

58 Corrou Road
Aviemore
PH22 1SS

OFFERS OVER £120,000

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



FEATURES :

- Affordable One Bedroom Apartment
- Bright Lounge & Dining Area
- Full Triple Glazing & Electric Economy Heating
- Modern Fitted Kitchen & Upgraded Shower Room
- Private Rear Garden Grounds
- On-Street Parking

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH

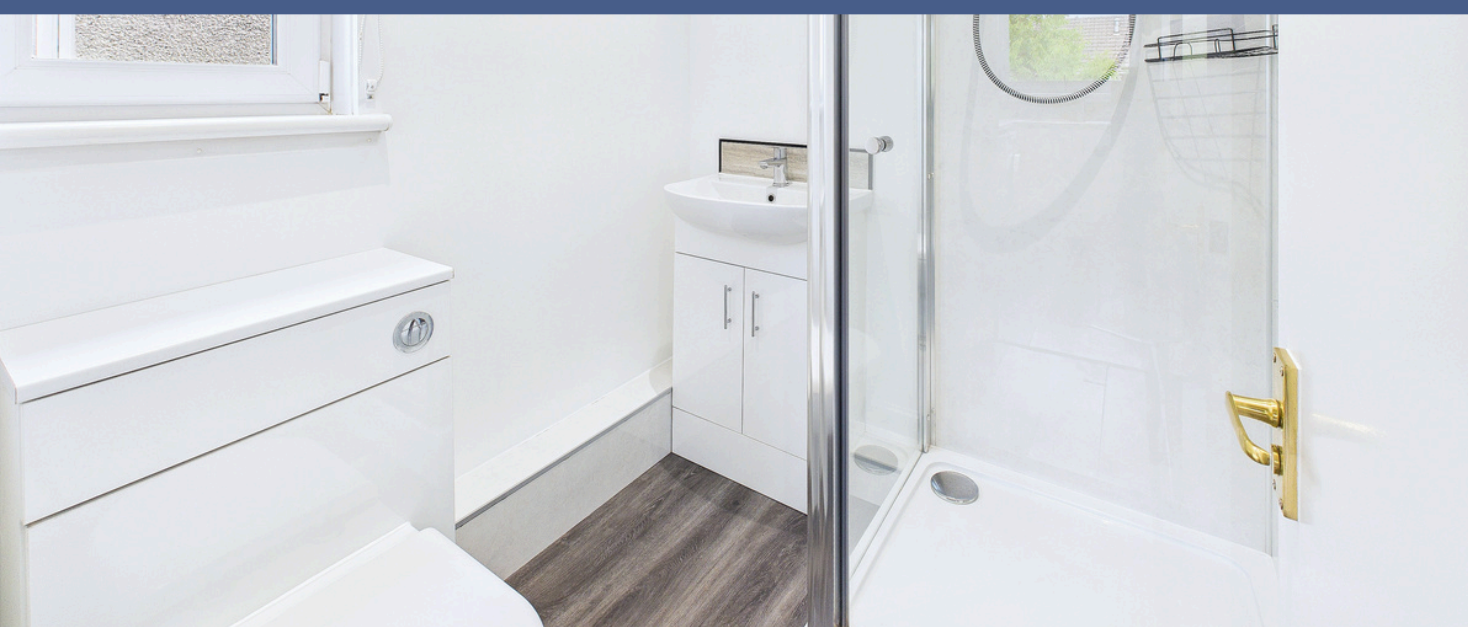
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01479 810 531



Located on the popular Dalfaber residential estate at the Northern end of Aviemore, No. 58 Corrou Road is a one bedroom first floor flat, situated within a block of four properties. This upgraded apartment benefits from a modern kitchen and a stylish three piece shower room. The lounge and dining space also offer a great space for hosting friends and family. Other notable benefits include the upgraded electric heating, laminate flooring and full triple glazing.

An ideal purchase opportunity for the first-time buyer or as a buy to let/investment property.



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

Timber entrance door opens to staircase. Pendant light. Laminate flooring. Stairs to first floor landing.

Landing

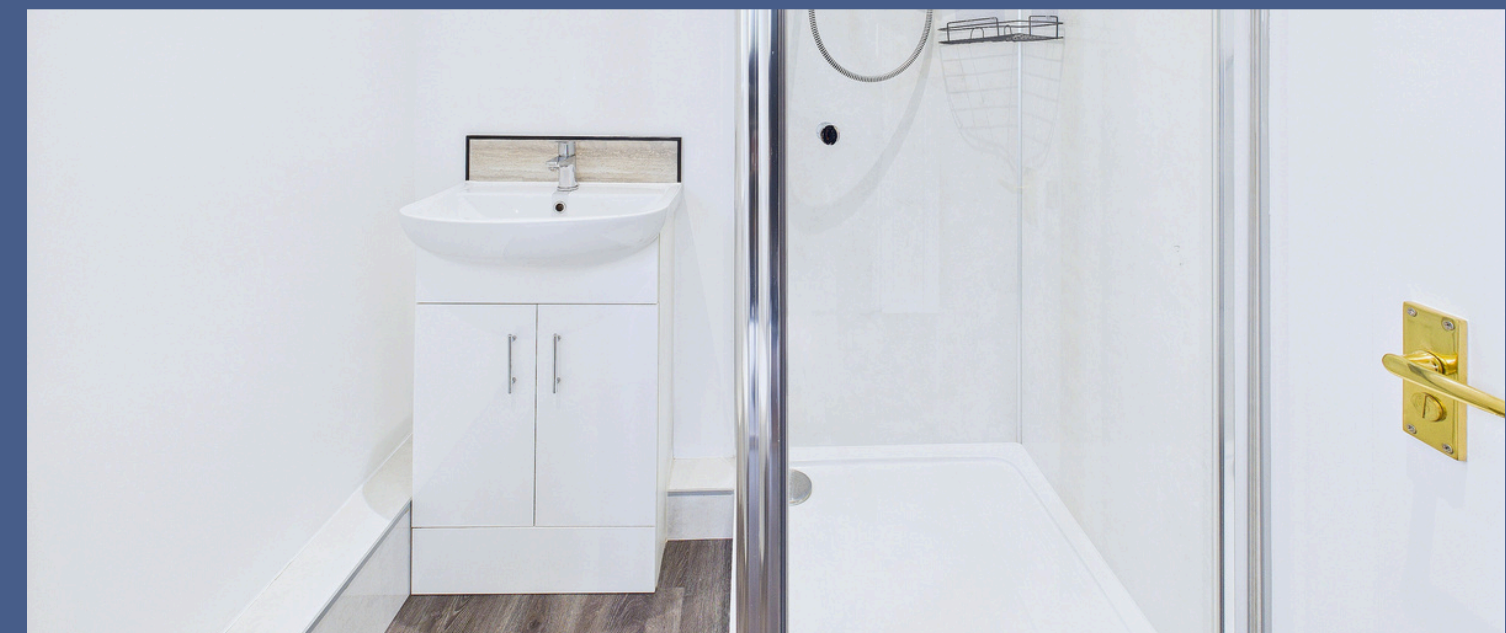
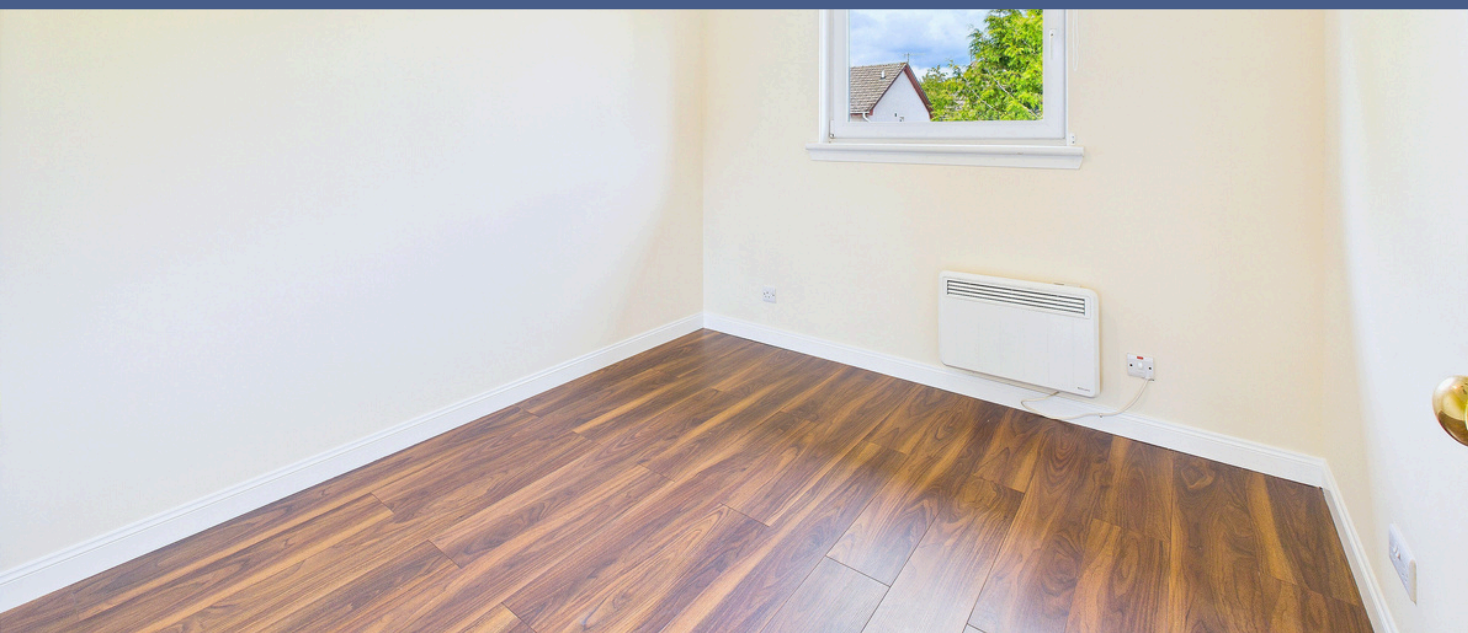
Coat hooks. Pendant light. Panel heater. Laminate flooring. Door to lounge.

Lounge

Bright and spacious room with ample space for dining table and chairs. Window to the front offering views of Craigellachie Nature Reserve. TV and telephone points. Arched display recess. Pendant light. Panel Heater. Laminate flooring. Doorway to inner hall.

Inner Hallway

Doorway to kitchen, doors to bedroom and shower room. Built-in cupboard housing the hot water cylinder, slatted shelving and electricity fuses. Hatch to loft. Smoke alarm. Pendant light.



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Kitchen

Fitted base and wall units incorporating electric hob, oven and grill with extractor hood and 1^{1/2} bowl stainless sink with mixer tap. Washing machine. Fridge freezer. Splashback around work surfaces. Pendant light. Panel Heater. Laminate flooring. Window to the rear overlooking the garden.

Bedroom

Spacious double bedroom with window to the rear, giving some views of the hills. Built-in double wardrobe with mirror sliding doors, hanging and storage space. Panel heater. Pendant light. Laminate flooring.

Shower Room

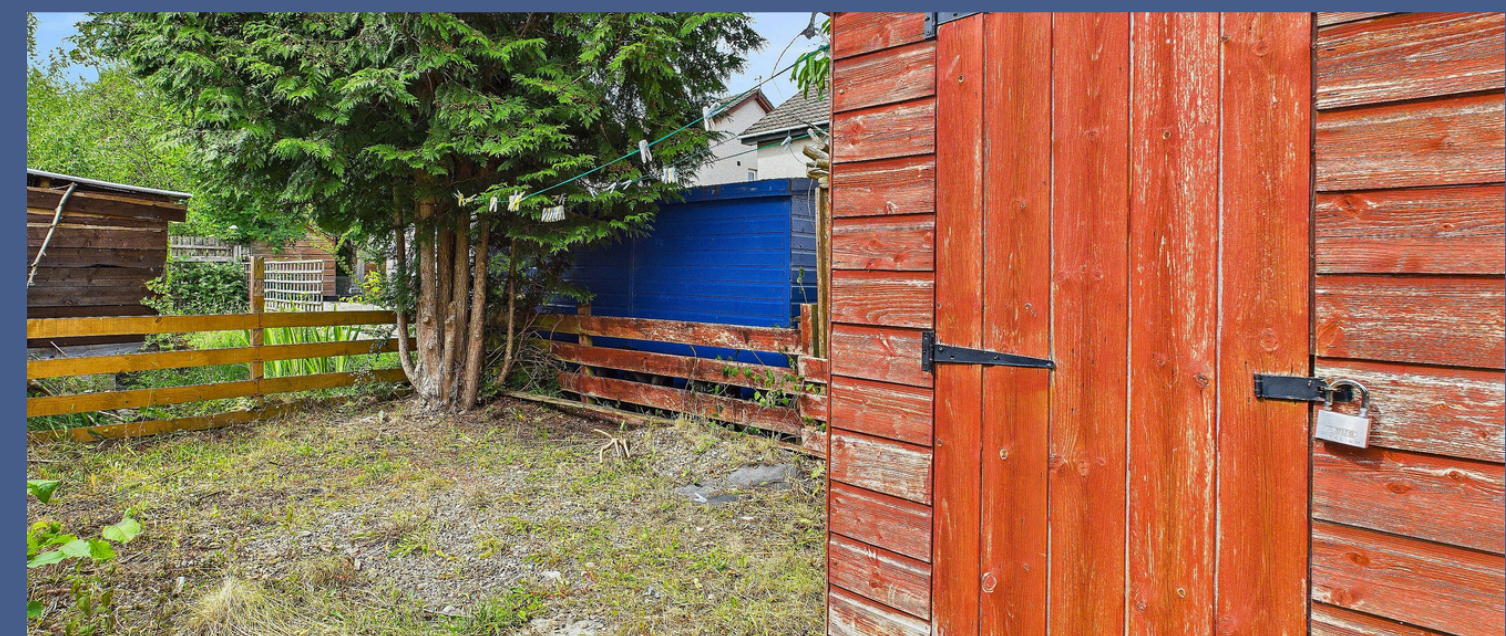
Bright three piece white suite comprising corner entry shower cubicle with electric instant shower, wash hand basin in vanity unit and WC. Wall mirror. Heated towel rail. Recessed lighting. Laminate flooring. Opaque window to the side.

INCLUDED

Light fittings and floor coverings. Property will be sold as seen and any offers must take this into consideration. No guarantees are given with regards to the electrical appliances. Timber garden shed.

OUTSIDE

The garden grounds to the rear of the building are enclosed by timber fencing and laid to grass with a timber garden shed. There is a tarred parking area at the front of the building.



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SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band B (£1,535 pa 2024/25), including water rates. Discounts are available for single occupancy.

HOME REPORT

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

- Ref: [58 Corrour Road 25.pdf](#)
- Energy Performance Certificate Rating: Band D
- Post Code: PH22 1SS
- Home Report Value: £120,000

PRICE

Offers Over £120,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

VIEWING

Viewing is strictly 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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