

20 Corrou Road
Aviemore
PH22 1SS

Offers Over £260,000 are invited.

Three Bedroom Semi-Detached Bungalow
Benefiting From Extended Living Space &
Private Rear Garden



Features:

- Bright Lounge With Feature Wood Burning Stove
 - Extended Lounge & Dining Room With Patio Doors
 - Three Bedrooms & Two Bathrooms
 - Private Off Street Parking
 - Beautifully Maintained Garden Grounds
 - Close To Dalfaber Golf & Country Club
-

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



20 Corrou Road is an extended three bedroom bungalow situated in a peaceful location backing onto local woodland. The property has been extended to include additional living space, a utility room, shower room, study/bedroom and attic room. This bright and airy property also enjoys a south facing lounge, two double bedrooms, bespoke kitchen and family bathroom. Other notable benefits include the feature woodburning stove, electric economy heating and full double glazing. The property also boasts high quality oak floorcoverings and good quality carpets throughout. This perfect family home is being sold in immaculate condition and is ready to go for anyone looking for a turn-key property.

We're offering an amazing opportunity for someone to purchase a spacious family home in a popular residential neighbourhood. Viewing is highly recommended to fully appreciate the great location on offer.



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.

Dalfaber is a popular residential area, located at the north end of Aviemore, within 1.5 miles of the village centre. The Silverglades properties lie at the south of the residential area with views to the Cairngorms and Craigellachie Mountains. The immediate area has a community shopping centre which includes a Co-op food store & fish & chippy. Dalfaber Golf & Country club is a few minutes walk away with golf courses, swimming pool, bar & restaurant. The property is also close to the pedestrian/cycle path which leads into Dalfaber Road, Old Bridge Inn and the centre of the village.



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.

OUTSIDE

The front garden is open plan and mainly laid to lawn with some mature trees and flower borders. Path leads to the front entrance door. Gravel driveway to the side offering private parking.

The idyllic rear garden is fully secure and bounded by timber fencing. It's mainly laid to lawn with some beautiful flower borders, plants and trees. Paved patio area for garden furniture and a brick built BBQ. Timber garden shed, summer house and wood store. Outside tap. Gated access to local woodland.

INCLUDED

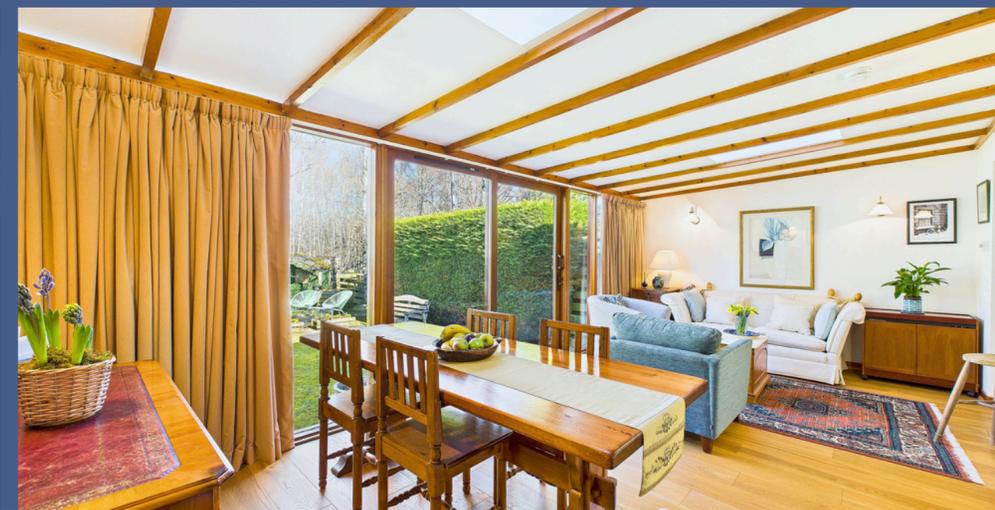
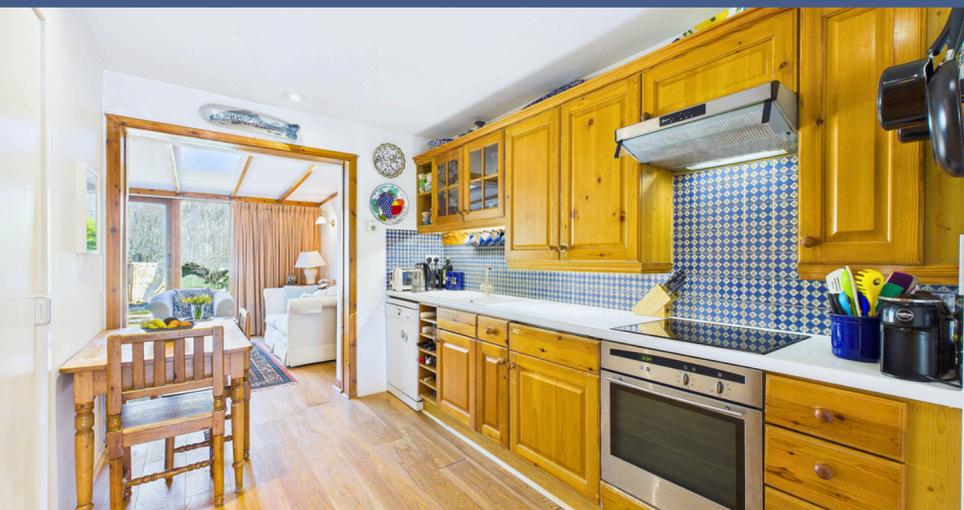
All floor coverings and light fittings. All integrated appliances will also be included.

SERVICES

Mains electricity, water and drainage. Telephone and internet.

COUNCIL TAX

Currently Band D £1973 p.a. (2024/25) including water rates.



WWW.CALEDONIAESTATEAGENCY.CO.UK



HOME REPORT

A Home Report is available for this property and can be found on our website or by using the following link:

·Postcode: PH22 1SS

·Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=1rm3%2byBCSnfp08FPLRyAbQ%3d%3d>

·EPC Rating D

·Home Report Value - £260,000

PRICE

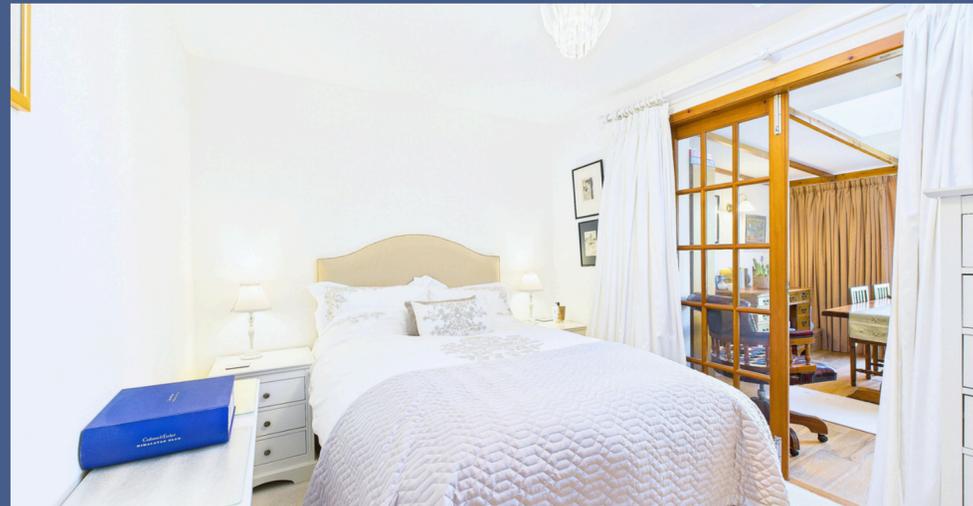
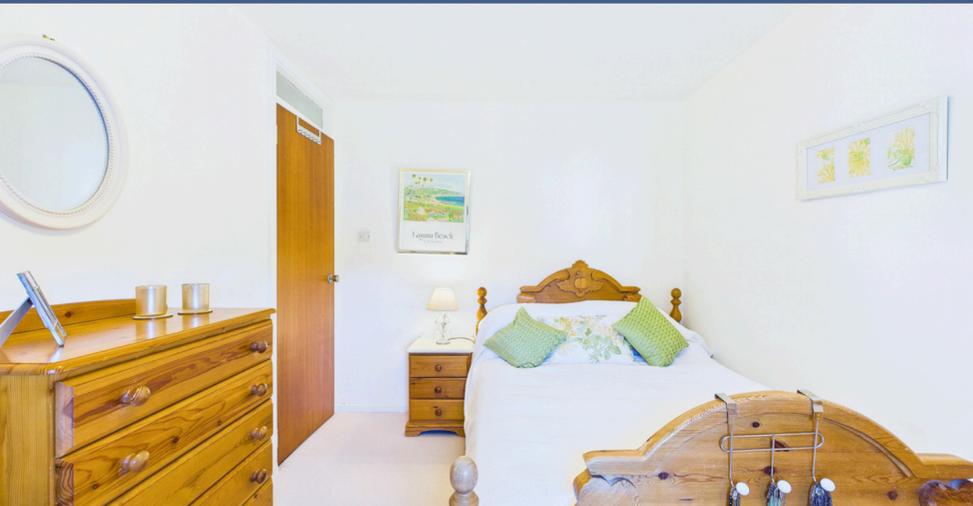
Offers over £260,000 are invited for this property.

OFFERS

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



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

