

73 Corrou Road  
Aviemore  
PH22 1SS

OFFERS OVER £120,000

Bright First Floor Apartment in  
Popular Residential Area of  
Aviemore



#### Features:

- Interior Oak Doors and Oak Flooring
- New Bathroom and Freshly Decorated Throughout
- Double Bedroom with Large Built In Wardrobe
- UPVC Double Glazing & Electric Economy Heating
- Close to Dalfaber Golf and Country Club, Woodland Walks & Bike Trails

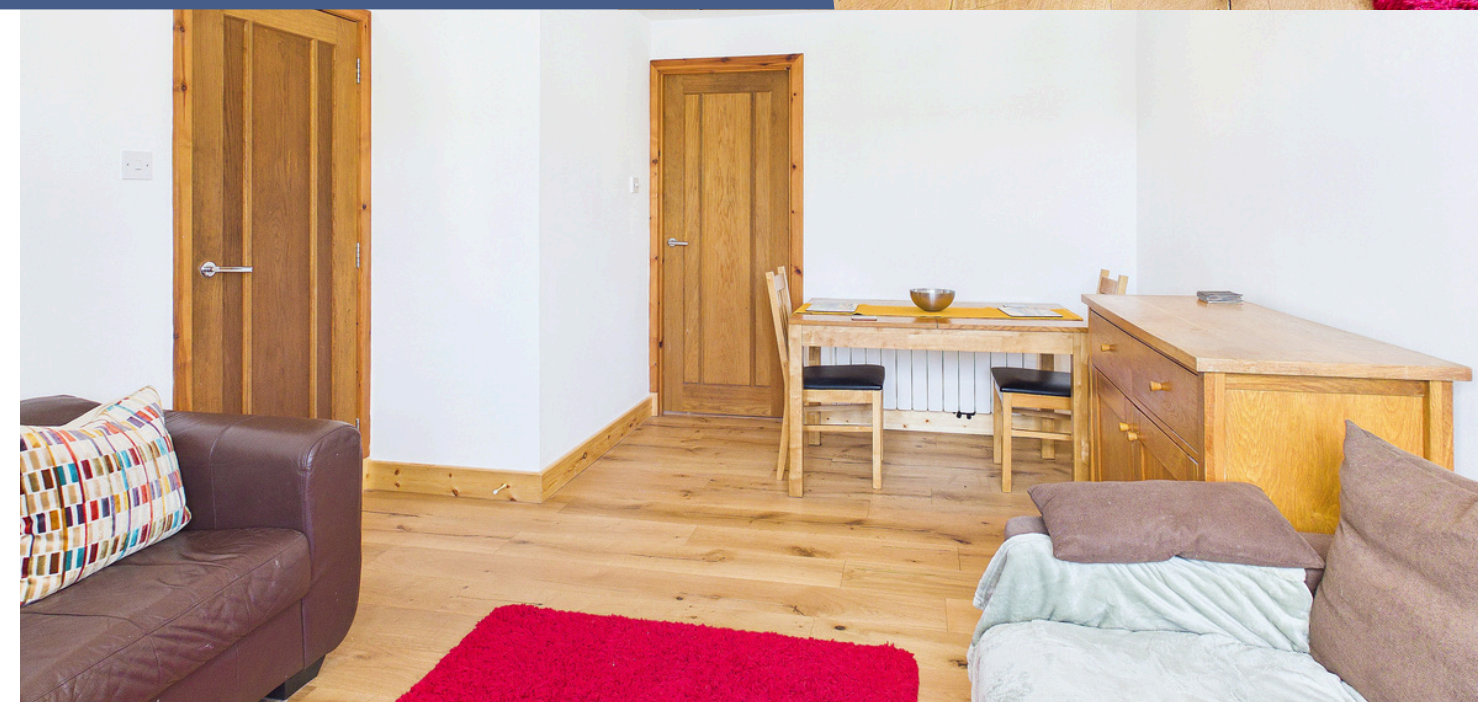
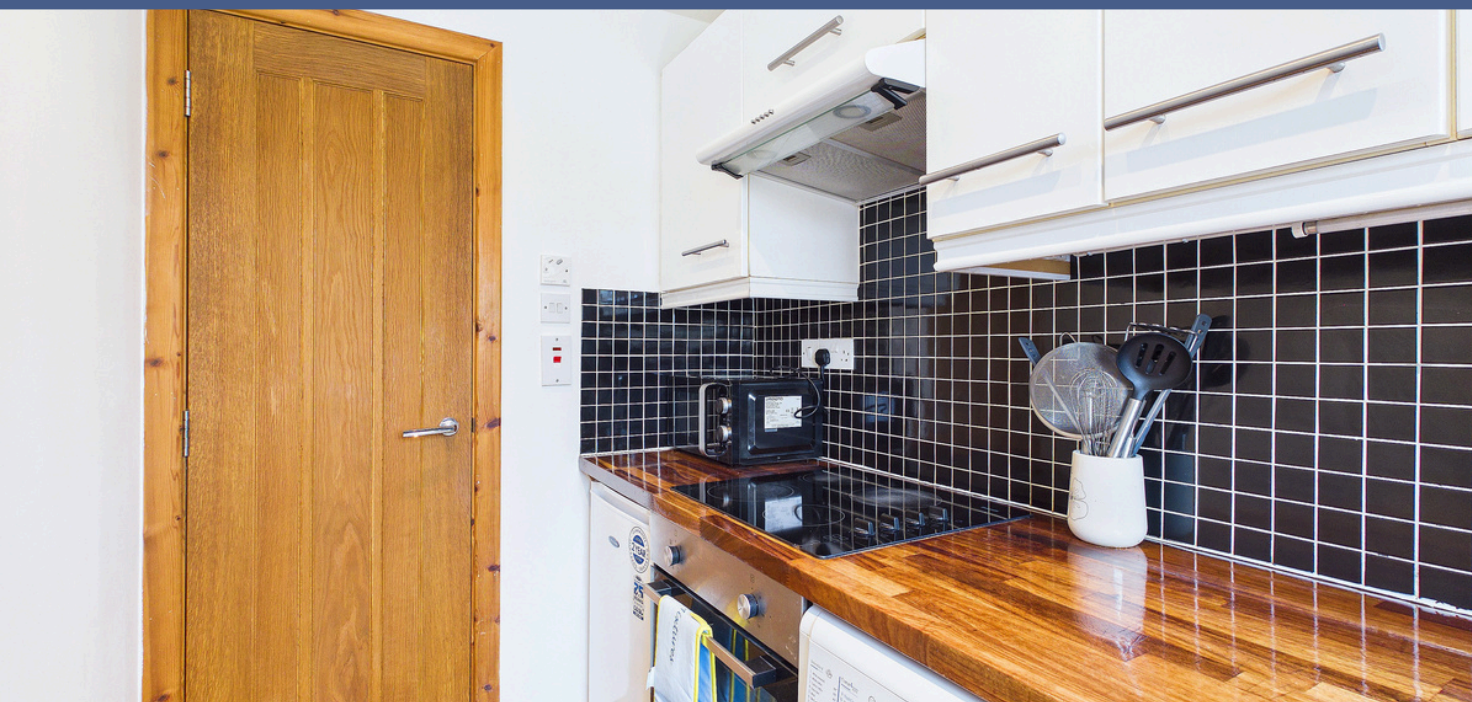
CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
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PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531



73 Corrou Road is a bright one bedroom first floor apartment located on the popular Dalfaber residential estate. The accommodation includes a bright lounge and dining area, kitchen, double bedroom with built in wardrobe and bathroom. The property has recently had a new bathroom installed with shower over bath, heated towel rail and wet wall throughout. There has also been full redecoration.

The property benefits from mountain and woodland views, interior oak doors and flooring, UPVC double glazing and electric economy heating. There is a loft hatch for additional storage.

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



For more information on this 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 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.

Aviemore village itself offers many amenities, including a primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm Mountain, Strathspey steam railway and the 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.

## OUTSIDE

The front of the property is a shared parking area offering space for multiple vehicles while also allowing access to the side of the property. The rear garden is mainly laid to grass with a metal garden shed.

## INCLUDED

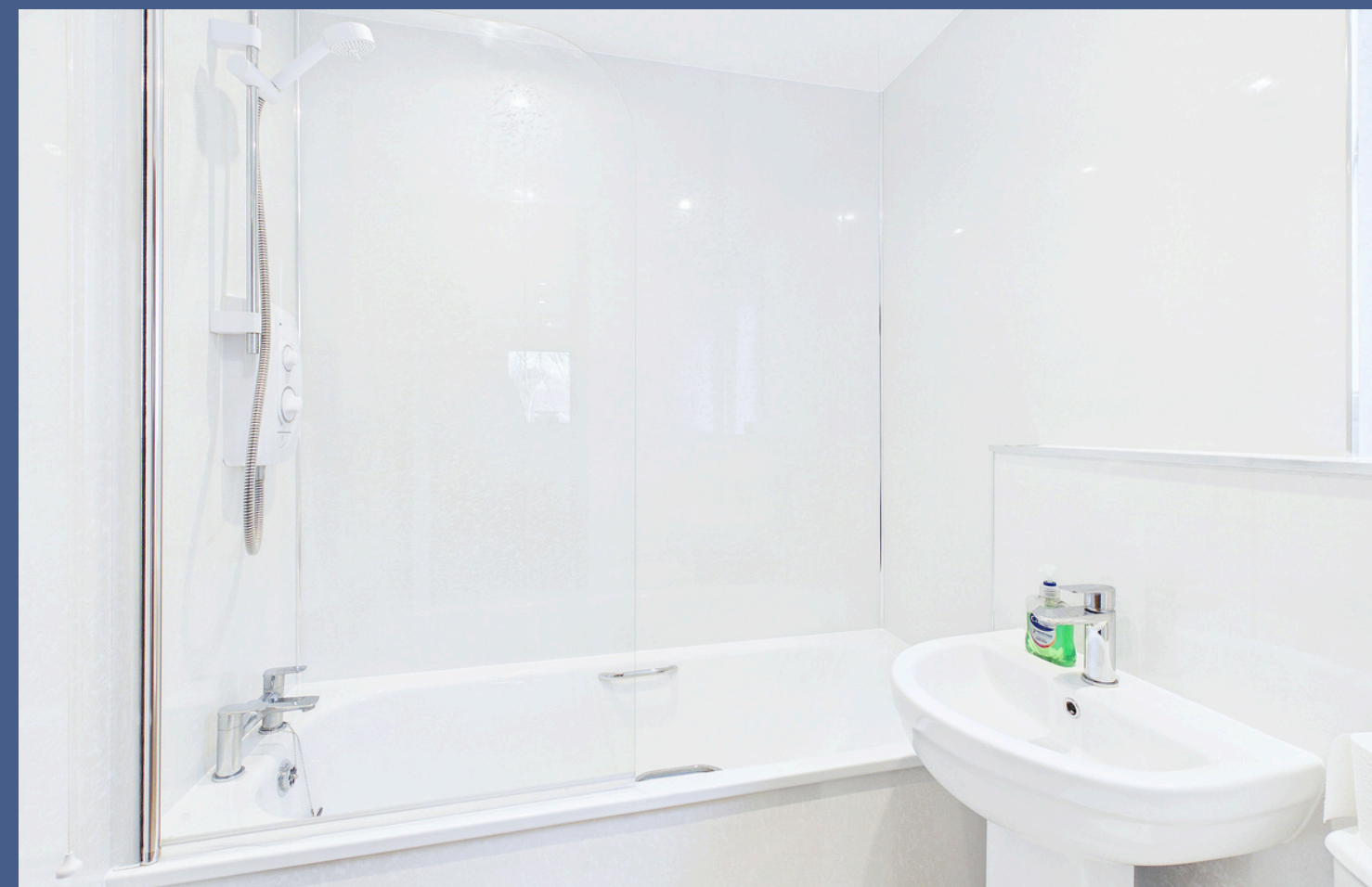
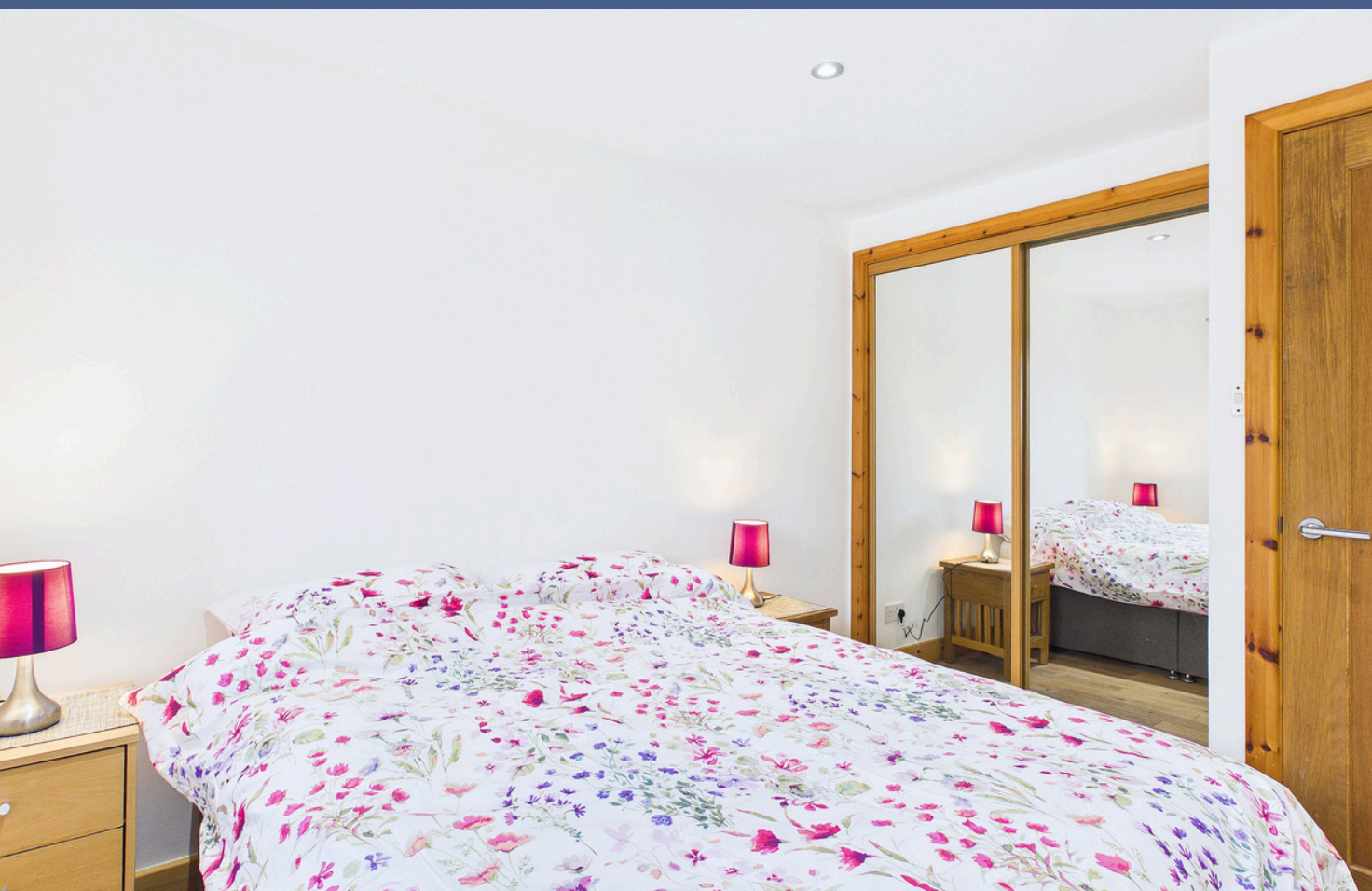
Floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band B £1778.24 p.a. (2026/27) including water rates.  
Discounts are currently available for single person occupancy.



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## HOME REPORT

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

·Ref: <https://app.onesurvey.org/Pdf/HomeReport>

·Postcode: PH22 1SS

·Valued at £120,000

·EPC Rating D

## PRICE

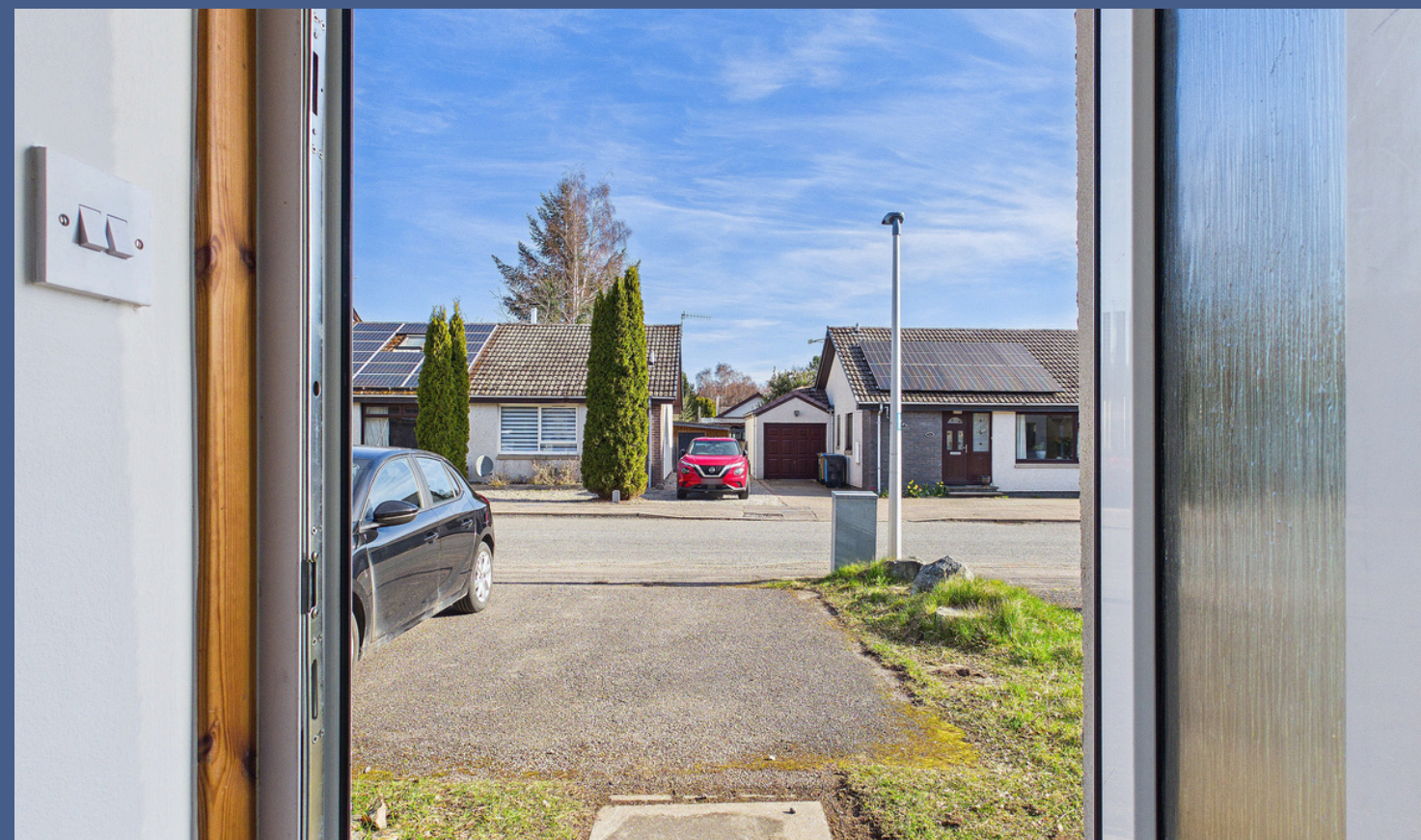
Offers Over £120,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

## 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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