

85 Corrou Road Aviemore PH22 1SS

Offers Offer £240,000 are invited.

Extended Three Bedroom Semi-Detached Bungalow Situated in a Popular Residential Area of Aviemore



Features:

- Amazing Open Plan Living Space
- Modern Fitted Kitchen
- Master En-Suite Bedroom
- Full Double Glazing & Wood Burning Stove
- Private Off Street Parking & Secure Garden Grounds
- Close to Local Woodland Walks, Bike Trails, and Golf Course

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No 85 Corrou Road is an attractive three-bedroom extended bungalow situated in a popular residential area of Aviemore. The property consists of three generous sized bedrooms, one of which is en-suite, a bright and spacious open plan lounge, kitchen, and dining area with patio doors opening to the rear garden and a family bathroom. The property benefits from full double glazing throughout, electric heating in the bedrooms, and a feature wood burning stove heating the living space. The garden grounds are enclosed by timber fencing and offer a great space for socialising. There is parking for two vehicles on a gravel driveway at the side of the house. The property is in great condition and offers great flexibility as a family home but could also be utilised as a holiday home or buy to let investment.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965



Aviemore is a bustling village situated within the Cairngorm National Park. The area offers many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. Recent developments including national park status, a new Aviemore leisure and conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalfaber have all contributed in enhancing the area and creating an all year round centre of tourism excellence.

Dalfaber is a popular residential area at the north end of Aviemore close to Dalfaber Golf & Country Club which has a bar, restaurants and leisure facilities. It is also close to local amenities which include a chip shop, pizza restaurant and Co-op. The middle of the village is within 1.5 miles.

Entrance Vestibule

1.30m x 1.60m

Timber entrance door with glazed side panel opens to vestibule. Double wardrobe housing the ECU and offering hanging and storage space. Wall light. Fitted carpet. Door to Lounge.

Lounge

5.11m x 3.19m

Bright open plan lounge area with large window to the front offering natural daylight. Feature wood burning stove set on a slate hearth. Space for furniture. Timber chalet like cladding. Spotlight rack. Smoke detector. Carbon monoxide alarm. Fitted carpet. Open plan to kitchen.

Kitchen

8.45m x 3.20m

Modern open plan kitchen and dining area incorporating integrated oven, hob, grill and extractor, stainless steel sink with mixer tap and space for freestanding fridge freezer, washing machine and dishwasher. Breakfast bar with stools. Recessed lighting. Smoke alarm. Laminate flooring. Open plan to dining area.

Dining Area

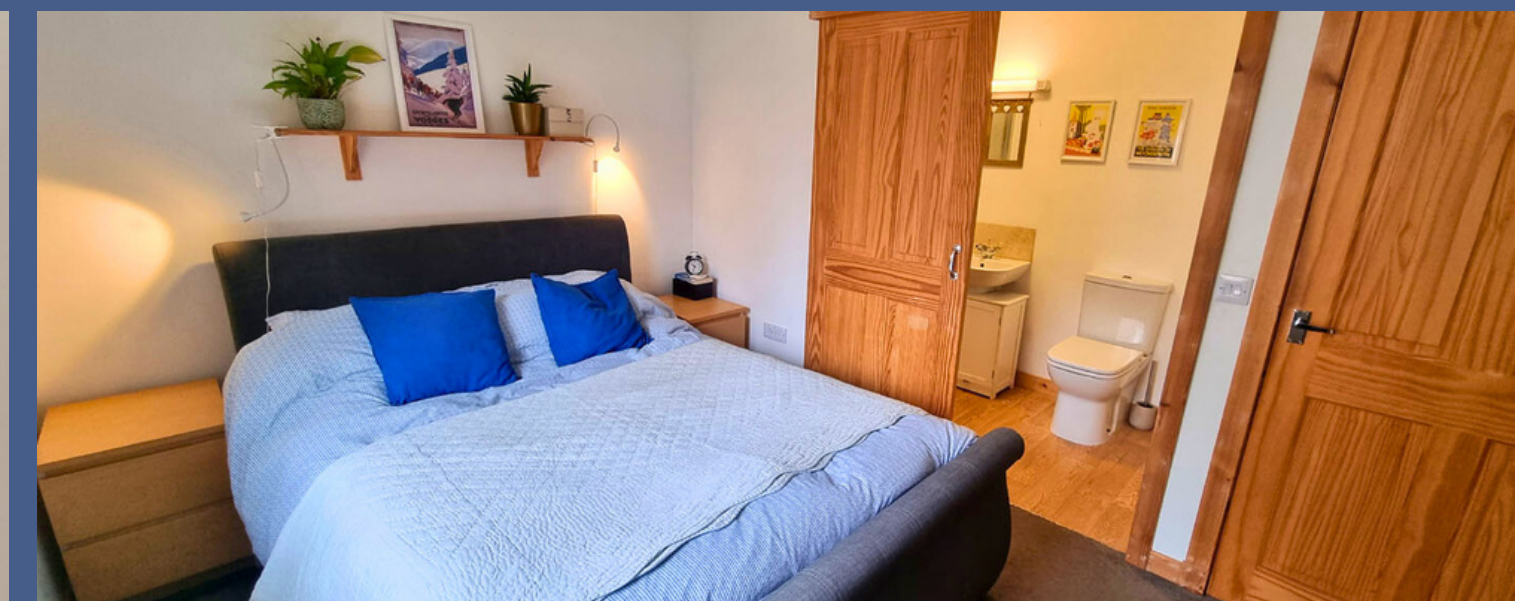
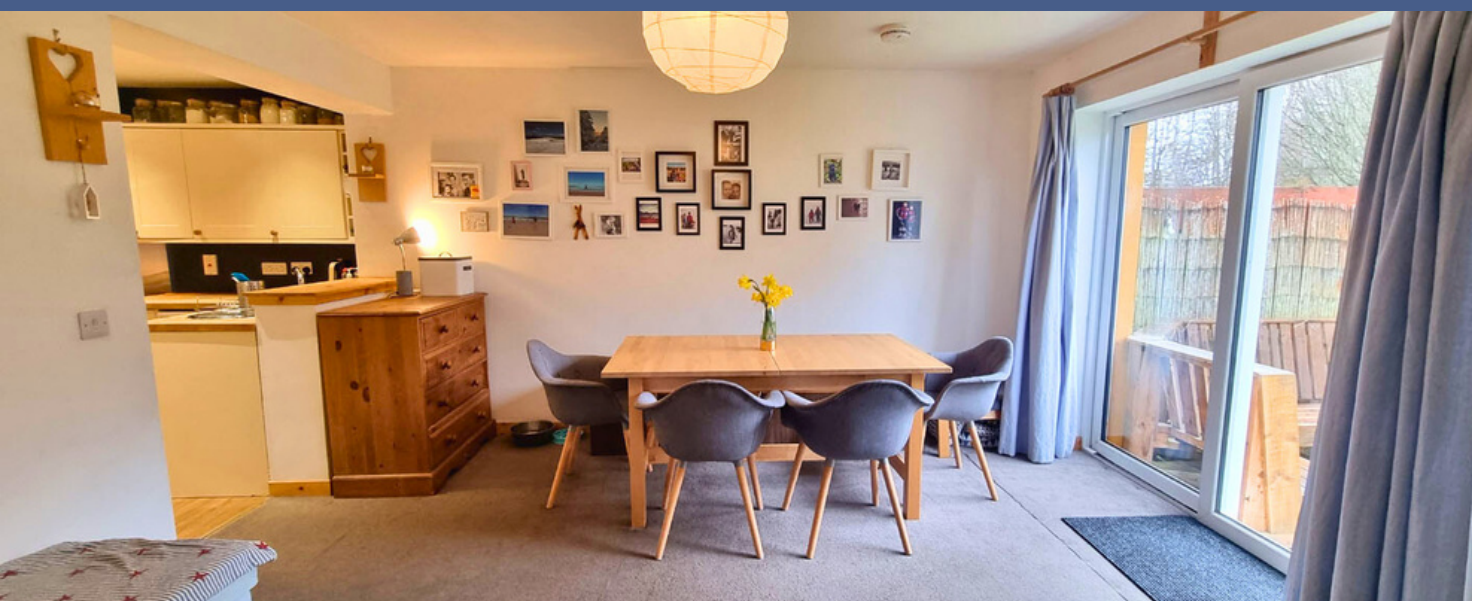
4.20m x 3.88m

Extended dining area coming off the kitchen which offers great space for hosting friends and family. French doors opening to the rear garden while also allowing natural daylight. Pendant light. Fitted carpet. Door to bedroom one.

Bedroom 1

3.49m x 2.66m

Double room with window to the rear overlooking the garden grounds. Space for bedroom furniture. Built-in wardrobe offering hanging and storage space. Pendant light. Radiator. Fitted carpet. Door to en-suite.



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En-suite Shower Room

2.65m x 1.31m

Three piece white suite comprising of a WC, wash hand basin and shower cubicle. Toilet accessories. Heated towel rail. Ceiling light. Vinyl flooring. Opaque window to the side.

Inner Hall

Inner hall accessing two bedrooms and bathroom. Loft hatch. Pendant light. Fitted carpet.

Bedroom 2

3.37m x 2.82m

Double room with window to the side offering natural daylight. A double mirrored wardrobe offering hanging and storage space. Pendant light. Radiator. Fitted carpet.

Bedroom 3

3.28m x 2.54m

Double room with window side overlooking the driveway. Deep storage cupboard. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bathroom

2.32m x 1.70m

Three piece white suite comprising of a WC, vanity wash hand basin and bath with shower over and glazed side screen. Storage shelving. Heated towel rail. Tiles around bath. Pendant light. Laminate flooring. Opaque window to the side.

Garden

The front garden is secure with timber fencing and gated. Mixture of lawn, plants, trees, and shrubs. Woodstore and timber garden shed. Parking at the side for numerous vehicles and gated access to rear garden.

The rear garden, which is west facing benefits from all day sunshine. The garden is mainly laid to lawn with a bespoke seating area and path leading to the driveway. Timber garden shed.



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INCLUDED

All floor coverings, light fitting curtains and blinds.

SERVICES

Mains electricity, water and drainage. Telephone. Internet.

COUNCIL TAX

Currently Band C £1715 p.a. (2023/24) including water rates.

HOME REPORT

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

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=m6svCIVTetHuM8zkaaiBcg%3d%3d>
- Postcode: PH22 1SS
- EPC Rating D

PRICE

Offers Over £240,000 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

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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