

34 Corrou Road Aviemore PH22 1SS

OFFERS OVER £195,000

Two Bedroom Villa Benefiting
From Front & Rear Garden &
Private Parking



Features:

- Open Plan Lounge & Dining Area
- Modern Kitchen
- Full UPVC Double Glazing & Electric Economy Heating
- South Facing Sunroom
- Close To Local Woodland Walks & Bike Trails

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



34 Corrou Road is an affordable two bedroom semi-detached property with large rear conservatory located in a quiet cul-de-sac on the popular Dalfaber residential estate. The property which was first occupied in early 1980s and benefits from a modern kitchen & bathroom, spiral staircase, master bedroom with two double built-in wardrobes, full UPVC double glazing and economy electric heating. A monoblock driveway suitable for car parking is to the front with a rear garden which enjoys a large, decked area and timber shed. The property sits in a great location in Corrou Road close to local woodland walks, bike trails, golf course and the popular Dalfaber Golf & Country Club.

This property would make an ideal residential, holiday home or buy to let investment.



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 at the foothills of the Cairngorms, offering many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. There has been a recently launched and widely publicised development programme for the village, including National Park status, a new Aviemore leisure & conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalfaber. These developments will enable the village to reposition itself as an all year round centre of tourism excellence.

ACCOMMODATION:

Entrance Porch 1.70 x 1.0m

Entrance door with glazed side panel opens to porch. Low level cupboard with electrics. Coat hooks. Ceiling spotlights. Fitted carpet. Glazed panel door opens to lounge.

Lounge 4.75 x 4.2m

Bright lounge with window overlooking the front garden. Adequate space for dining furniture. Satellite cable, TV & telephone points. Pendant light. Panel heater. Fitted carpet. Spiral staircase to first floor. Door to kitchen.

Kitchen 4.20 x 2.35m

Modern kitchen with base units incorporating worktops with splashbacks/wall tiles above and circular bowl stainless steel sink and drainer. Space for cooker, fridge and plumbed for washing machine. Wall shelves. Two sets of ceiling spotlights. Laminate flooring. French doors opening to the conservatory.

Conservatory 4.20 x 3.45m

Bright and spacious conservatory with glazed panels on two walls together with an entrance door to the rear garden deck. Perspex style roofing. Three wall lights. Ceramic floor tiles.



WWW.CALEDONIAESTATEAGENCY.CO.UK



Staircase & Landing 2.25 x 0.80m

Spiral staircase rises from the lounge to the landing. Access to bedrooms and bathroom. Pendant light. Panel heater. Fitted carpet.

Bedroom 1 3.50 x 2.40m

Bright double room with window to the front with views to hills. Two built-in double wardrobes offering hanging and storage space. Pendant light. Panel heater. Fitted carpet.

Bathroom 2.30 x 1.70m

Three piece white suite with WC, pedestal basin and bath with Mira electric shower and glazed side screen. Wall tiling around suite. Wall mirror with shaver light above. Hot water geezer. Heated towel ladder. Extractor fan. Loft hatch. Ceiling spotlights. Vinyl flooring. Opaque window to the side.

Bedroom 2 3.50 x 2.35m

Double room with window to the rear with views to hills. Double built-in wardrobe. Built-in linen cupboard which also holds the water tank. Panel heater. Fitted carpet.

Garden

The property benefits from an easy maintainable front garden which is open plan and has space for car parking. Shrub and tree border. Courtesy light by the front entrance door. A gate leads round the side accessing the enclosed rear garden which is mainly laid to lawn with a large deck alongside the conservatory. Timber garden shed. Mature trees. The rear garden is southerly facing so benefits from sunshine for most of the day.



WWW.CALEDONIAESTATEAGENCY.CO.UK



Included
Carpets, curtains, floor coverings and light fittings.

Services
Mains electricity, water and drainage. Telephone.

Council Tax
Currently council tax band C – (£1715 P.A including water rates) Discounts are available for single occupancy.

Price
Offers Over £195,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

Home Report
A Home Report is available for this property. Please use the following link:
Postcode: PH22 1SS
Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=kcfB%2fhhRI9NG46RjDmbs%2fg%3d%3d>
EPC Rating: E

Offers
Formal offers should be submitted to our office in Aviemore.

Viewing
Viewing is by appointment only through the Selling Agents.



WWW.CALEDONIAESTATEAGENCY.CO.UK





CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
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

