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cairns 

solicitors and estate agents

Flat 2, 162 Grampian Road, Aviemore, PH22 1RN
POA

Contact us on 01479 874800 or visit www.massoncairns.com

UNDER OFFER - A well presented, bright and beautifully appointed two bedroomed (one en-suite) ground floor apartment in a small luxury development called The Glen, set in the centre of Aviemore, within the natural beauty of the Cairngorms National Park. The spacious and well thought out accommodation lends itself to modern living with a footprint extending to approximately 75 square metres, it is easy to see why this contemporary and elegant apartment is a must have for the discerning purchaser looking for a home or investment in this thriving village. Accommodation comprises of large entrance hall, lounge with bay window, dining / kitchen, family bathroom and two double bedrooms (master en-suite shower room). Outside there is an allocated parking area and a covered communal bike / bin store. This is a rarely available opportunity to acquire a well proportioned and easily maintained property in the centre of this sought after destination. Energy Performance Certificate Rating C, Council Tax Band D

POA



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Aviemore

Situated at the heart of the Cairngorms National Park Aviemore is an internationally known tourist resort with splendid facilities for both summer and winter recreation including pubs, clubs, shops, restaurants and cafes. Sporting facilities include several 9 and 18 hole golf courses in nearby villages, excellent salmon and trout fishing in the River Spey and other waters, wind surfing, canoeing, rafting, indoor climbing wall, swimming and other indoor leisure facilities, tennis, downhill and cross country skiing and other winter sports. There is a Primary School in Aviemore and Secondary Schools giving education to University entrance standard at Grantown on Spey and Kingussie. Aviemore is on the main rail line from Inverness/ London and is just off the A9 giving easy access to all parts of the UK; Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

Entrance

There is a security entry system allowing access into the communal hall.

Hallway

The apartment main door leads into the charming hallway providing access to the

lounge, kitchen / dining, both bedrooms and the bathroom. There is shelved linen cupboard and a further large store (1.00m x 1.89m) Which houses the electrics and water cylinder in addition to providing excellent storage. There is ceiling lighting, carpet flooring, smoke alarm and a Dimplex storage heater.

Lounge

3.57m x 4.50m 11'9" x 14'9"

A light, inviting and spacious lounge which enjoys a Bay window to the front with excellent natural light and offering views to the north and south over Grampian Road and west to the hills beyond which make it a great place to sit and watch the world go by. There is a wonderful decorative feature fireplace with electric fire and timber mantle, ceiling lighting, carpet flooring and a Dimplex storage panel heater.

Kitchen / Dining Room

3.57m x 3.57m 11'9" x 11'9"

A spacious and bright kitchen with dining space and excellent natural light from a window to the front of the property. There is a good range of wall, drawer and base units in beech with complementary worktops and fresh tiling. Integrated within the kitchen is a stainless steel sink with twin taps, Neff oven, grill and hob with

extractor hood over, a fridge / freezer and plumbing for a washing machine. There is generous space to easily site a six seater dining set and there is ceiling lighting, an extractor, Dimplex storage heater and vinyl flooring.

Master Bedroom

3.32m x 4.33m 10'11" x 14'2"

An inviting and comfortable en-suite double bedroom with a picture window to the rear and benefitting from a double mirrored sliding door wardrobe providing good storage. There is carpet flooring, ceiling lighting and a Dimplex panel heater in addition to a door leading to the en-suite shower room.

En-suite Shower Room

1.69m x 2.03m 5'7" x 6'8"

A smart and fully tiled en-suite shower room which offers a WC, wash hand basin with twin taps and sliding door shower enclosure housing a mains pressure shower. There is an extractor, shaver point light, Dimplex panel heater and ceiling lighting.

Bedroom Two

4.56m x 2.65m 15'0" x 8'8"

A wonderfully spacious and welcoming double bedroom which benefits from a



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double sliding door wardrobe allowing for excellent storage including shelving and hanging rails. There is a window to the rear, carpet flooring, ceiling lighting and a Dimplex panel heater.

Bathroom

1.93m x 2.69m 6'4" x 8'10"

An attractive and stylish fully tiled bathroom comprising of WC, wash hand basin with twin taps and a bath with twin taps housing a mains pressure shower with a folding screen. There is an extractor, shaver point light, Dimplex panel heater and ceiling lighting.

Outside

The property is located on the main street of Aviemore and benefits from a large well lit car park to the rear with allocated parking and an additional visitors parking area. There is a covered communal bike store and a bin store.

Factoring Fee

A Management fee of £180 per quarter is payable which covers buildings insurance, grounds maintenance, communal cleaning and lighting in the car park and communal building areas.

Services

It is understood that the property has mains water, drainage and electricity.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.

EPC Rating C

Entry

By arrangement

Price

UNDER OFFER

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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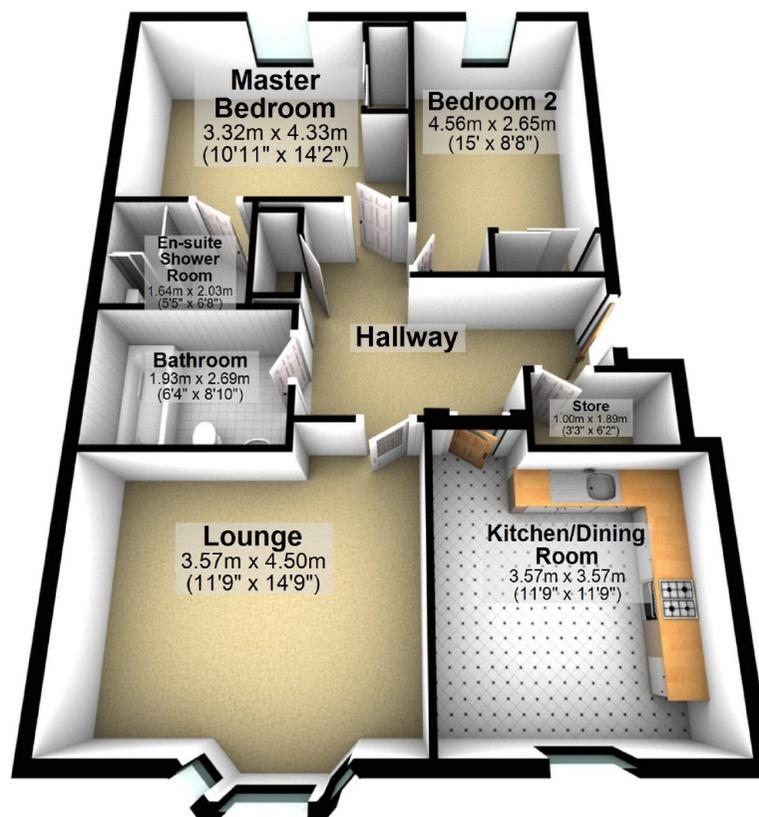
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Ground Floor



Plans not to scale, for illustration only



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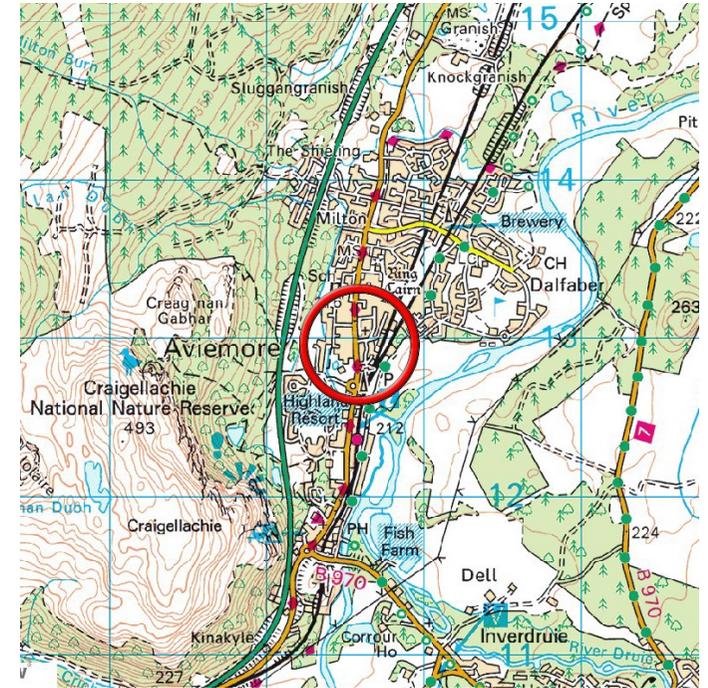
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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