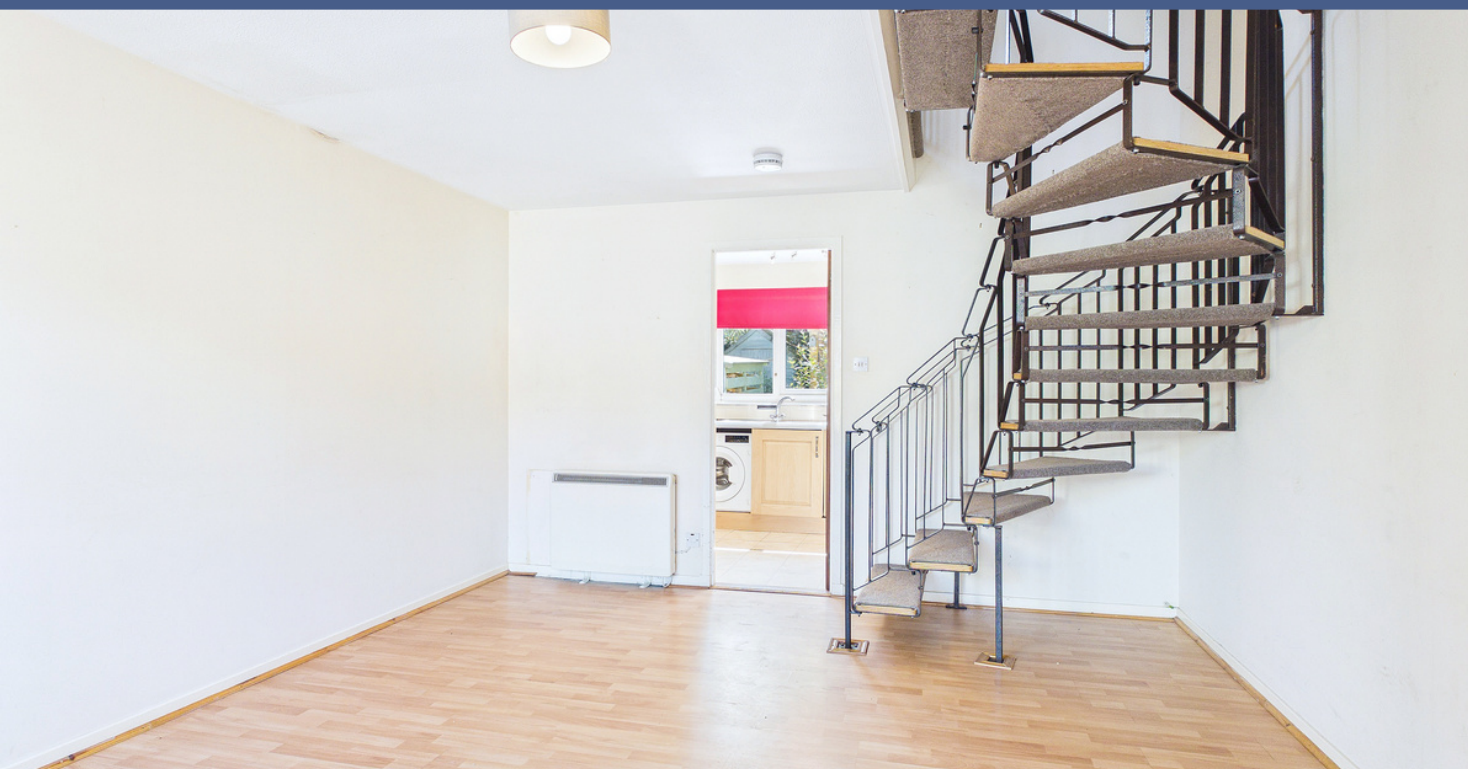


37 Corrou Road Aviemore PH22 1SS

Offers Over £168,000 are invited

Two Bedroom Mid-Terraced Home in
Popular Residential Area Close to Dalfaber
Golf & Country Club



Features:

- Bright Lounge and Kitchen with Integrated Appliances
- Views of The Cairngorm Mountains from Rear Bedroom
- UPVC Double Glazing and Electric Storage Heating
- Enclosed Garden Space
- On Street Parking
- Close to Local Walks, Bike Trails, and Golf Course

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531

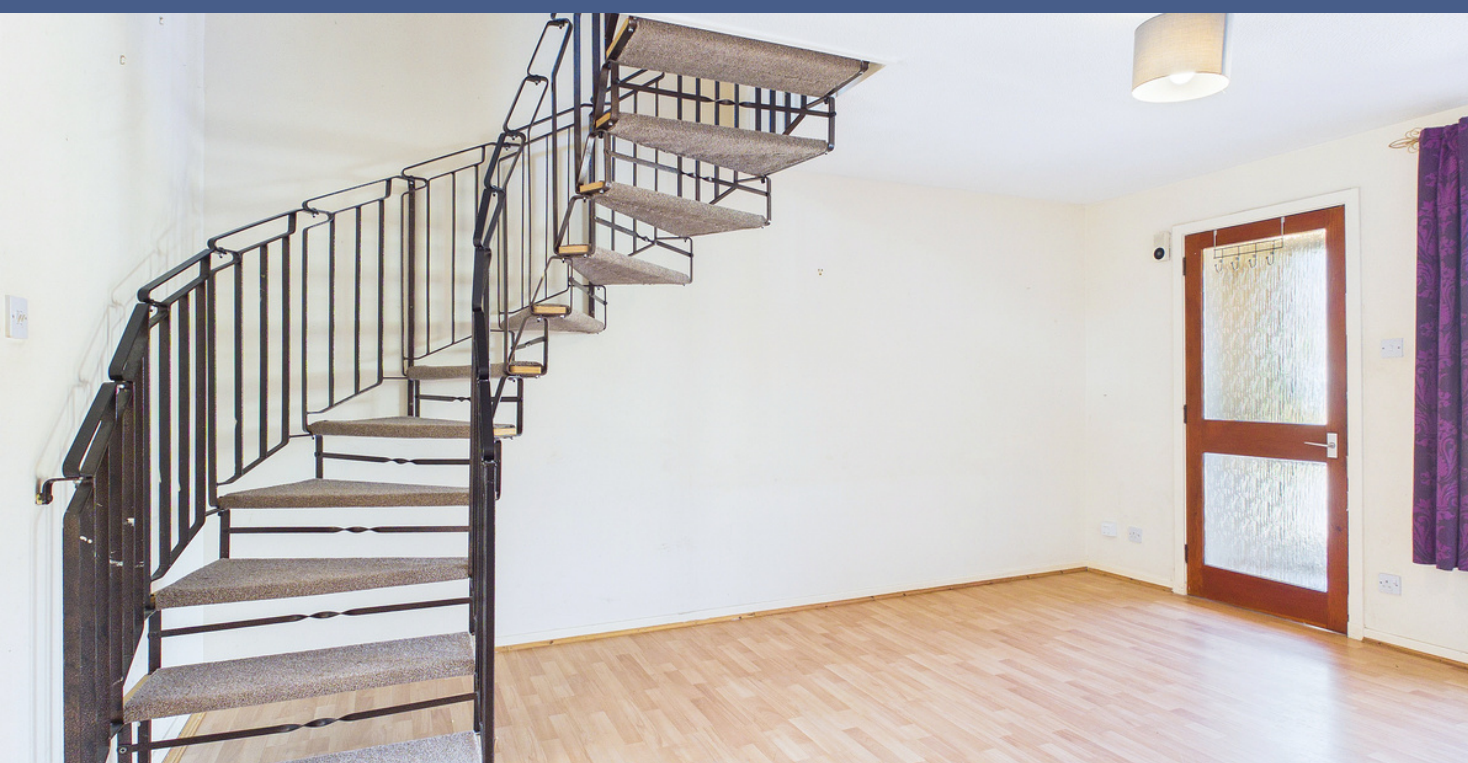


37 Corrou Road is a well-presented two-bedroom mid-terrace home situated in a popular residential area on the edge of Aviemore, conveniently located close to the Dalfaber Golf & Country Club.

The property offers comfortable accommodation, featuring a bright living room and a modern fitted kitchen with views over the south-facing rear garden. Upstairs, there are two double bedrooms, both benefiting from built-in wardrobes, together with a family bathroom.

Additional features include uPVC double glazing and electric storage heating throughout.

Properties of this type make excellent permanent residences, first-time purchases, or attractive buy-to-let investment opportunities.



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. This is complemented by an abundance of wildlife and a diversity of recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, mountain biking and skiing, to name but a few.

OUTSIDE

37 Corrour Road benefits from on-street parking to the front, while to the rear there is a fully enclosed garden designed for easy maintenance. The garden features a combination of paving, a small lawn, and planting, creating an attractive outdoor space to enjoy throughout the year. Mature trees along the rear boundary provide a pleasant backdrop and an added sense of privacy. A timber garden shed offers useful storage for outdoor equipment, while a sheltered decking area positioned in front of the shed provides an ideal spot for outdoor seating and relaxation.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. Integrated kitchen appliances and washing machine will also be included.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band C (£2032.28 p.a. 2026/27) including water rates. Discounts are available for single occupancy.



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HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1SS
- Energy Performance Certificate Rating: Band D
- Home Report Value: £168,000

PRICE

Offers Over £168,000 are invited for this property.

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

Viewings are by appointment 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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