

36 Corrou Road Aviemore PH22 1SS

OFFERS OVER £175,000

Well Presented Two Bedroom
Villa Situated In A Popular
Residential Area In Aviemore



Features:

- Generous Sized Accommodation
- Modern & Stylish Fitted Kitchen
- Full Double Glazing & Electric Economy Heating
- South Facing Rear Garden With Timber Garden Shed
- Close To Dalfaber Golf & Country Club

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



36 Corrou Road is a two bedroom mid-terraced property benefiting from generous outside space and on-street parking. The property is situated in a popular residential area of Aviemore, close to Dalfaber Golf & Country Club and the Spey Valley Championship Golf Course. The property benefits from two good sized bedrooms, lounge, kitchen and family bathroom. Other benefits include full double glazing and electric economy heating. The front of the property offers adequate space for parking numerous vehicles and the south facing rear garden is fully secure with timber fencing and offers great space for enjoying the afternoon sunshine. This home offers excellent walking and cycling opportunities along the scenic Speyside, perfect for those who enjoy nature and outdoor activities right on their doorstep. This property would make an ideal residential, 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 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 & 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 Porch

1.68 x 1.10m

Timber entrance door with glazed side panel opens to porch. Low level cupboard with electrics. Coat hooks. Laminate flooring. Glazed panel door opens to lounge.

Lounge

4.68 x 4.15m

Bright and spacious lounge area with large picture window to the front offering natural daylight. Space for dining room furniture. TV and telephone points. Spotlight rack. Modern efficient storage heater. Oak laminate flooring. Door to kitchen and feature spiral staircase to first floor landing.

Kitchen

3.80m x 2.45m

Modern fitted kitchen with cream base and wall units and oak laminate worktop which incorporates a stainless steel sink. Space for freestanding appliances. Plumbed for washing machine. Spotlight cluster. Storage heater. Oak laminate flooring. Door and window to the rear garden.

Staircase & Landing

Feature spiral staircase rises from the lounge to the landing. Access to bedrooms and bathroom. Pendant light. Fitted carpet.

Bedroom 1

3.50 x 2.40m

Main double bedroom benefiting from a front facing window offering natural daylight. Built-in mirrored wardrobes offering hanging and storage space. Pendant light. Panel heater. Fitted carpet.



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Bathroom

2.28 x 1.68m

Three piece suite comprising of WC, pedestal wash hand basin and a bath with electric shower over. Tiled to dado height and around shower. Storage shelving. Wall mirror. Extractor. Ceiling light. Loft hatch. Panel heater. Laminate flooring.

Bedroom 2

3.46 x 2.33m @widest

South facing bedroom with a rear window, providing natural daylight and glimpses of the surrounding hills. Built-in wardrobe. Cupboard housing the hot water cylinder. Space for furniture. Ceiling light. Fitted carpet.

Loft Space

The property also boasts a spacious, partially floored attic which offers great storage space.

Garden

The property benefits from an easy maintainable front garden which is open plan, laid to gravel and has space for car parking. Courtesy light by the front entrance door. The rear garden is fully secure and benefits from a timber garden shed, easy maintainable plant and flower borders and a gravel area offering space for garden furniture.

Included

Carpets, curtains, floor coverings and light fittings.



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Services

Mains electricity, water and drainage. Telephone.

Council Tax

Currently council tax band C – (£1715 P.A including water rates) Discounts are available for single occupancy.

Price

Offers Over £175,000 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:

Postcode: PH22 1SS

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=WHi%2bxaT0e5u0HbAKT786Pg%3d%3d>

EPC Rating: C

Offers

Formal offers should be submitted to our office in Aviemore.

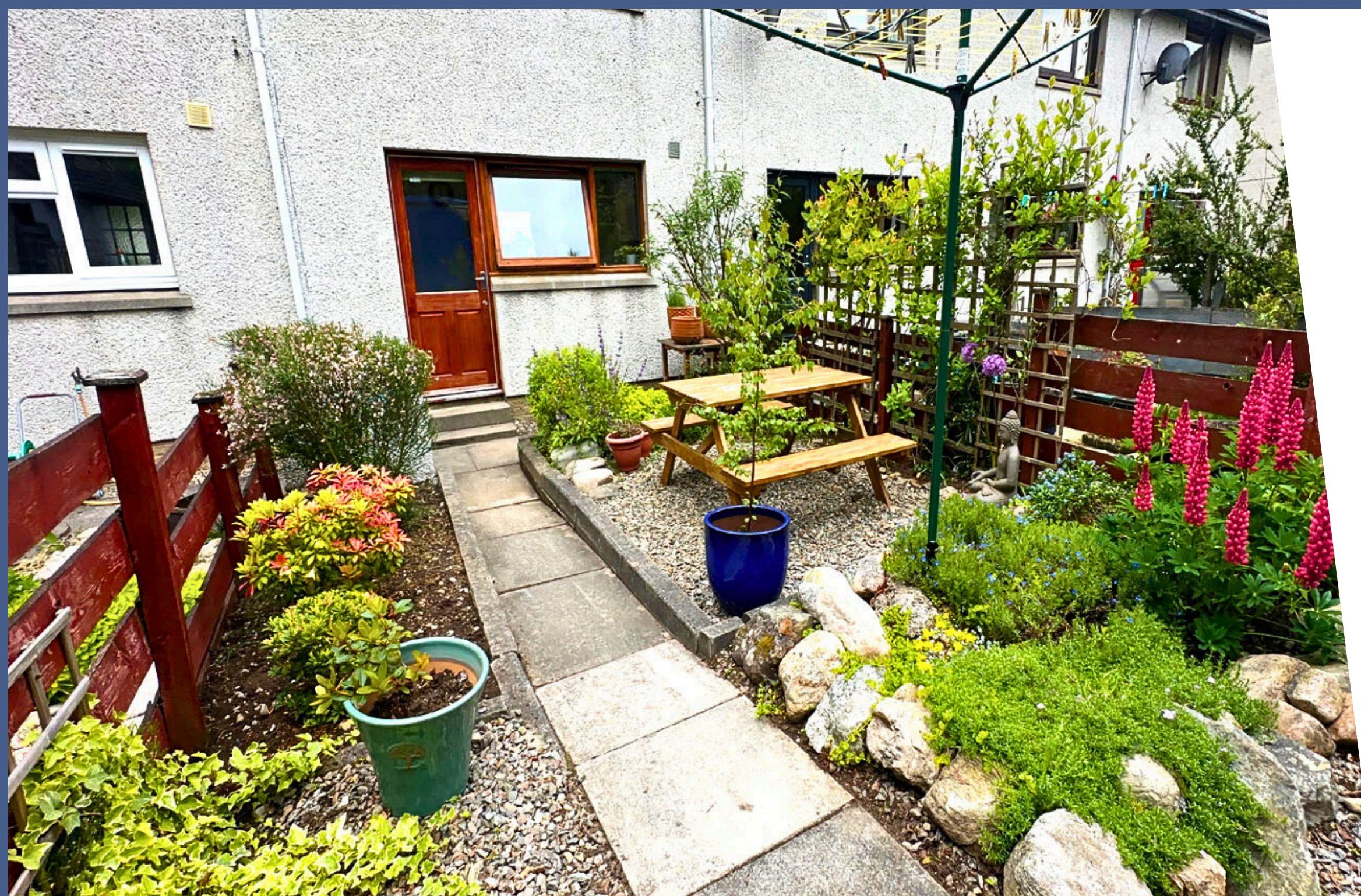
Viewing

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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