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solicitors and estate agents

6 Corbett Place, Aviemore, PH22 1NZ
Fixed Asking Price £245,000

Contact us on 01479 874800 or visit www.massoncairns.com

Nestled in the heart of the charming highland town of Aviemore, Corbett Place is a semi-detached three-bedroom family home. Boasting a central location in the picturesque Cairngorms National Park, this property offers the perfect blend of convenience and tranquility. As you step inside, you'll be greeted by a spacious sitting room, ideal for relaxing with family and friends. The well-equipped kitchen provides ample space and even offering room for a dining table, making it the heart of the home. With front and rear gardens, you'll have plenty of outdoor space to enjoy. The south-facing rear garden ensures you'll bask in the sunlight all day long, perfect for those summer barbecues or simply unwinding after a long day. Whether you're looking for a peaceful retreat or a place to raise a family, this property ticks all the boxes. Don't miss out on the opportunity to make this charming house your new home in the stunning Scottish Highlands. EPC Rating C, Council Tax Band D

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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Aviemore

Situated in the heart of Scotland's Cairngorms National Park, Aviemore is a vibrant town known for its breath-taking landscapes and a plethora of amenities suitable for both residents and visitors.

Natural Attractions:

Cairngorm Mountains: A majestic range offering hiking, skiing, and snowboarding opportunities.

Lochs: Serene bodies of water like Loch Morlich, perfect for sailing, canoeing, and taking in the scenery.

Nature Trails: Verdant pathways and trails ideal for walking, cycling, and wildlife spotting.

Amenities and Activities:

Recreational Facilities: From the renowned Macdonald Aviemore Resort with its swimming pools and cinema, to the top-notch golf courses and spa facilities.

Adventure Sports: Including treetop adventures, quad biking, and horseback riding.

Winter Sports: The area is a hub for skiing and snowboarding enthusiasts, with Cairngorm Mountain being a prime destination.

Shopping & Dining: Aviemore boasts a range of shops – from quaint local boutiques selling handmade crafts to more familiar high-street names. Gastronomes will delight in the variety of eateries, from cosy cafes offering traditional Scottish fare to dining restaurants.

Cultural and Community Amenities:

Strathspey Railway: A steam railway journey offering a trip back in time and panoramic views of the Highlands.

Local Events: The town hosts a series of events year-round, including music festivals, the Thunder in the Glens motorcycle gathering, and more.

Education and Health: Aviemore is home to a primary school with secondary education in Kingussie and has excellent healthcare

facilities including a newly opened community hospital ensuring the well-being of its residents.

Transport Links

From Aviemore, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

Train Stations: Aviemore Railway Station: Located within the town, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A9: a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A95: This scenic route connects Aviemore to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland. With these options, Aviemore serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

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EPC Rating C

Entrance Vestibule

1.17m x 1.95m (3'10" x 6'4")

Enter this welcoming home through a glazed door that opens into a practical entrance vestibule. This space is ideally configured for storing outerwear, featuring carpet flooring and ceiling lighting. A second glazed door leads from the vestibule into the hall, creating a seamless transition.

WC

1.41m x 1.95m (4'7" x 6'4")

Tucked away for privacy, off the entrance vestibule, the WC offers a functional and well-designed space. It features a pedestal wash hand basin with twin taps for easy usability. Above the basin, a

wall-mounted mirror serves a practical purpose. The room also includes an privacy window, ensuring the area has a source of natural light in addition to remaining fresh and well-ventilated.

Hall

The entrance hall in this property serves as a hub that leads to all of the accommodation over two floors, ensuring an easy flow throughout the home.

Sitting Room

4.31m x 4.32m (14'1" x 14'2")

A generously sized, light-filled sitting room that enjoys views from windows to the front. The room is carpeted for comfort and well-lit by ceiling fixtures, creating an inviting ambiance. The room also offers plentiful space to accommodate a full set of lounge furniture arranged in multiple configurations, making it perfect for both daily living and intimate gatherings. A large cupboard provides useful storage, as well as housing the hot water tank.

Kitchen / Diner

5.36m x 2.68m (17'7" x 8'9")

A well-appointed kitchen, designed with a variety of base, wall, and drawer units topped with complementary worktops that enhance the kitchen's functionality and aesthetic appeal. It features a stainless steel sink with a drainer and chrome mixer tap, while space for appliances, include a double oven cooker unit with grill, and ceramic hob with an illuminated extractor. Further to this, the kitchen is equipped with plumbing for a dishwasher and washing machine with space for a large American style fridge-freezer. A large window at the rear of the kitchen floods the space with natural light, while a door provides convenient access to the rear garden. The room allows ample space for either a home working space or a dining table with chairs making it perfect for multiple uses. Timber laminate flooring and ceiling lighting complete the kitchen, making it both practical and stylish.

Landing

The landing doors leading to the three bedrooms and a family bathroom on this floor. There is carpet flooring and ceiling lighting. There is a hatch that leads to the loft space and a door provides access to a storage cupboard usefull for storing linens.



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Principal Bedroom

3.02m x 3.08m (9'10" x 10'1")

The room is finished with carpet flooring, ceiling lighting and enjoys excellent natural light that streams in through a large window at the rear overlooking the garden. An integral wardrobe is seamlessly built into the room, offering storage with both hanging space and shelving.

Bedroom Two

3.02m x 3.16m (9'10" x 10'4")

This versatile room, currently configured as a bunkroom, offers ample space to easily accommodate a double bed if desired. A window to the front floods the space with natural light, creating a bright and inviting atmosphere. The room features carpet flooring underfoot, adding comfort and warmth while ceiling lighting enhances the overall ambiance and a double integral wardrobe with hanging and shelving provides excellent storage.

Bedroom Three

3.72m x 3.32m (12'2" x 10'10")

This cosy single bedroom boasts a charming view through a front-facing window, overlooking the well-maintained gardens and extending beyond to the surrounding landscape. The room features carpet flooring, adding a touch of warmth and comfort and there is ceiling lighting. An integral storage cupboard makes practical use of space over the stairs.

Bathroom

2.21m x 2.07m (7'3" x 6'9")

This well-appointed bathroom offers all the essential amenities including a WC, pedestal wash hand basin, equipped with chrome mixer tap and a tiled splash back with windowsill shelf above. The bath area is thoughtfully designed with a tiled splash back for ease of maintenance and shower over with glazed screen provides a comfortable and versatile bathing experience. An opaque window to the rear allows natural light to filter in while maintaining privacy. There is ceiling lighting.

Outside

The outdoor space of the property offers a versatile and functional, south facing rear garden, which benefits from direct sunlight all day and into the evening. Primarily laid to grass, this area currently features an area of patio perfect for alfresco dining, and two

storage sheds, reflecting its potential for varied uses, from gardening to entertaining. For added convenience, vehicle access to the rear of the property is available, complemented by communal parking spaces, ensuring ease of transportation and ample parking options. Overall, this outdoor haven combines functionality with potential, offering a range of possibilities for gardening, storage, and leisure, while embracing communal amenities.

Services

It is understood that there is mains water, drainage and electricity. An air source heat pump provides a source of hot water and central heating.

Entry

By mutual agreement.

Price

Fixed Asking Price of £245,000

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns

Strathspey House

Grantown on Spey

Moray

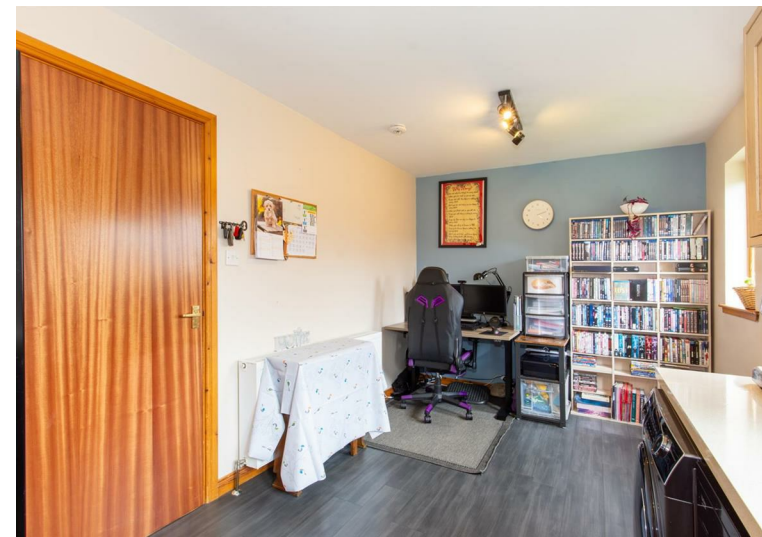
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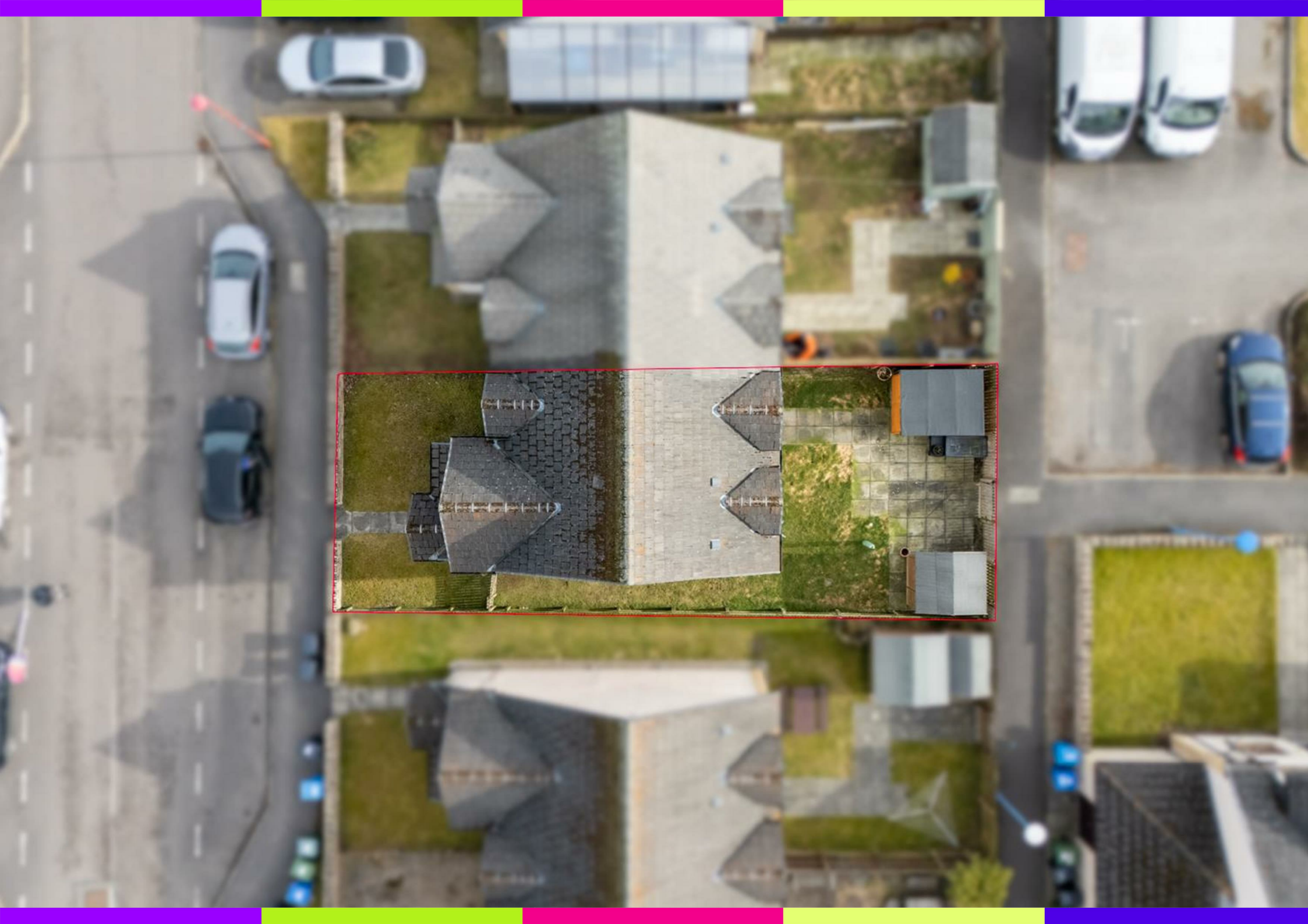
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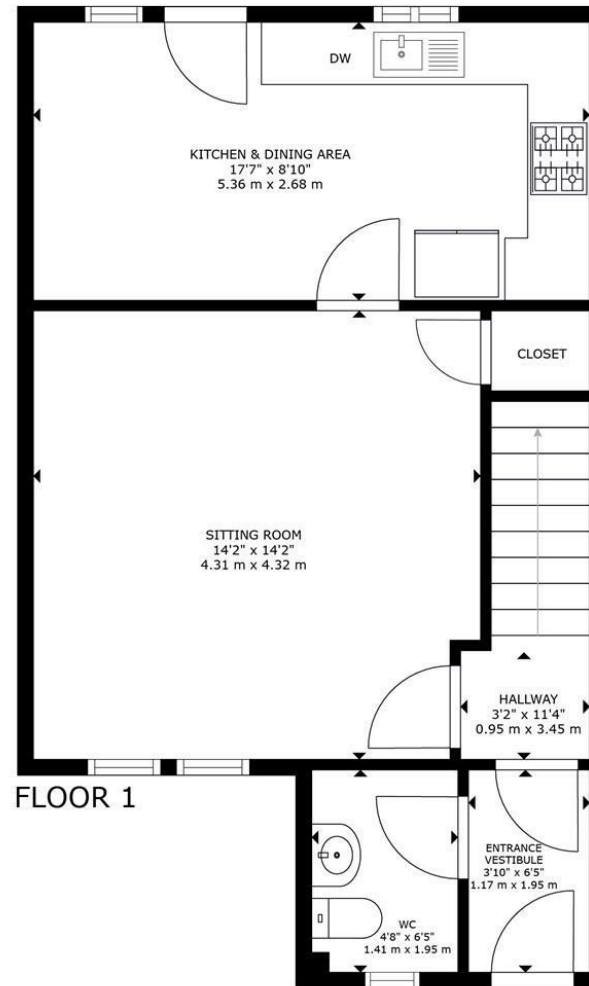












FLOOR 1



GROSS INTERNAL AREA
FLOOR 1: 469 sq. ft, 43 m², FLOOR 2: 441 sq. ft, 41 m²
TOTAL: 910 sq. ft, 84 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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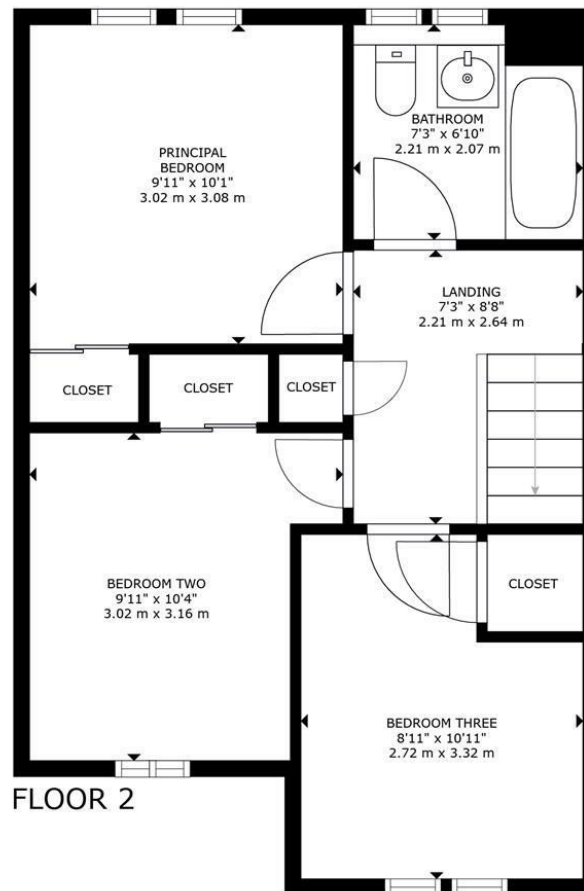
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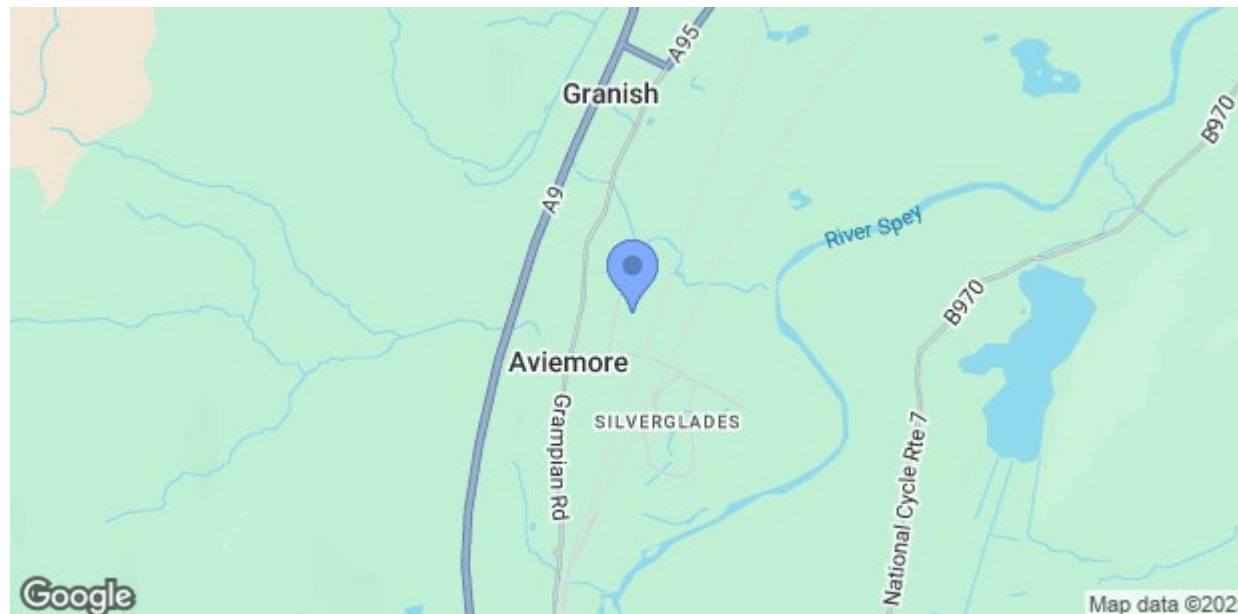
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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