

41 Corrou Road
Aviemore
PH22 1SS

OFFERS OVER £120,000

One Bedroom Ground Floor
Apartment Benefiting From
Recent Refurbishment



FEATURES :

- Spacious Accommodation Throughout
- Full Double Glazing & Upgraded Electric Heating
- Spacious Lounge & Dining Area
- Fitted Kitchen & Three Piece Bathroom suite
- Private Rear Garden Grounds
- On-Street Parking

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE

PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



41 Corrou Road is a one bedroom ground floor apartment located on the popular Dalfaber residential estate. The property has been recently renovated and is being sold in great condition. The accommodation includes a bright lounge and dining area, kitchen, double bedroom and bathroom. The renovation includes new carpets, upgraded electric economy heating, and full redecoration. These properties are very efficient and are perfect for first time buyers and people looking at getting onto the property market. The front of the property is a shared parking area offering space for parking numerous vehicles while also allowing access to the side of the property. The well maintained rear garden is mainly laid to lawn with space for garden furniture and timber shed.



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 and 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.

This affordable property is ideal to use as a residential home, holiday home, or buy to let investment.

ACCOMMODATION:

Entrance Vestibule

Entrance door opens to vestibule. Fitted carpet. Glazed door opens to lounge.

Lounge

Bright lounge with large north facing windows overlooking the front. Space for family dining. TV and telephone points. Two pendant lights. Smoke detector. Electric radiator. Fitted carpet.

Kitchen

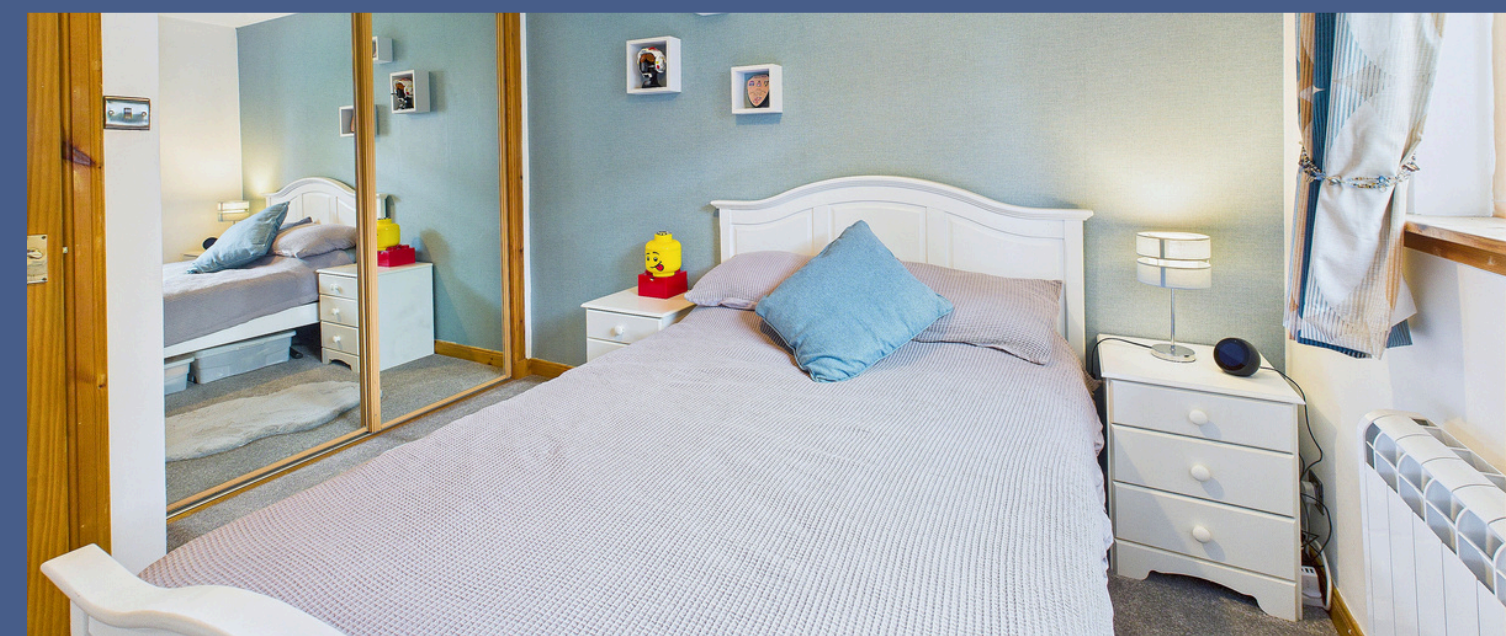
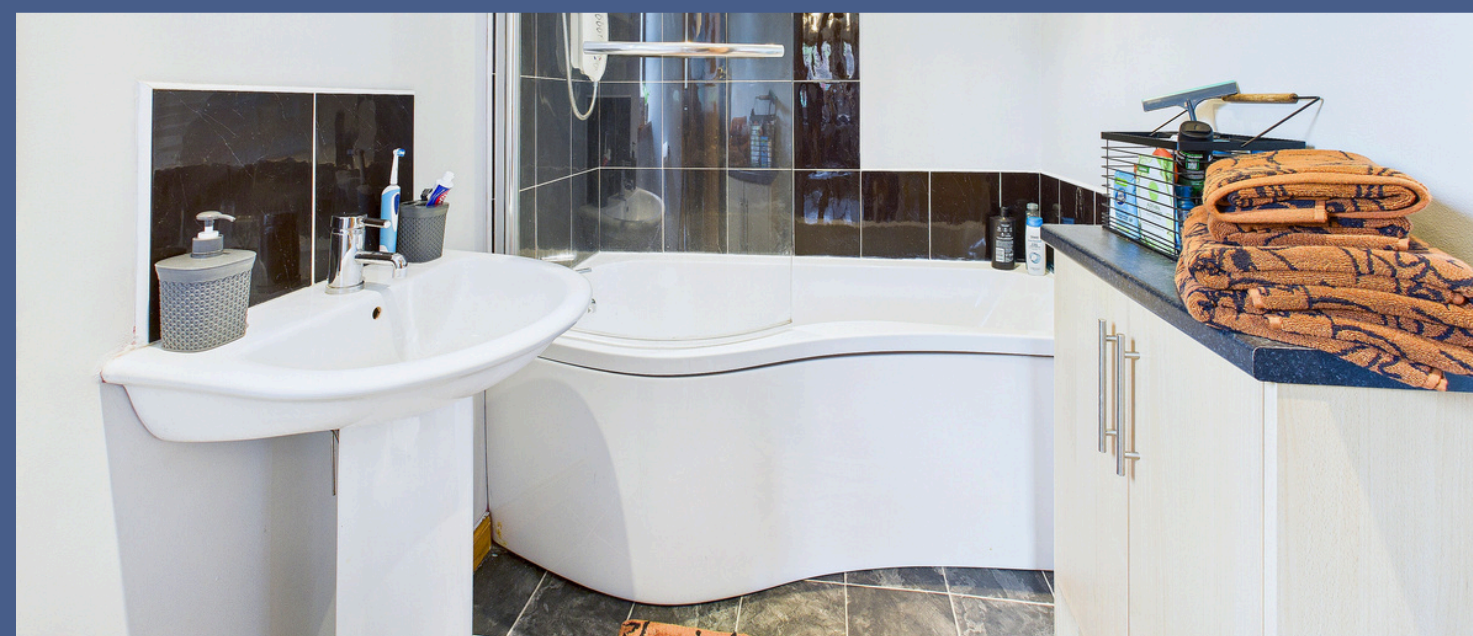
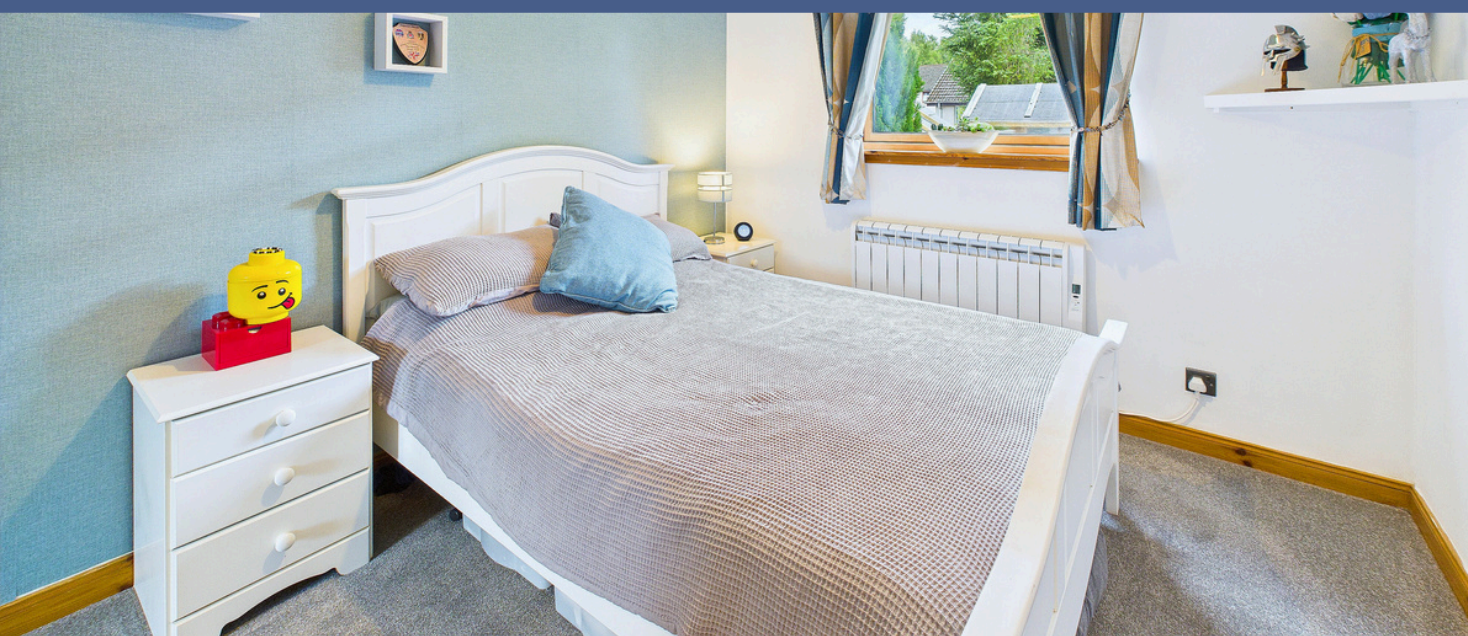
Modern fitted kitchen with base and wall units incorporating oven, hob, grill and stainless steel sink with mixer tap. Space fridge freezer and washing machine. Wall tiling over worktops. Vinyl flooring. Window to rear garden.

Bedroom 1

Rear facing double room with great space. Built-in double wardrobe with full length mirror doors. Storage shelving. Electric radiator. Fitted carpet.

Bathroom

Modern fitted three piece white suite comprising WC, pedestal basin and bath with Mira electric shower. Partial wall tiling. Wall mirror. Pendant light. Vinyl flooring. Opaque window to the side.



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INCLUDED

Floor coverings, curtains, blinds and light fittings all where fitted.

SERVICES

Mains electricity, water and drainage. Telephone.

COUNCIL TAX

Currently Band B £1534 p.a. (2025/26) including water rates. Discounts are currently available for single person occupancy.

HOME REPORT

A Home Report is available for this property. Please copy and paste the link below:

·Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=DTGKUxXubJCz5D8sYrdv7A%3d%3d>

·Postcode: PH22 1SS

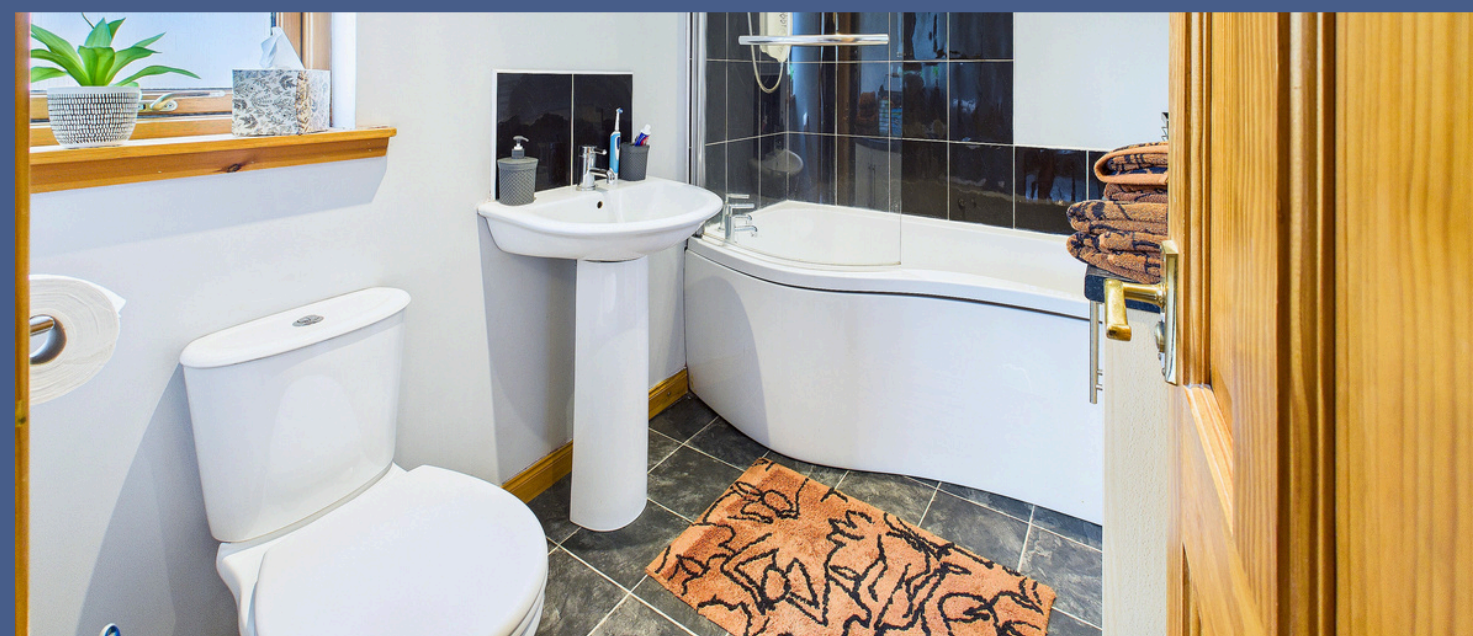
·EPC Rating D

PRICE

Offers Over £120,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

VIEWING

Viewing is 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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