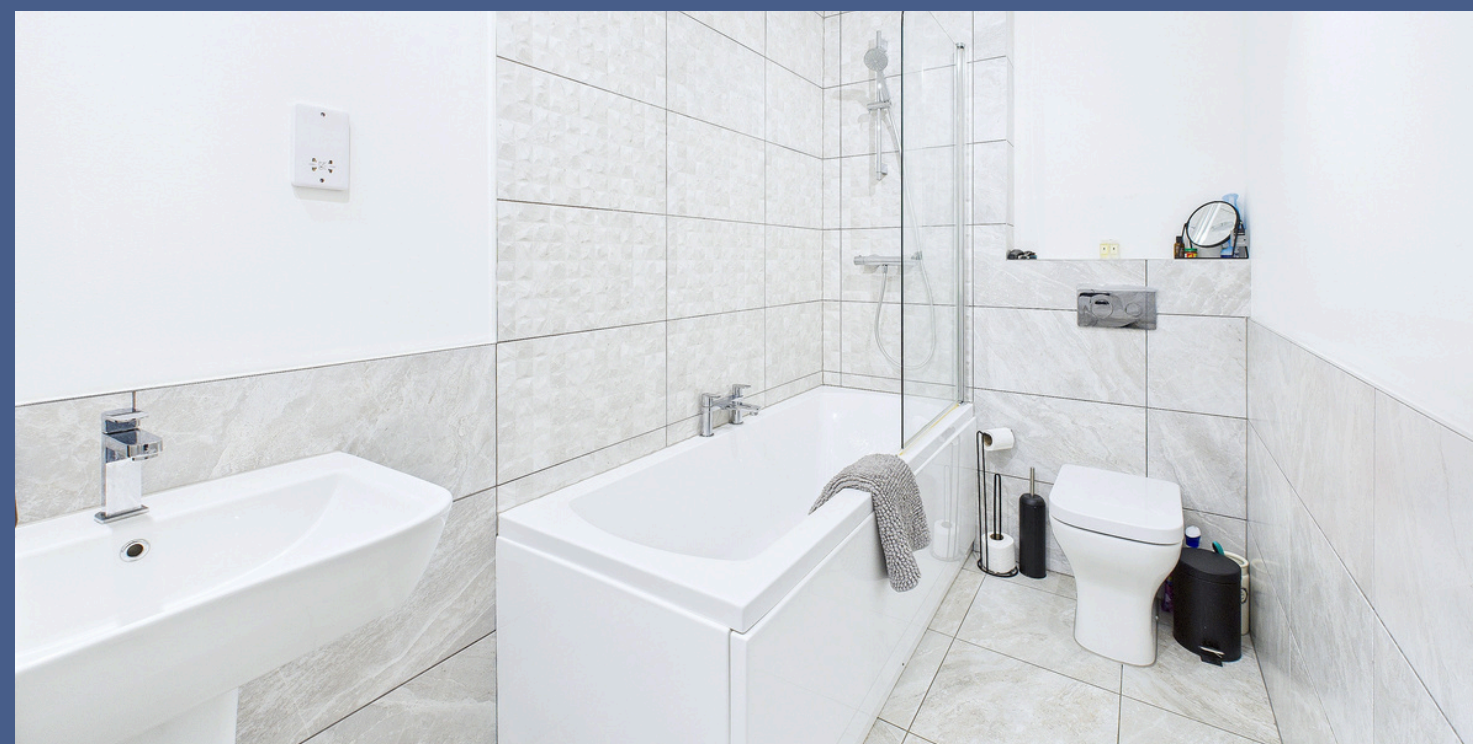
A Management fee of approx. £850.00 per annum is payable which covers buildings insurance, communal cleaning and grass cutting.

## INCLUDED

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

## SERVICES

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



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





## COUNCIL TAX

Currently Band C. £1754 P.A in 2025/26. (Including water rates)

Discounts apply for single person occupancy.

## HOME REPORTS

A Home Report is available by using the following link:

·Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=b774UNmgOGmluZYSqpcq8A%3d%3d>

·Postcode: PH22 1NW

·Energy Performance Certificate Rating C

·Home Report Value - £235,000

## PRICE

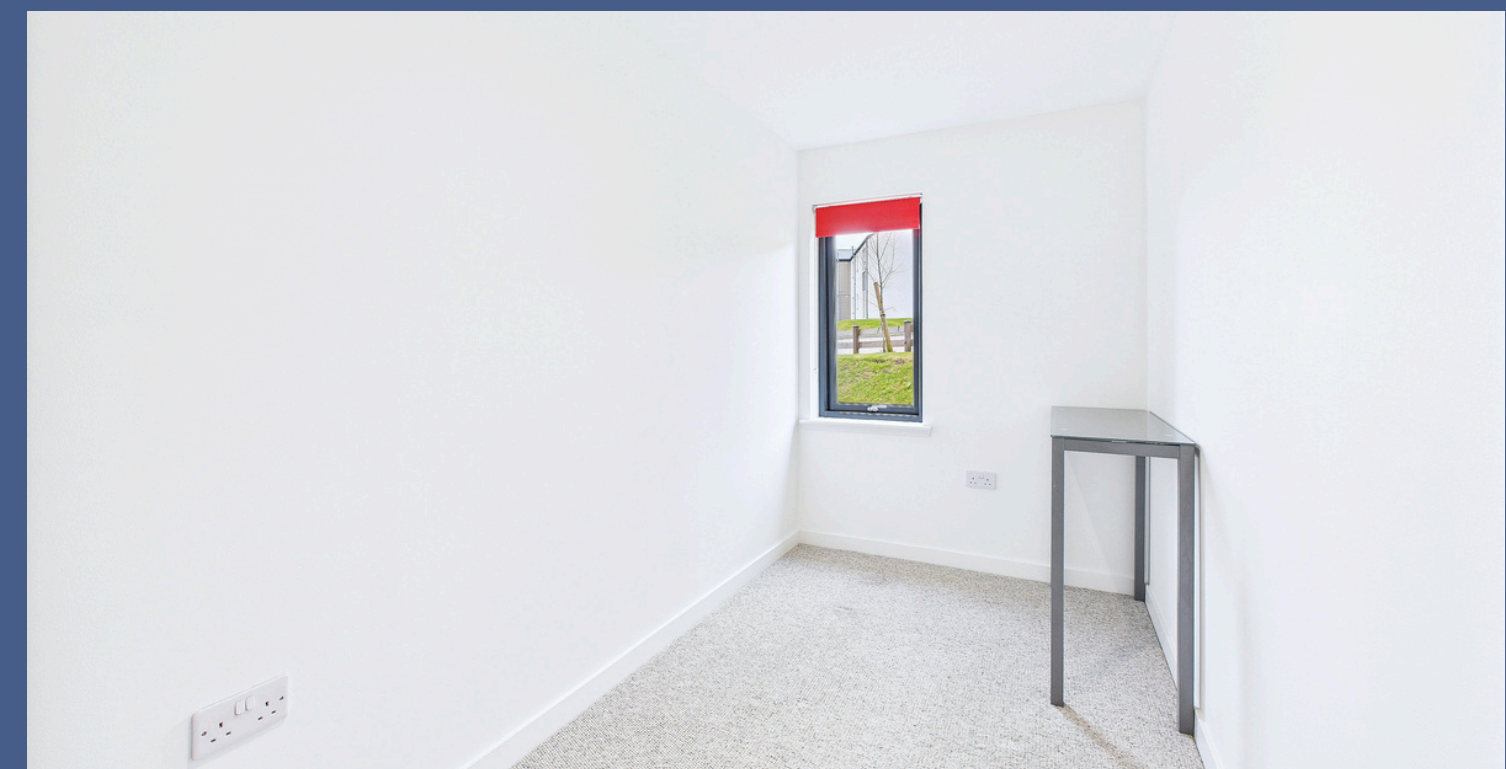
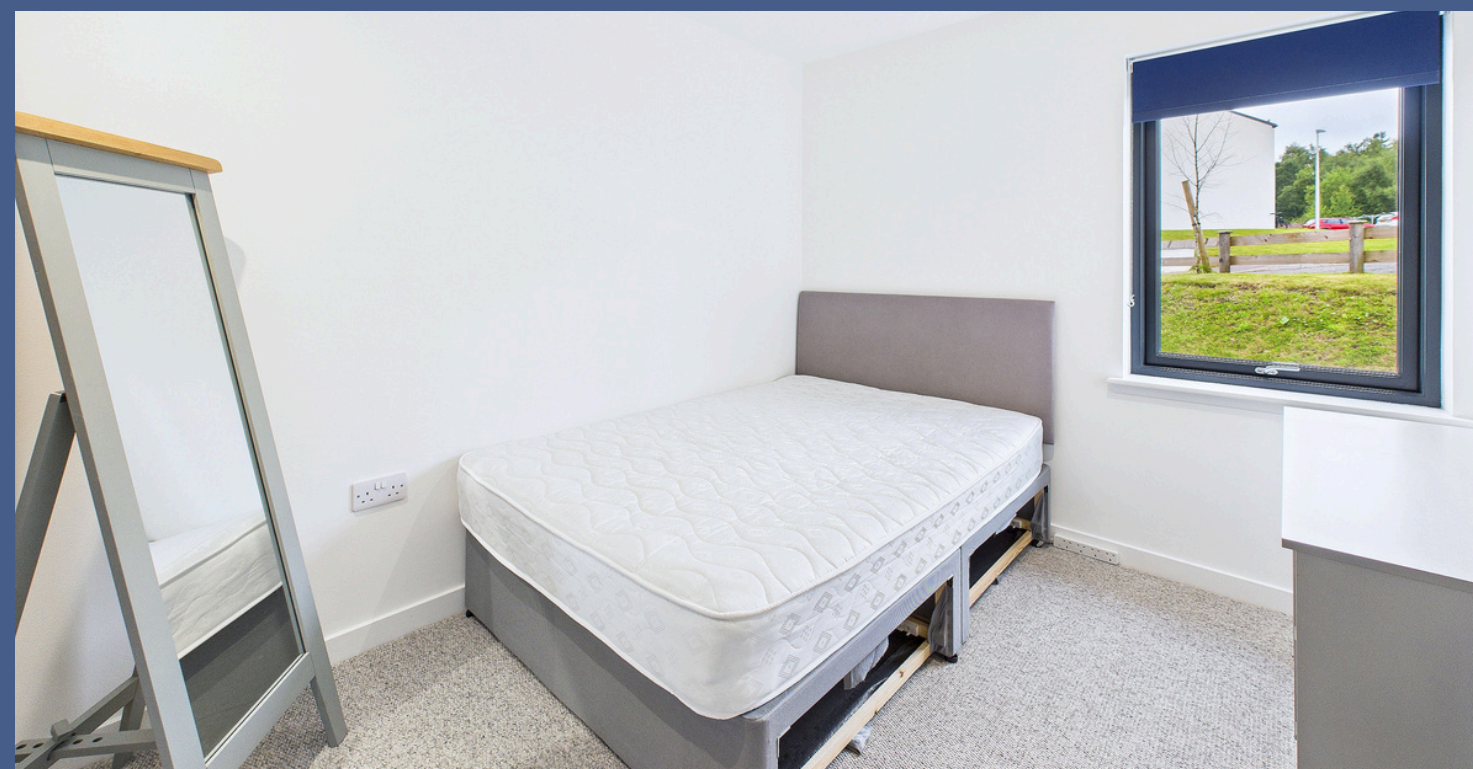
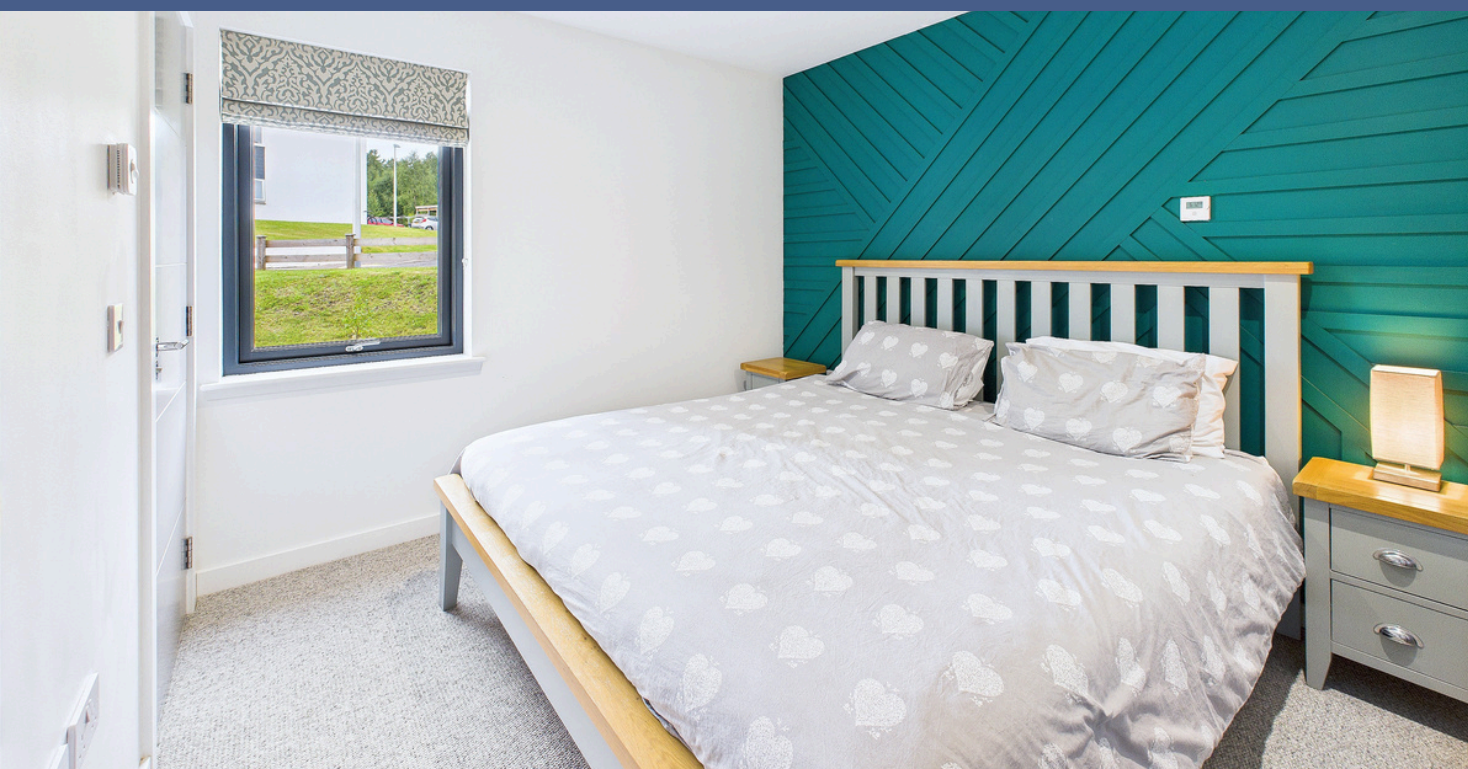
Offers Over £235,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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







CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531



#### 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.

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

