

# 51 Corbett Place Aviemore PH22 1NZ

Fixed Price of £165,000 is invited.

Executive Two Bedroom First  
Apartment In A Popular  
Residential Area of Aviemore



## FEATURES :

- Spacious Apartment With Great Sized Accommodation
- Two Double Bedrooms & Family Bathroom
- Immaculate Move In Condition
- Great Central Location With Amazing Views
- Communal Garden Grounds & On Street Parking

## CONTACT US :

CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE

PH22 1RH

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

01479 810 531





Located in the charming town of Aviemore, No 51 Corbett Place is an executive 2 bedroom first floor apartment. This excellent apartment offers great views of Craigellachie Nature Reserve and benefits from communal outside space. The generous accommodation includes two bedrooms, kitchen, lounge and a family bathroom, making it the perfect opportunity for first time buyers looking for a comfortable and convenient home. The kitchen includes fitted base and wall units and free standing appliances which will be included in the sale. All the floorcoverings are in good condition making this a turn-key property for someone looking for a quick transaction.

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



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 village itself offers many amenities, including a brand 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 Dalnaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

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.



## ACCOMMODATION:

### Entrance Vestibule

A timber glazed front door with letterbox opens into the vestibule. Space for boots and coats. Storage heater. Laminate flooring. Carpeted stairs to first floor landing.

### First Floor Landing 2.63m x 1.20m

Doors off to lounge, bedrooms and bathroom. Built-in storage cupboard housing the hot water tank and slatted shelving. Hatch to loft. Smoke alarm. Pendant light. Storage heater. Fitted carpet.

### Lounge/Dining Area 4.40m x 4.43m

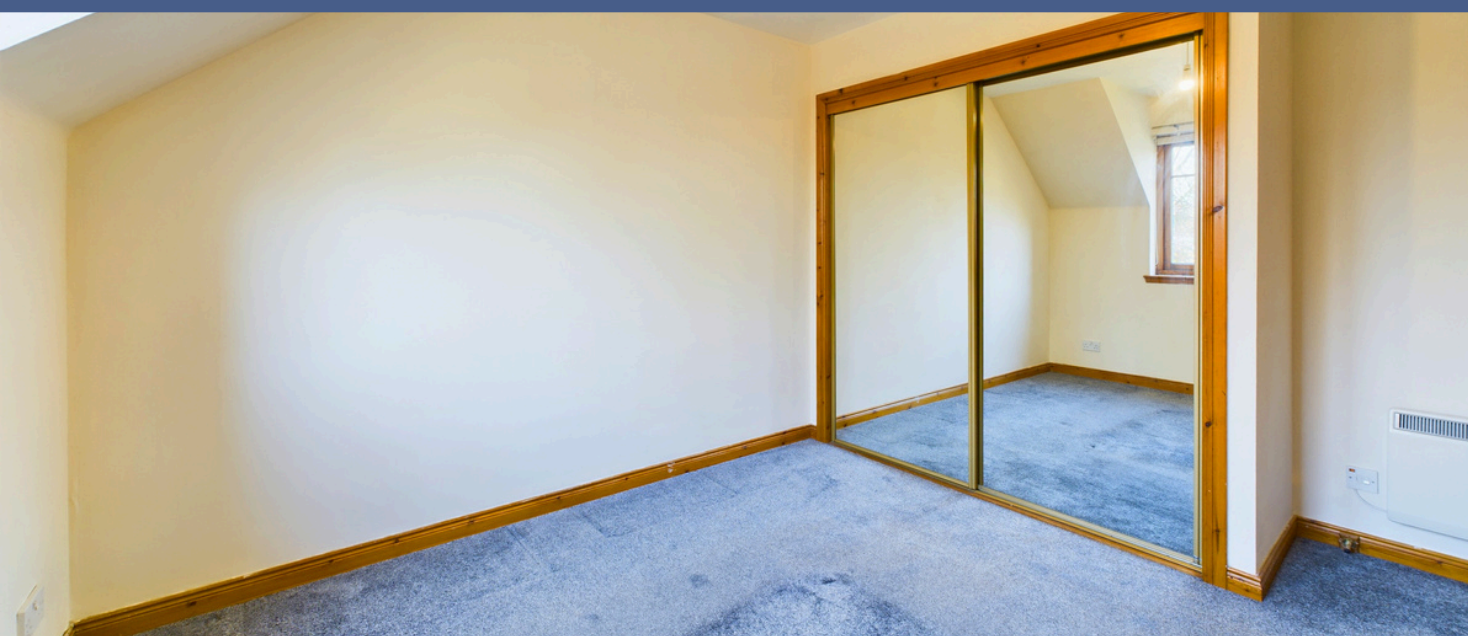
Bright and spacious room with two windows to the front, offering superb views over Craigellachie Nature Reserve. TV and telephone points. Smoke alarm. Pendant light. Door to kitchen and glazed door to landing.

### Kitchen 3.20m x 2.54m

Comfortable kitchen benefiting from fitted base and wall units which incorporate a stainless steel sink with mixer tap. Electric cooker, washing machine and fridge freezer. Tiles around work surfaces. Pendant light. Smoke alarm. Panel heater. Laminate flooring. Two windows to the rear overlooking the communal gardens.

### Bedroom 1 3.07m x 3.07m

Generous double bedroom with windows to the rear offering natural daylight. Built-in mirrored wardrobe offering hanging and storage space. Pendant light. Panel heater. Fitted carpet.



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## Bedroom 2 3.15m x 2.47m

Double bedroom with windows to the front offering great views and an abundance of natural daylight. Built-in mirrored wardrobes offering additional hanging and storage space. Pendant light. Panel heater. Fitted carpet.

## Bathroom 2.04m x 2.11m

Three piece white suite, comprising pedestal wash hand basin, WC and bath with mixer tap and “Mira” electric shower with a glazed side screen. Shaver point. Panel heater. Pendant light. Vinyl flooring. Velux window to the rear.

## Outside

At the right hand side of the building is a block built, lockable bike store, shared with 4 other apartments. At the rear is a communal garden, enclosed by high level timber fencing and laid to lawn with drying lines.

## INCLUDED

Fitted floorcoverings, light fittings and all white goods are included. No guarantees will be given.

## SERVICES

Mains electricity, water & drainage.

## HOME REPORT

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

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=Mhwguz8pMpyphX4fB%2bf2zw%3d%3d>
- EPC rating: Band C

## COUNCIL TAX

Currently Band C (£1,715 in 2024/25). Discounts may be available for single occupancy.

## MAINTENANCE

Approx £40 per month is payable for buildings insurance and the maintenance of common areas in and around the residential estate.

## PRICE

Fixed Price of £165,000 is invited. 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.

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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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