

55 Corbett Place Aviemore PH22 1NZ

Offers Over £170,000 are invited

Two Bedroom Apartment With
Beautiful Views and Within
Walking Distance of Local
Amenities



Features:

- Spacious Apartment With Great Sized Accommodation
- Two Double Bedrooms With Fitted Wardrobes
- Great Central Location With Amazing Views
- Full Double Glazing and Electric Economy Heating
- Communal Garden Grounds & On Street Parking

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55 Corbett Place is a modern two-bedroom ground floor apartment situated within an end of cul-de-sac location at the north end of Aviemore. The apartment built approximately 20 years ago enjoys stunning views of the Craigellachie Nature Reserve to the front and to the surrounding woodlands at the rear. It benefits from a spacious lounge/dining area as well as a bright contemporary kitchen. Both double bedrooms come with fitted wardrobes providing plenty of storage space for all your wardrobe essentials. There are well maintained garden grounds to the side and rear as well as a lockable bike store next to the property. With a great number of on street parking spaces to the front, there is no shortage of parking. The property would make a comfortable residence or buy-to-let investment, within walking distance of local amenities.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759 119411



Aviemore village itself offers many amenities, including a brand-new primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm, Strathspey steam railway and the new 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.

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

ACCOMODATION

Entrance Vestibule 1.23m x 1.51m

Security entrance door with glazed panel opens into bright entrance vestibule. A window to the front floods the space with natural daylight. Space for hanging coats and storing shoes. Pendant light. Fitted carpet. Glazed door to lounge/dining area.

Lounge/Dining Area 4.16m x 5.20m(at widest)

Spacious lounge with views over towards Craigellachie Nature Reserve. Adequate space for family or formal dining. Spotlight rail. Storage heater. Fitted carpet. Doors to kitchen and hallway.

Kitchen 3.16m x 2.52m

Bright kitchen comprising of fitted wall and base units with tiled splashback incorporating 1 ½ stainless steel sink with mixer tap and drainer. Space for cooker, washing machine, dishwasher and tall fridge freezer. Space to one side for a breakfast bar or other kitchen furniture. Spotlight rails. Panel heater. Laminate flooring. Window to the rear gives beautiful views over the garden to the surrounding woodland.



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Hallway 2.73m x 2.015m

Hallway with doors of to both bedrooms, lounge and family bathroom. Storage cupboard with fitted shelf for storage and houses hot water cylinder. Pendant lighting. Storage heater. Fitted carpet.

Family Bathroom 2.11m x 2.21m

Modern three-piece suite comprising of WC, pedestal wash hand basin and bath with electric shower over and glazed shower screen. Wall tiling around bath. Opaque window creates a well-lit space whilst having a fitted shelf surround and mirrored wall cabinet. Pendant light. Heated towel rail. Tiled flooring.

Bedroom One 3.75m(at widest) x 3.06m

Comfortable double bedroom with window to the rear overlooking surrounding woodland. Built in mirrored wardrobe with fitted shelving and hanging for all your wardrobe essentials. The ECU (Electrical Consumer Unit) is located here. Pendant lighting. Panel heater. Fitted carpet.

Bedroom Two 2.25m x 3.82m (at widest)

Bright double bedroom with window to the front offering views over to the Craigellachie Nature Reserve. Integral cupboard with hanging and shelving offers wardrobe and storage space. Pendant lighting. Panel heater. Laminate flooring.

Outside

A paved pathway leads to the front entrance door with lawn either side. Enclosed communal lawn to the rear overlooking the woodlands and expansive lawn to the side. A generous amount of green space surrounds the property. Lockable bike storage facilities. On-street parking to the front

Included

Curtains, light fittings and floor coverings.

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Services

Mains electricity, water, and drainage.

Property Factors

The properties are factored which includes buildings insurance, building maintenance, managing communal areas including planting and grass cutting etc. The fee is around £400-£500 annually

Council Tax

Band C £1754 p.a. (2024/25) including water rates.
Discounts are available for single person occupancy.

Price

Offers over £170,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

Home Report

A Home Report is available for this property. Please use the following link: <https://app.onesurvey.org/Pdf/HomeReport?q=tuQ8agbF1bTUcqxbMJlchw%3d%3d>

Post Code: PH22 1NZ

EPC Rating C

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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