



masson
cairns ESTD 1984

solicitors and estate agents

18 Seafield Place, Aviemore, PH22 1RZ

UNDER OFFER £140,000

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

UNDER OFFER - Discover the allure of single-level living in this inviting ground floor apartment located in Aviemore, nestled within the breathtaking Cairngorms National Park. The residence comprises two bedrooms, offering flexibility for individuals, couples, or small families. The interior is thoughtfully designed with a combined living and dining space, where a wood-burning stove creates a warm and charming ambiance. The well-equipped kitchen ensures practicality for daily living, while a well-maintained bathroom adds to the property's functionality. The extensive outdoor expanse of this property unveils a versatile and purposeful garden, stretching approximately 45 meters in length and 6 meters in width. Predominantly adorned with lush grass, this expansive area has a rich history accommodating sheds and a polytunnel, showcasing its adaptability for various uses, from gardening endeavours to convenient storage solutions. For added convenience, the property offers vehicle access to the rear, complemented by communal parking spaces that provide seamless transportation and abundant parking options. Noteworthy is the biomass boiler, a pivotal component for sustainable heating. Drawing from its prime location, residents can easily access the stunning landscapes of the Cairngorms. This apartment is an ideal retreat for those seeking both convenience and a connection to the beauty of the Highland surroundings. Energy Performance Rating E, Council Tax Band B

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

UNDER OFFER £140,000



masson
cairns LTD

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Aviemore

Situated in the heart of Scotland's Cairngorms National Park, Aviemore is a vibrant town known for its breath-taking landscapes and a plethora of amenities suitable for both residents and visitors.

Natural Attractions:

Cairngorm Mountains: A majestic range offering hiking, skiing, and snowboarding opportunities.

Lochs: Serene bodies of water like Loch Morlich, perfect for sailing, canoeing, and taking in the scenery.

Nature Trails: Verdant pathways and trails ideal for walking, cycling, and wildlife spotting.

Amenities and Activities:

Recreational Facilities: From the renowned Macdonald Aviemore Resort with its swimming pools and cinema, to the top-notch golf courses and spa facilities.

Adventure Sports: Including treetop adventures, quad biking, and horseback riding.

Winter Sports: The area is a hub for skiing and snowboarding enthusiasts, with Cairngorm Mountain being a prime destination.

Shopping & Dining: Aviemore boasts a range of shops – from quaint local boutiques selling handmade crafts to more familiar high-street names. Gastronomes will delight in the variety of eateries, from cosy cafes offering traditional Scottish fare to dining restaurants.

Cultural and Community Amenities:

Strathspey Railway: A steam railway journey offering a trip back in time and panoramic views of the Highlands.

Local Events: The town hosts a series of events year-round, including music festivals, the Thunder in the Glens motorcycle gathering, and more.

Education and Health: Aviemore is home to a primary school with secondary education in Kingussie and has excellent healthcare

facilities including a newly opened community hospital ensuring the well-being of its residents.

Aviemore Transport Links

From Aviemore, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

Train Stations: Aviemore Railway Station: Located within the town, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A9: a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A95: This scenic route connects Aviemore to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland. With these options, Aviemore serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

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

EPC Rating E

Entrance Porch

1.22m x 2.46m (4'0" x 8'0")

Following a paved path, you're welcomed by a timber and glass door which leads into the cosy entrance vestibule. This space offers storage for shoes and hanging for outerwear, brightened by a high level side facing window. A second glazed door leads to the hall.

Hall

5.28m x 2.33m (17'3" x 7'7")

A timber and glass internal door, welcomes you into a bright and spacious entrance hallway. This welcoming space, adorned with carpet flooring and ceiling lighting, acts as a hub to the rest of the home. The hallway is notably practical, featuring two integrated

storage cupboards; one of these houses the water cylinder.

Additionally, the hallway has a timber hatch in the floor which provides convenient access to the cellar space below the home, which has been partially floored to create a useful storage area.

Sitting Room / Dining Area

4.26m x 4.66m (13'11" x 15'3")

A bright and airy space, filled with natural light thanks to large windows at the front overlooking the garden. The focal point of the room has to be the wood burning stove set upon slate hearth and featuring a stylish stone surround and timber mantle. At the rear of the sitting room, there's ample space for a four-person dining suite, perfect for family meals or entertaining guests. The room features wood laminate flooring, ceiling lighting and an integrated storage cupboard housing the electric consumer unit.

Kitchen

3.86m x 2.34m (12'7" x 7'8")

Spacious and well-appointed area, designed with function in mind the kitchen features an array of fitted base and drawer units, topped with complementary work surfaces, and is accented by a tile surround. This kitchen has space for and is currently equipped with essential appliances including a freestanding electric oven and hob, an under counter fridge/freezer and a washing machine. In addition to these appliances, the kitchen includes a practical sink and drainer, essential for daily kitchen tasks. The ceiling lighting in the kitchen provides ample illumination and there is slate effect laminate flooring. A window facing the front allows for natural light to filter in, creating a bright and cheerful atmosphere. A low level cupboard houses the incoming water main.

Bedroom One

3.40m x 4.02m (11'1" x 13'2")

A peaceful and inviting space, featuring a large window bathing the room in natural light. Enhanced with ceiling lighting, creating a warm and welcoming atmosphere, the room boasts timber laminate flooring, adding comfort and warmth underfoot. Additionally, the room includes a spacious double integral wardrobe, providing ample storage.

Bedroom Two

2.85m x 4.02m (9'4" x 13'2")

Another comfortable double bedroom brightened by a window to the rear, bringing in natural light and creating a pleasant ambience. There



masson
cairns LLP

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

is a double integral wardrobe which offers ample space for hanging clothes, making it an excellent storage solution that combines practicality with style. The room is furnished with carpet flooring and there is ceiling lighting, providing even and pleasant light throughout the space.

Bathroom

2.13m x 1.61m (6'11" x 5'3")

Thoughtfully designed for ease of access and comfort. It features a convenient walk-in shower, making it accessible and user-friendly. Alongside the shower, the room includes essential amenities such as a WC and a pedestal wash hand basin, catering to all basic bathroom needs. The room is fitted with practical vinyl flooring while an extractor fan is installed to maintain a fresh and moisture-free atmosphere. There is ceiling lighting and an opaque window adds a final touch to the room, allowing for natural light while maintaining privacy.

Cellar

A hatch with ladder from the hall provides access to the cellar area, below the main living spaces. The cellar provides an abundance of easily accessible storage space, and features built in storage shelves, a workbench and uniquely a small climbing wall. A door behind the ladder leads to an additional storage space and some plumbing services.

Outside

The sizeable outdoor space of the property offers a versatile and functional garden extending approximately 45 meters in length by 6 meters in width. Primarily laid to grass, this generous area has historically accommodated sheds and a polytunnel, reflecting its potential for varied uses, from gardening to storage. The length of the garden is shared, with the adjoining property enjoying exclusive access to the remaining 6 meters. A common access path leads from the bottom of the garden to the property. For added convenience, vehicle access to the rear of the property is available, complemented by communal parking spaces, ensuring ease of transportation and ample parking options. A shared path flanking the property leads to the entrance porch, providing a route to the front of the home. Along the path, through a gate you will find a timber shed with a concrete floor presenting opportunities for storage, hobbies, or a workshop. Enhancing the practicality of the

outdoor space, an outdoor tap facilitates easy access to water supply for various purposes. Notably, the biomass boiler, a key feature for sustainable heating, is strategically located outside at the front of the property, contributing to the property's eco-friendly initiatives. Overall, this outdoor haven combines functionality with potential, offering a range of possibilities for gardening, storage, and leisure, while embracing communal amenities and sustainable living elements.

Services

It is understood that there is mains water, drainage and electricity. There is biomass central heating.

Entry

By mutual agreement.

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
www.massoncairns.com



masson
cairns ESTD 1984

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

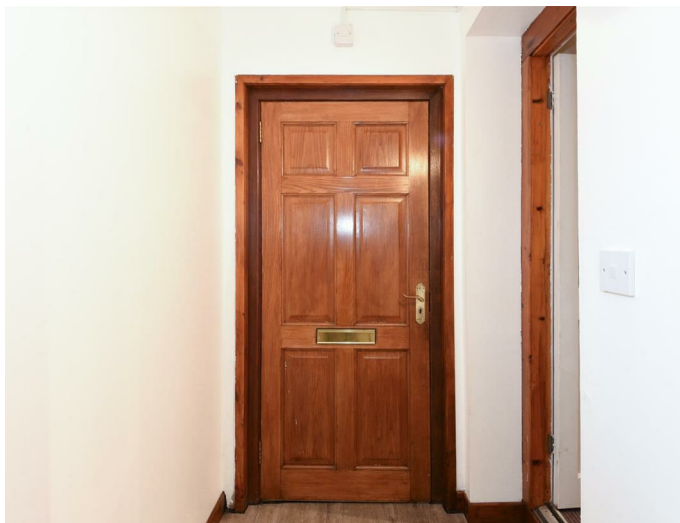
property@lawscot.com

<https://www.massoncairns.com>









masson
cairns ^{LTD}

solicitors and estate agents

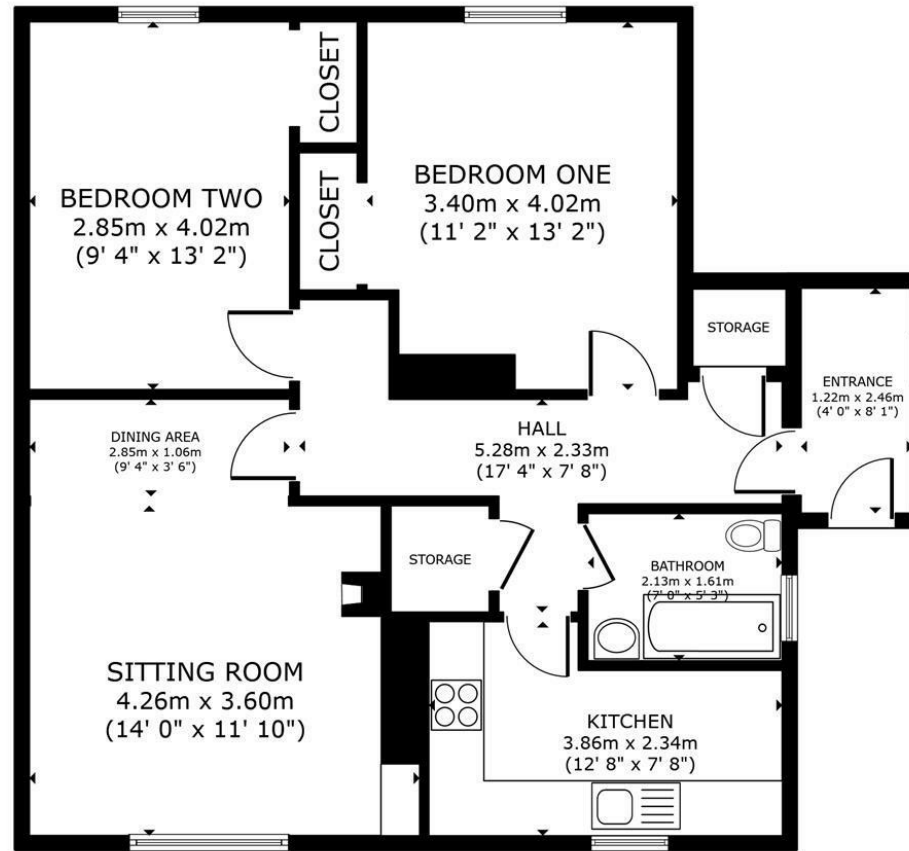
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 71.9 sq.m. (774 sq.ft.)
 TOTAL : 71.9 sq.m. (774 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



masson
cairns LTD

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

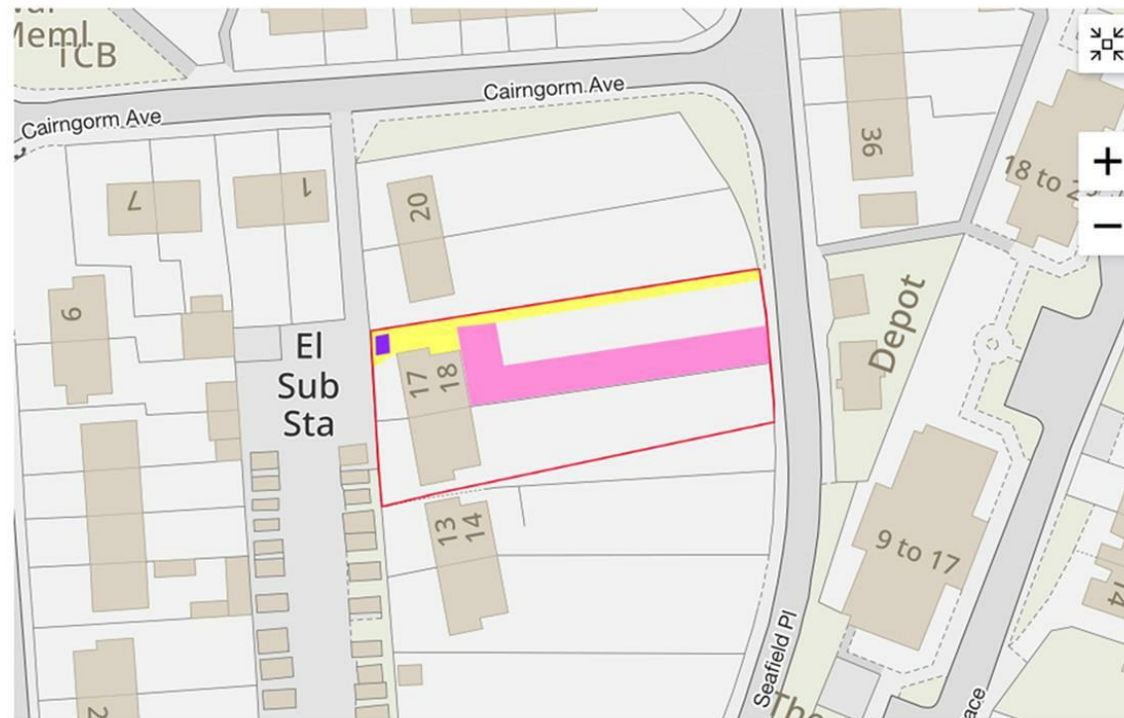
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

ScotLIS PLAN



18 SEAFIELD PLACE, AVIEMORE



masson
cairns LTD

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

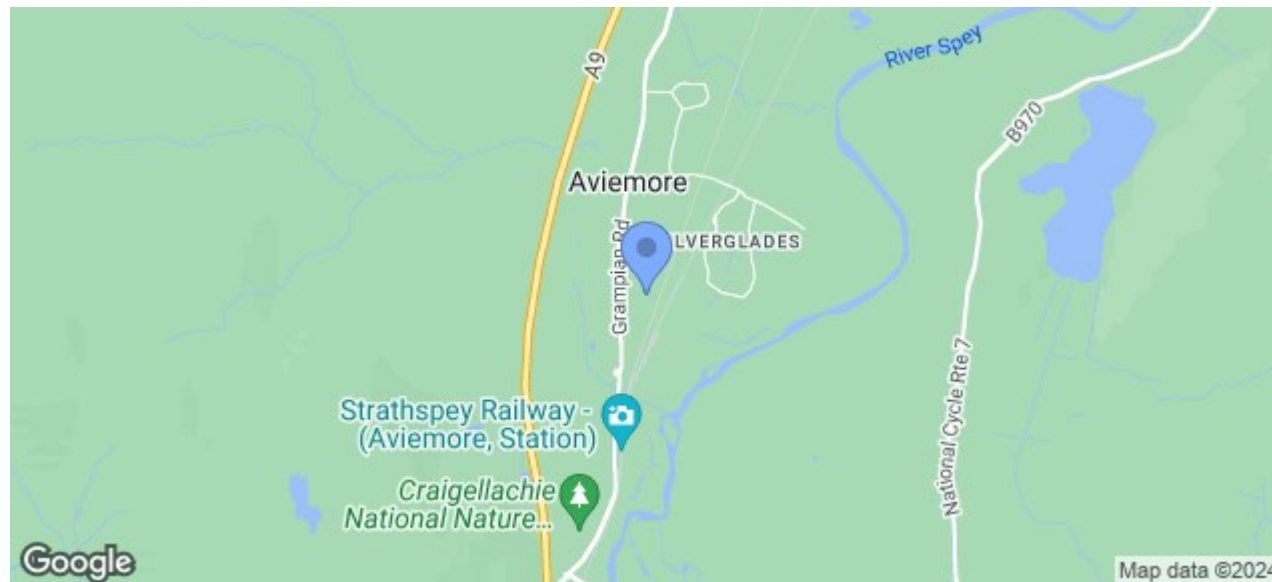
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



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



masson
cairns LLP

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>