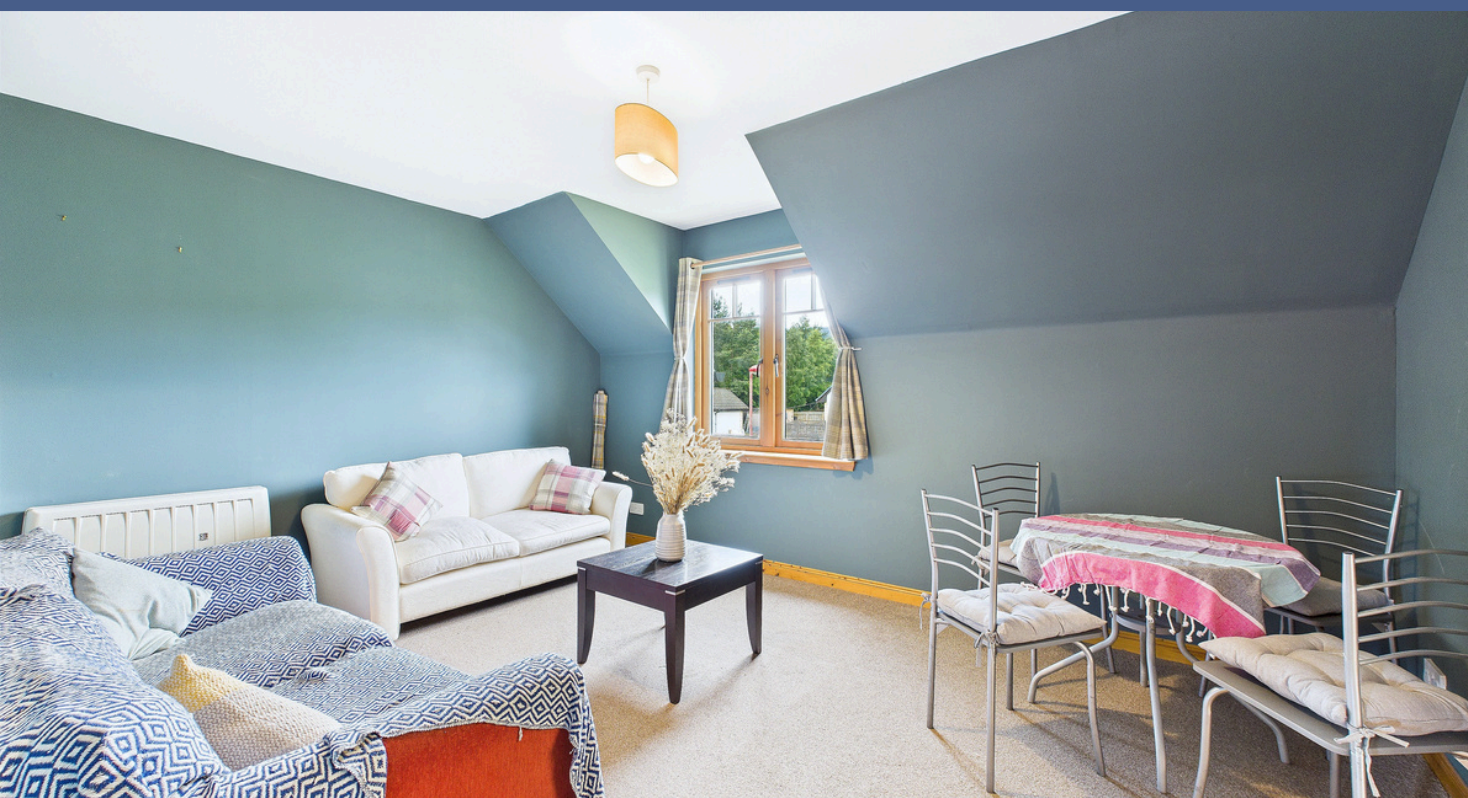


# 32 Corbett Place Aviemore PH22 1NZ

OFFERS OVER £175,000

Two Bedroom First Floor  
Apartment In Popular Residential  
Area of Aviemore



## FEATURES :

- Spacious Apartment With Great Sized Accommodation
- Lounge/Dining Area & Modern Kitchen
- Family Bathroom & En-Suite Shower Room
- Full Double Glazing & Electric Economy Heating
- 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





32 Corbett Place is a 2 bedroom first floor apartment, set within a courtyard development at the north end of the village. The apartment was first occupied in 2004 and offers views over the local hills and to the Cairngorm Mountains. The property has been recently renovated to include a new kitchen, modern family bathroom and en-suite shower room, two double bedrooms and a spacious lounge. The property also benefits from full timber double glazing and electric economy heating. The property is being sold in great condition and offers the perfect opportunity to buy a ready to go home in the Highlands.

This property would make an ideal residential property or could alternatively be used 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 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 Dalfaber, 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

Security entrance door with glazed panel and letterbox. Courtesy light to the side. Coat hooks. Smoke detector. Ceiling light. Carpeted stairs to first floor landing.

### First floor landing

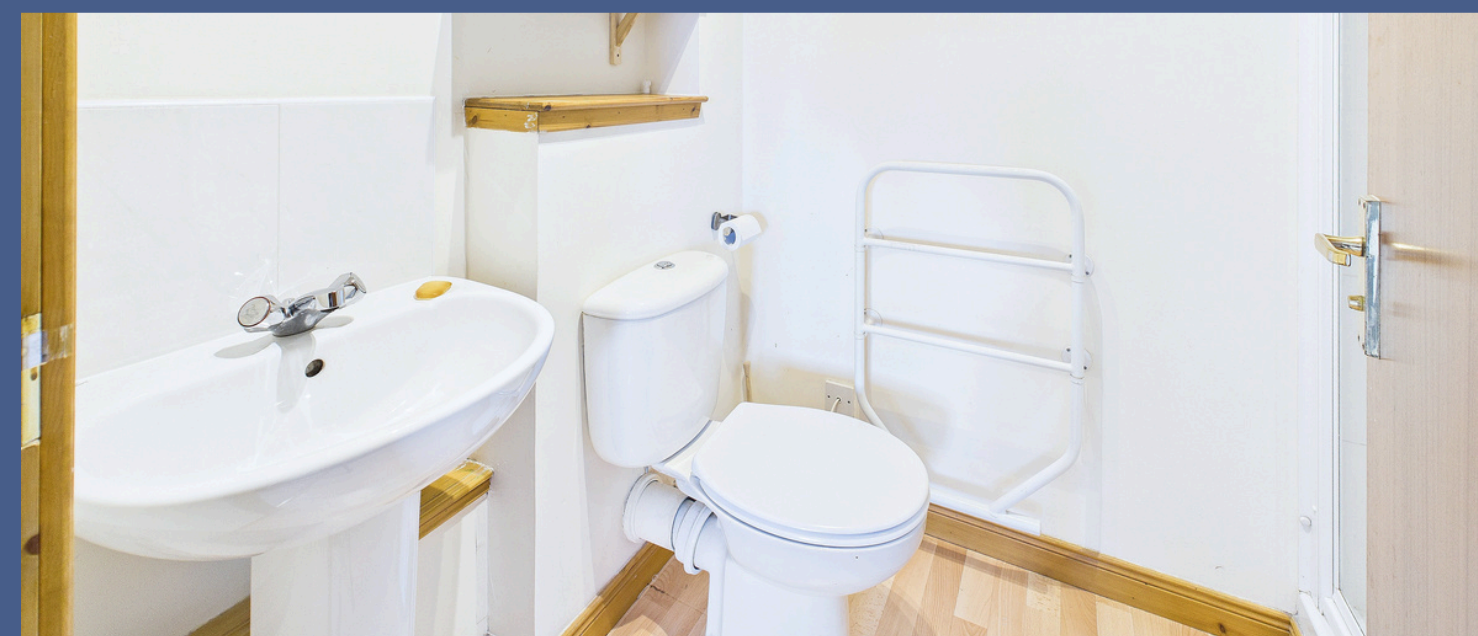
Spacious first floor landing with built-in storage cupboard containing electrical consumer unit. Smoke detector. Access to floored loft with ladder and light. Fitted carpet. Doors off to lounge, bedrooms and family bathroom.

### Lounge

Bright and comfortable lounge with window to the rear offering great views of Craigellachie Nature Reserve. Space for family or formal dining. TV points. Fitted carpet. Door to kitchen.

### Kitchen

Newly fitted kitchen with base and wall units incorporating stainless steel sink and integrated oven, hob and grill with extractor above. Other integrated appliances include a fridge, freezer and dishwasher. Space for freestanding washing machine. Glazed splash back. Fluorescent lighting. Herringbone vinyl flooring.



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





#### Master En-suite Bedroom

Double room with window to the front offering superb views of the Cairngorm Mountains. Built-in mirrored wardrobe with hanging and storage space. Space for bedroom furniture. Pendant light. Panel heater. Fitted carpet. Door to en-suite shower room.

#### En-suite Shower Room

Three piece suite consisting of WC, wash hand basin with mixer taps and shower cubicle with electric shower. Wall tiles around shower and above sink. Heated towel rail. Wall mirror. Shaver point. Extractor unit.

#### Bedroom 2

Double/Twin room with window to the front overlooking garden grounds and the Cairngorm Mountains. Space for bedroom furniture. Built-in cupboard with hanging and storage space. Panel heater. Fitted carpet.

#### Bathroom

Three piece white bathroom suite comprising WC, wash hand basin and bath with mains shower and glazed shower screen. Toilet accessories. Built-in cupboard with Megaflo water tank. Heated towel rail. Tiled floor.

#### Garden

Pathway to front entrance door with lawn each side. Communal lawns to the rear. Lockable bike storage facilities. On-street car parking to the front.

#### Included

Carpets, blinds and light fittings.

#### Services

Mains electricity, water & drainage, telephone.

#### Council Tax

Currently band C (£1754 pa 2025/26). Includes water rates.

Discounts apply for single occupancy.

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





## Home Report

A Home Report is available for this property and can be downloaded at [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk) or by using the following link:

Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=zhx8dwUSsl2Xn4bejAYsZw%3d%3d>

Postcode: PH22 1NZ

Energy Performance Certificate Rating: C

Home Report Valuation: £175,000

## Property Factors

The properties are factored which includes buildings insurance, building maintenance, managing communal areas including planting and grass cutting etc. The projected charges are £575 per annum.

## Price

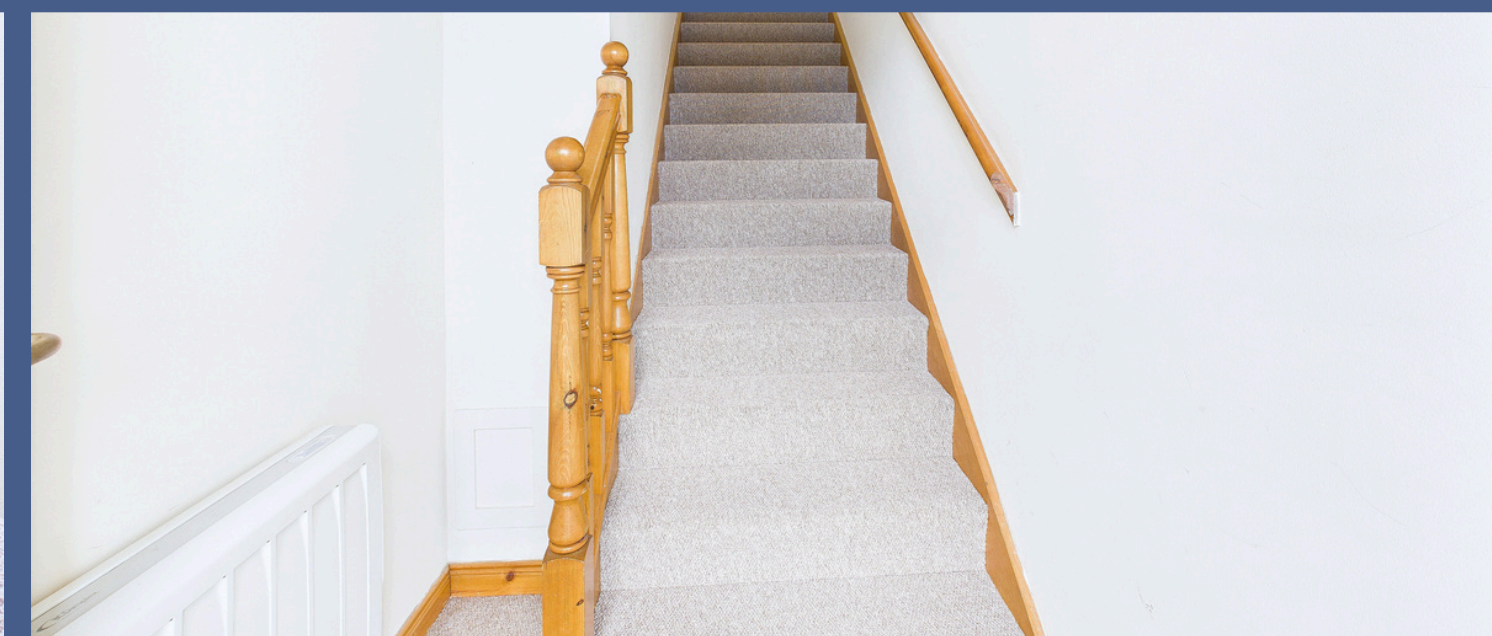
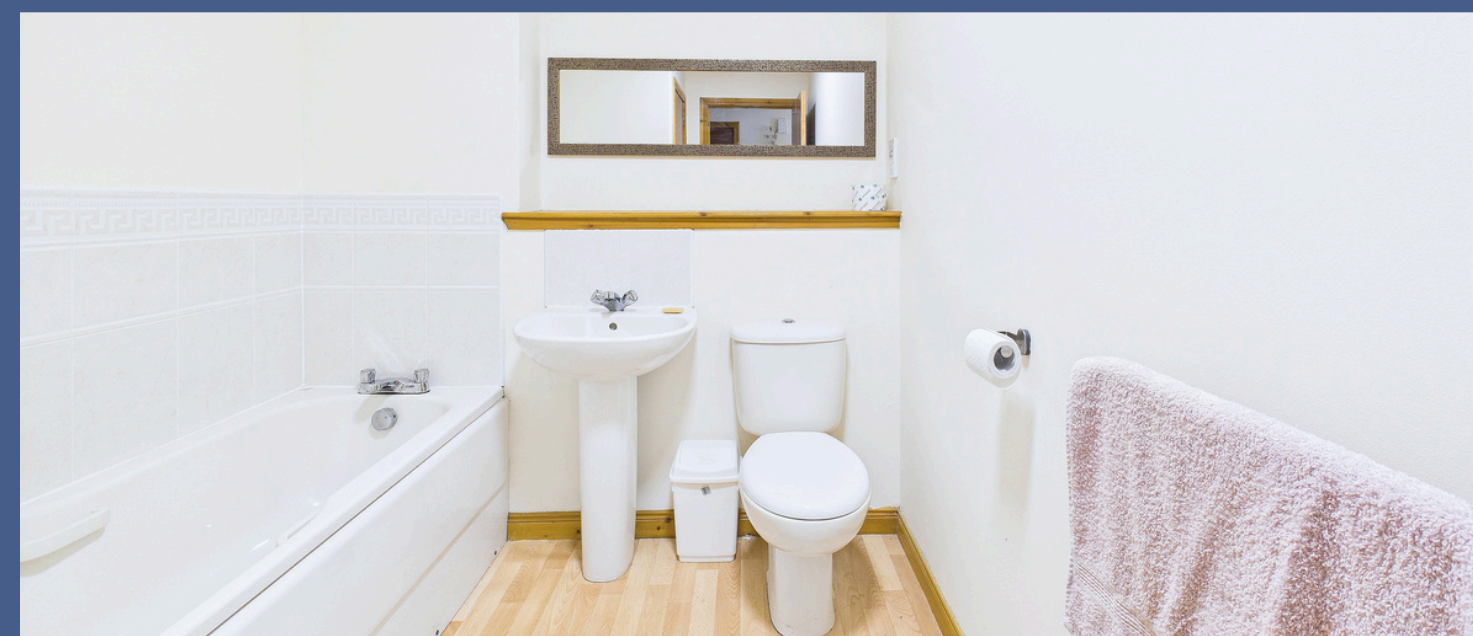
Offers Over £175,000 are invited for this property. The seller reserves the right to accept a suitable offer at any time.

## Offers

Formal offers should be submitted to our office in Aviemore.

## Viewing

Viewing is by appointment only through the Selling Agents.



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







CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://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](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

