

50 Corrou Road
Aviemore
PH22 1SS

Offers Over £210,000 are invited

Immaculate Two-Bedroom Semi Detached
Bungalow in Popular Residential Area Close to
Dalfaber Golf & Country Club



Features:

- Spacious Bright Lounge
- Kitchen with Patio Doors to the Garden
- UPVC Double Glazing and Electric Economy Heating
- Private Enclosed Garden Space
- Off Street Parking for Three Cars
- 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



50 Corrou Road is an immaculately presented semi-detached bungalow, ideally located in a sought-after residential area on the edge of Aviemore, close to the renowned Dalfaber Golf & Country Club. The property offers well-proportioned accommodation throughout, including a bright and spacious living room with electric fireplace, a fitted kitchen with patio doors opening onto the garden, two double bedrooms with built-in wardrobes, and a family bathroom.

Further benefits include UPVC double glazing and energy-efficient electric heating throughout.

Properties of this nature are highly desirable and are ideally suited as a permanent home, a first-time purchase, or an attractive buy-to-let investment opportunity.



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

To the front, 50 Corrou Road enjoys a low-maintenance garden, finished with gravel and paving. A generous gravel driveway to the side provides off-street parking for up to three vehicles. The rear garden is fully enclosed by timber fencing, offering a private and secure outdoor space, with access via a side gate. Predominantly laid to lawn, the garden also features gravelled and patio areas, creating the perfect setting for outdoor dining, entertaining, or relaxing in the warmer months. A timber shed provides convenient storage for garden tools and outdoor equipment.

INCLUDED

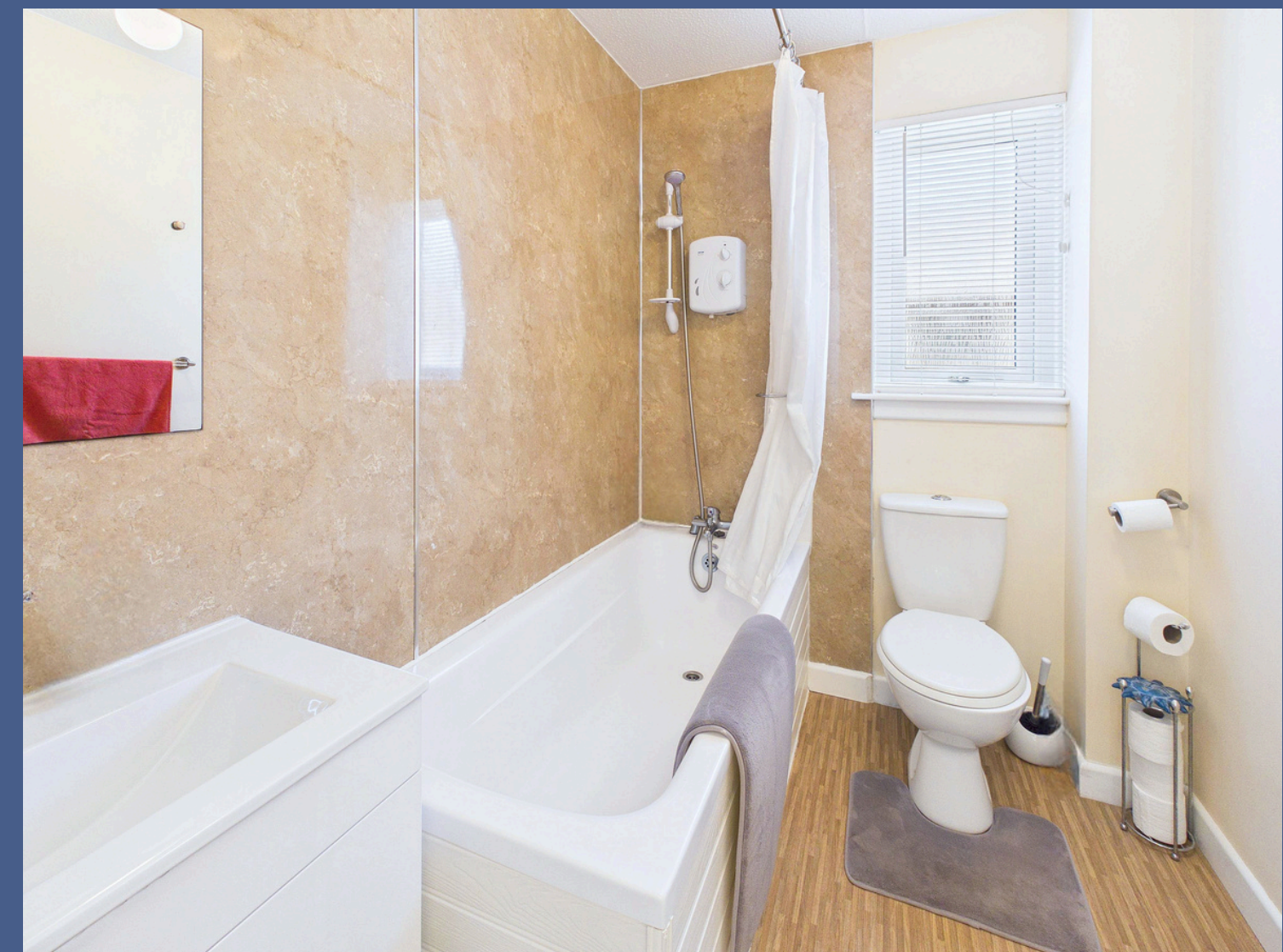
Fitted floor coverings, curtains, blinds and light fittings. Integrated kitchen appliances will also be included.

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: £210,000

PRICE

Offers Over £210,000 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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