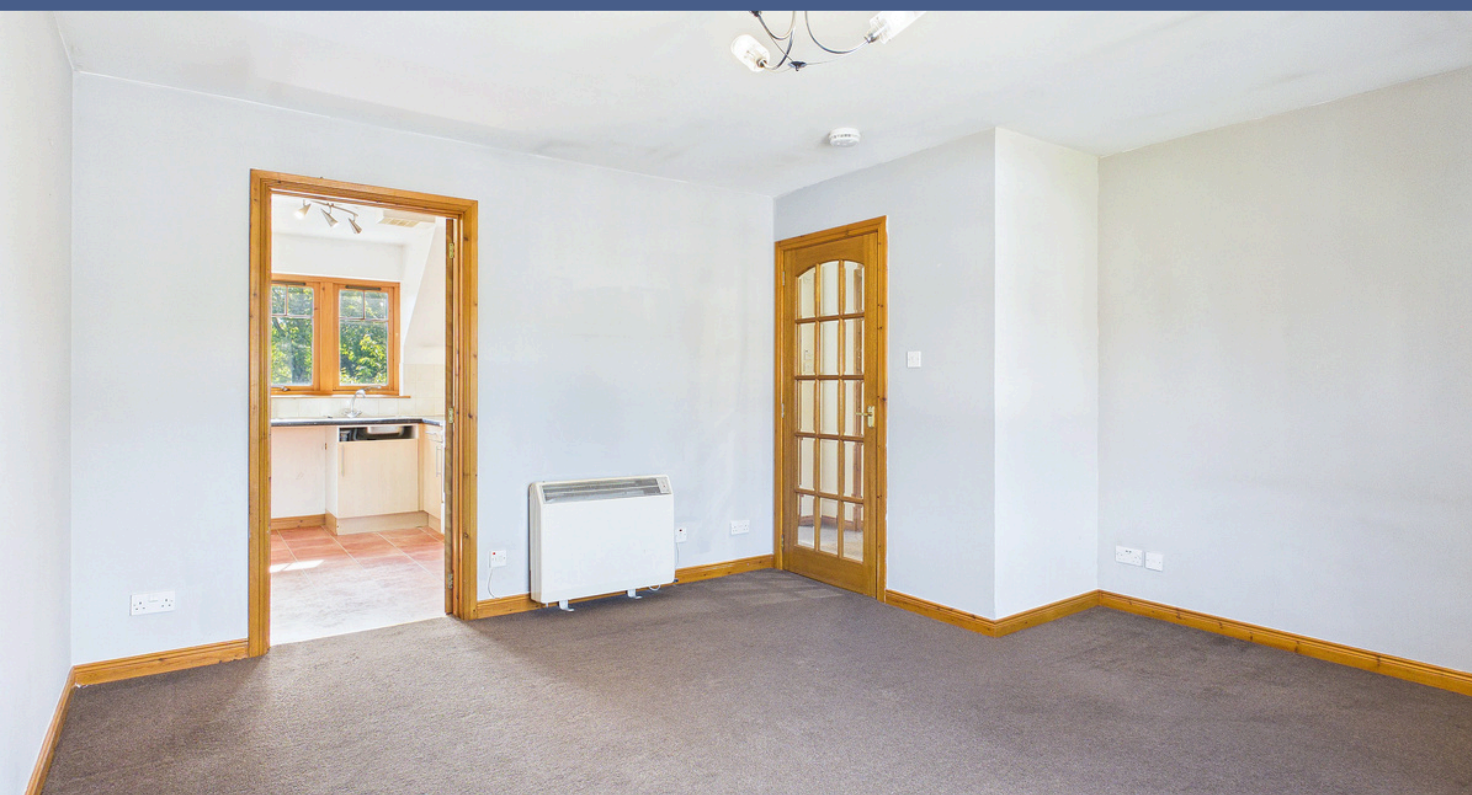


43 Corbett Place
Aviemore
PH22 1NZ

OFFERS OVER £160,000

Two Bedroom First Floor
Apartment in Popular Residential
Area of Aviemore



Features:

- Two Double Bedrooms With Built In Wardrobes
- Beautiful Views of the Craigellachie Nature Reserve
- Full Double Glazing and Electric Economy Heating
- Communal Garden Grounds & On Street Parking
- Close to Local Amenities

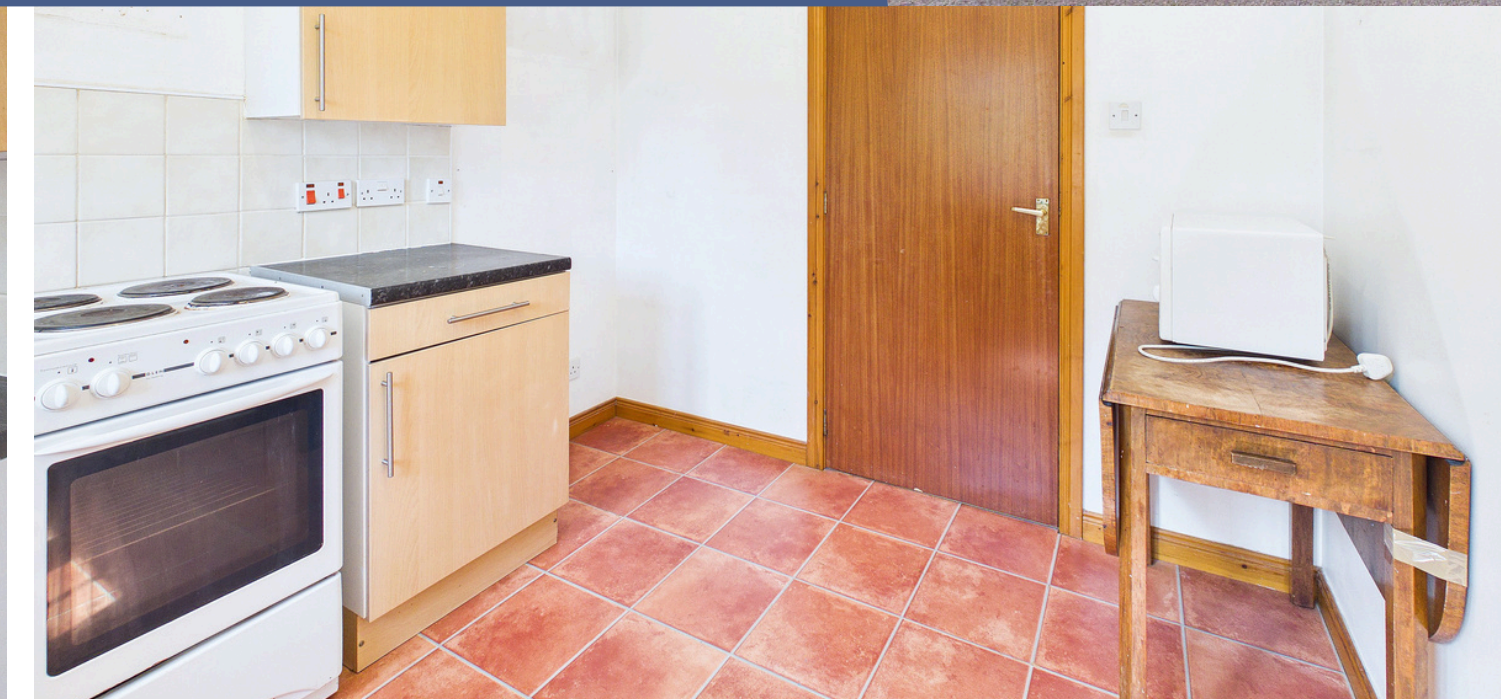
CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



43 Corbett Place is a two-bedroom first-floor apartment, ideally situated at the end of a quiet cul-de-sac in the north of Aviemore. Built approximately 20 years ago, the property enjoys superb open views across the Craigellachie Nature Reserve to the front, with pleasant woodland surroundings to the rear.

The apartment offers a spacious lounge/dining area alongside a bright kitchen. Both bedrooms are generously proportioned doubles and benefit from fitted wardrobes.

Externally, there are well-maintained communal garden grounds to the rear, along with a secure, lockable bike store located at the end of the building. To the front, ample on-street parking ensures convenient access, with no shortage of available spaces.



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 Dalnaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

OUTSIDE

A paved pathway leads to the front entrance, with lawns on either side creating a welcoming approach. To the rear, there is an enclosed communal lawn. The property is further enhanced by generous areas of green space, along with secure, lockable bike storage facilities. Ample on-street parking is available to the front.

INCLUDED

All floor coverings, curtains and light fittings.

SERVICES

Electricity, water, and drainage.

PROPERTY FACTORS

The properties are factored which includes buildings insurance, building maintenance, managing communal areas including planting and grass cutting etc. The fee is around £400-£500 annually.

COUNCIL TAX

Band C (£2032.28 p.a 2026/27) including water rates.

Discounts are available for single person occupancy.



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HOME REPORT

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

- Reference: [43 Corbett Place HR.pdf](#)
- Postcode: PH22 1NZ
- EPC Rating: C
- Home Report Value: £160,000

PRICE

Offers Over £160,000 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 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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