

42 Corrou Road
Aviemore
PH22 1SS

OFFERS OVER £95,000

One Bedroom Ground Floor
Apartment In A Popular
Residential Area Of Aviemore



FEATURES :

- Affordable One Bedroom Apartment
- Lounge, Kitchen, Bedroom & Bathroom
- Full Double Glazing & Electric Economy Heating
- Modern Fitted Kitchen
- Private Rear Garden Grounds

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE

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42 Corrou Road is a one bedroom ground floor apartment located on the popular Dalfaber residential estate. It benefits from a good sized fitted kitchen with space for freestanding appliances and a three piece bathroom suite. Other benefits include electric economy heating and full double glazing. The property is in good condition but requires a little maintenance to be carried out. This property offers a rare opportunity to purchase an efficient and easy maintainable home, perfect for a first time buyer or someone looking at getting onto the property ladder.

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.



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

1.42 x 1.00m

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

Lounge

4.81 x 3.35m

Bright lounge with large north facing windows overlooking the front. Space for family dining. TV and telephone points. Two pendant lights. Smoke detector. Storage heater. Fitted carpet. Door to hallway.

Hallway

Accessed off the lounge the short hall has doors to the bedroom, bathroom and kitchen. Built-in linen cupboard which also contains the hot water tank. Ceiling light. Fitted carpet.

Kitchen

2.91m x 2.10m

Modern fitted kitchen with base and wall units incorporating a steel sink with mixer tap. Space fridge freezer and washing machine. Wall tiling over worktops. Ceiling light. Vinyl flooring. Window to rear garden.

Bedroom 1

3.25 x 2.90m

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



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Bathroom 2.28 x 1.69m

Three piece bathroom suite comprising WC, pedestal basin and bath with Mira electric shower. Partial wall tiling. Mirrored Cabinet. Pendant light. Vinyl flooring. Opaque window to the side.

Garden

The front of the property allows space for parking numerous vehicles with access to the side of the property. The rear garden is mainly laid to lawn with space for garden furniture and timber shed.

INCLUDED

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

SERVICES

Mains electricity, water and drainage. Telephone.

COUNCIL TAX

Currently Band B £1500 p.a. (2023/24) including water rates.

Discounts are currently available for single person and second home occupancy.

PRICE

Offers Over £95,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.



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HOME REPORT

A Home Report is available for this property.

Please copy and paste the link below:

Reference: <https://app.onesurvey.org/Pdf/SurveyReport?q=AMYnLbHhK4XI1JP1SLuzVsK0O%2fOdngk%2b>

- Postcode: PH22 1SS
- Valued at £95,000.
- EPC Rating C

OFFERS

Formal offers should be submitted to our office in Aviemore.

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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