

33 Corbett Place Aviemore PH22 1NZ

OFFERS OVER £165,000

One Bedroom Semi-Detached
Bungalow Situated In A Popular
Residential Area Of Aviemore



FEATURES :

- Immaculate Turnkey Condition
- Lounge, Kitchen/Dining Area, Bedroom & Bathroom
- Full Double Glazing & Electric Economy Heating
- Modern Tiled Bathroom Suite
- Front & Rear Garden Grounds

CONTACT US :

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33 Corbett Place is a 1 bedroom semi-detached bungalow located in a popular residential courtyard development at the north end of the village. The property is in immaculate condition and benefits from generous sized accommodation including a lounge, kitchen/dining area, family bathroom and a comfortable double bedroom with built-in wardrobes. Other benefits include good quality finishing's included Oak flooring, tiled bathroom suite as well as electric economy heating and full double glazing. The rear garden is mainly laid to lawn with a patio area offering space for garden furniture and timber garden shed. On street parking is located to the front of the property with plenty of spaces for visitors if needed. The property is also close to an abundance of local woodland walks and mountain bike trails. This property which is in excellent condition would make an ideal buy to let, holiday or residential home.



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 is a bustling village situated at the foothills of the Cairngorms, offering many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. There has been a recently launched and widely publicised development programme for the village, including national park status, a new Aviemore leisure and conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalfaber. These developments will enable the village to reposition itself as an all year round centre of tourism excellence.

ACCOMMODATION:

Entrance Vestibule 1.85m x 1.55m

Timber entrance door with glazed opaque viewing panel and letterbox opens to spacious vestibule. Storage cupboard housing the hot water cylinder and electrical consumer unit. Coat hook rack. Pendant light. Glazed panel door to hall.

Hall 1.96m x 1.25m

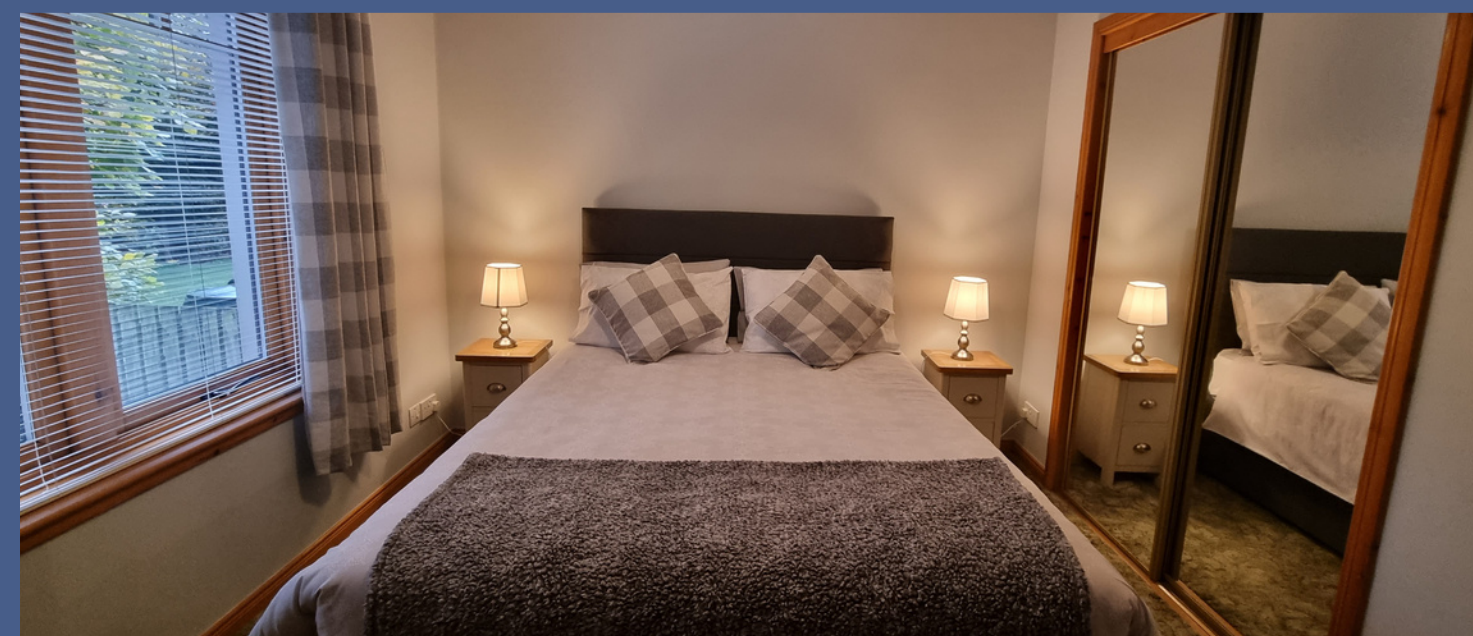
Bright hallway with doors off to most accommodation. Smoke detector. Loft hatch. Pendant light. Storage heater. Oak flooring.

Lounge 3.41m x 3.95m

Bright and spacious lounge with windows to the front overlooking the garden grounds and offering views towards Craigellachie Nature Reserve. Space for furniture. TV and Internet points. Pendant light. Smoke detector. Radiator. Fitted carpet. Door to kitchen.

Kitchen 3.78m x 2.94m

Spacious kitchen and dining area with window to the rear allowing natural daylight. Modern fitted kitchen with base and wall units incorporating 1½ bowl stainless steel sink. Freestanding appliances including electric cooker, fridge freezer and washing machine. Space for family and formal dining. Tiles around work surfaces. Extractor. Smoke detector. Recessed lighting. Tiled Floor. Radiator. Door to rear vestibule.



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Rear Vestibule 1.84m x 1.61m

Glazed rear vestibule offering additional space for storage or furniture. Recessed lighting. Tiled floor. Door to rear garden.

Returning to hallway.

Bathroom 2.04m x 2.06m

Modern three piece white suite comprising WC, wash hand basin and a bath with shower over. Fully tiled suite. Wall mirror. Toilet accessories. Extractor. Spotlight rack. Heated towel rail. Tiled floor.

Bedroom 3.59m x 2.97m

Double bedroom with windows to the rear overlooking the garden. Double mirrored wardrobe with hanging and storage space. TV & telephone point. Pendant light. Panel heater. Fitted carpet.

Garden

The front garden is open plan and mainly laid to lawn with a path leading to the front door. The rear garden can be accessed via the side of the property. Its mainly laid to lawn with a mixture of plants, trees and shrubs and a paved patio area which offers a great space for garden furniture. Timber garden shed.

INCLUDED

Curtains, blinds, floor coverings and light fittings all where fitted. The majority of the furniture can be purchased on separate negotiation with the seller. Inventory is available on request.



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SERVICES

Mains electricity, water & drainage, telephone.

HOME REPORT

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

<https://app.onesurvey.org/Pdf/HomeReport?q=4qHVdfRPeB0U4qoxQBZKHA%3d%3d>

- Postcode: PH22 1NZ
- EPC rating: D
- This property surveyed with no concerns and valued at £165,000.

COUNCIL TAX

This property is currently being used as a business so rates are unavailable.
Discounts apply for holiday home and single occupancy.

MAINTENANCE

Approx £190 per annum is payable for the maintenance of common areas in and around the residential estate (grass cutting and plants etc)

PRICE

Offers Over £165,000 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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