



**CALEDONIA
ESTATE AGENCY**

38 Corbett Place, Aviemore, PH22 1NZ

OFFERS OVER £215,000



For more information contact Darren McConnell - 07981 807 965

- Desirable Three Bedroom Semi-Detached Bungalow In Popular Location
- Open Plan Living Space With South Facing Windows
- Modern Kitchen With 3Lamona3 Electric Hob, Washing Machine & Dishwasher
- Full Double Glazing & Electric Storage Heaters
- South Facing Rear Garden With Patio Area
- Off Street Parking



Property Description

38 Corbett Place is a spacious 3 bedroom semi-detached bungalow, located within a popular residential area at the North end of Aviemore. Close to local amenities and facilities, the property, which is in great condition, benefits from full double glazing, electric heating and south facing rear garden. The property has a very spacious lounge/dining area with space for family dining as well as a modern kitchen with fitted base and wall units incorporating Lamona electric hob, oven and grill. It also has significant loft space, the property next door has extended into this space so it could be a viable option to extend. The property would be perfect for either residential living or as a holiday letting business.

The property is currently being used for holiday letting and can be purchased with the majority of the furniture and fixings. This will be on negotiation with owners.

Outside

The front garden is open plan and laid to grass with a paved path to the front door. A paved path leads round the side to the rear. The rear garden is enclosed with timber fencing and laid to lawn with gravel borders, mature shrubs and trees, timber garden shed and paved seating area. Off street parking is available close to the front of the house.

Included

All floor coverings, light fittings and blinds and curtains. All integral appliances in the kitchen. Furniture is available on negotiation with the owners.

Services

Mains electricity, water and drainage.

Home Report

A Home Report is available to download from our website:

www.caledoniaestateagency.co.uk

Or can be obtained by using the following link:

www.packdetails.com

- Reference:HP575000
- Postcode: PH22 1NZ
- Energy Performance Certificate Rating: Band D

Rateable Value

The property is currently business rated. Please note there are business rates relief for small businesses.

Offers

Formal offers should be submitted to our office in Aviemore.

Viewing

Viewing is strictly by appointment only through the Selling Agents.



Entrance Vestibule 5' 10" x 3' 5" (1.8m x 1.05m)

Glazed security entrance door. Built-in storage cupboard with sliding doors housing the electricity meter and fuses. Glazed door to hall.

Hallway 11' 11" x 4' 6" (3.65m x 1.38m)

Spacious "L shaped" hallway with doors off to lounge/dining room, bedrooms, bathroom and kitchen. Built-in cupboard housing the hot water cylinder, coat hooks and shelving. Hatch to loft. Smoke detector. Pendant light. Radiator. Laminate flooring.

Lounge/Dining Area 20' 4" x 11' 1" (6.2m x 3.4m)

Bright and spacious room with two south facing windows overlooking the rear garden. Space for family dining. Multiple TV and telephone points. Two pendant lights. Electric storage heater. Fitted carpet.

Kitchen 13' 1" x 9' 1" (4m x 2.79m)

Modern fitted kitchen with wood effect base and wall units, incorporating 1½ bowl stainless steel sink unit with mixer tap, Lamona electric hob, oven and extractor hood. Space for fridge-freezer and plumbed for automatic washing machine dishwasher. Storage shelving. Wall tiling round work surfaces. Windows to the rear overlooking garden and glazed security door to the side.

Bedroom one 12' 11" x 9' 2" (3.94m x 2.81m)

Double bedroom with window to the front. Built-in wardrobe with hanging and storage space. TV and telephone point. Space for furniture. Pendant light. Panel heater. Fitted carpet.

Bedroom two 10' 10" x 9' 3" (3.32m x 2.82m)

Double or Twin room with window to the front overlooking garden. Built-in wardrobe with hanging and storage space. Pendant light. Panel heater. Fitted Carpet.

Bedroom three 9' 1" x 8' 7" (2.79m x 2.62m)

Double bedroom with window to the rear overlooking garden. Built-in wardrobe with hanging and storage space. Pendant light. Panel heater. Fitted carpet.

Bathroom 9' 10" x 6' 7" (3m x 2.02m)

Four piece white bathroom suite comprising , WC, pedestal basin, bath and shower cubicle with "Aquastyle" instant shower. Wall tiling round entire suite. Shaver point. Heated towel rail. Extractor fan. Pendant light. Tile effect laminate flooring. Opaque window to the side.

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.