

16 Corrou Road Aviemore PH22 1SS

OFFERS OVER £95,000

Affordable Studio Flat Located
In Highly Popular Residential
Area Of Aviemore



FEATURES :

- Bright & Spacious Living Area
- Good Sized Rooms & Great Condition Throughout
- Full Double Glazing & Electric Economy Heating
- Communal Garden Grounds
- Great Location & Off Street Parking

CONTACT US :

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No 16 Corrou Road is an immaculate first floor studio flat, located within a block of 6 properties at the North end of Aviemore, close to Dalfaber golf and Country Club. The property benefits from full double glazing and electric economy heating. Other benefits include a modern kitchen with freestanding appliances and a three piece bathroom suite. The generous living area offers adequate space for daytime socialising while also offering a comfortable space for bedroom furniture. This affordable studio flat enjoys great views over the woodland at the rear and offers limited views across to the Cairngorms. Dalfaber is a popular residential area located at the north end of Aviemore and close to the Dalfaber Sports and Country Club which offers a bar & restaurant, sports hall, swimming pool & fitness room, tennis courts and 9 hole golf course. The championship 18 hole Spey Valley Golf Course is also nearby.



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.



Aviemore is a bustling village situated within the Cairngorms National Park. It 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.

Aviemore village itself offers many amenities, including a new primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and the new championship Spey Valley Golf Course at Dalfaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

This immaculate property would be an ideal purchase opportunity for a first time buyer or someone looking at buy to let investment.

ACCOMMODATION

The property is accessed from both the front and the rear of the building via a communal entrance doors.

Entrance Vestibule 1.10m x 1.08m

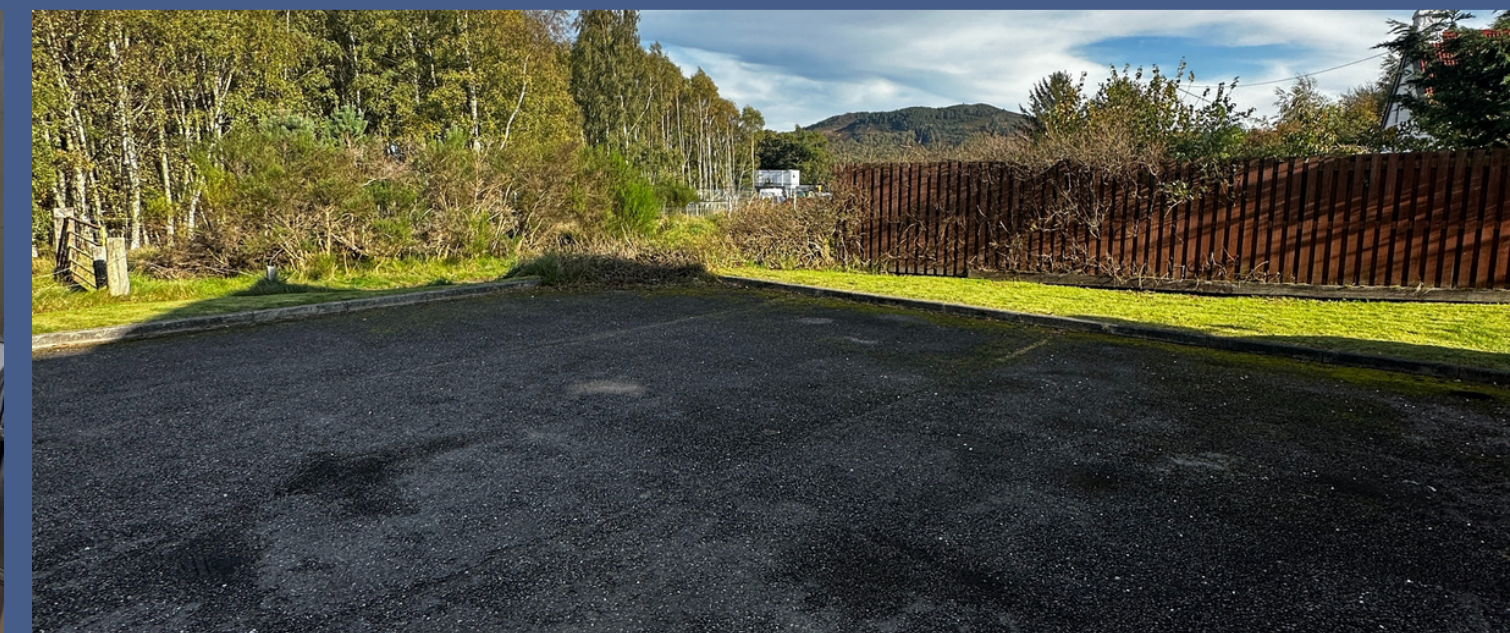
Hardwood entrance door with letter box opens into the vestibule. Deep storage cupboard (1.04m x 1.04m) with shelving, coat hooks and housing the electricity fuses and consumer unit. Pendant light. Laminate flooring. Door to living area.

Living Area 3.90m x 3.35m

Bright and spacious living area with two windows to the rear offering natural daylight and offering views over the local woodland. Space for both daytime and evening living with built in storage cupboards, wardrobes and pull down double bed. TV and Internet points. Spotlight rack. Storage heater. Panel heater. Fitted carpet. Door to bathroom and open to kitchen area.

Kitchen 1.98m x 2.44m

Fitted base and wall units incorporating a composite sink with mixer tap and drainer with an extractor hood above the electric cooker. Spaces for freestanding automatic washing machine, electric cooker, fridge and freezer. Wall tiling above worksurfaces. Window to the side allowing natural daylight while offering great views towards the Cairngorm Mountain. Spotlight rack. Laminate flooring.



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Bathroom 2.04m x 2.47m

Spacious three piece white suite comprising of a WC, pedestal wash hand basin and a bath with "mira" electric shower over and glazed side screen. Wall mirror. Heated towel rail. Laminate flooring. Opaque window to the rear. Access to the loft which is partially floored.

Outside

The garden grounds to the front of the building are laid to grass with a communal bin store. There is a drive leading to a shared parking area at the rear and drying green at one side.

INCLUDED

All floor coverings, light fittings, carpets and blinds where fitted.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band A (£1,286 pa 2023/24) including water rates. Discounts are available for single occupancy.

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HOME REPORT

A Home Report is available for this property. Please use the following link:

- Postcode: PH22 1SS
- Energy Performance Certificate Rating: Band C
- Home Report Value: £100,000
- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=jwMPffydIipZf8yvXXvE6w%3d%3d>

PRICE

Offers Over £95,000 are invited for this property.

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

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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