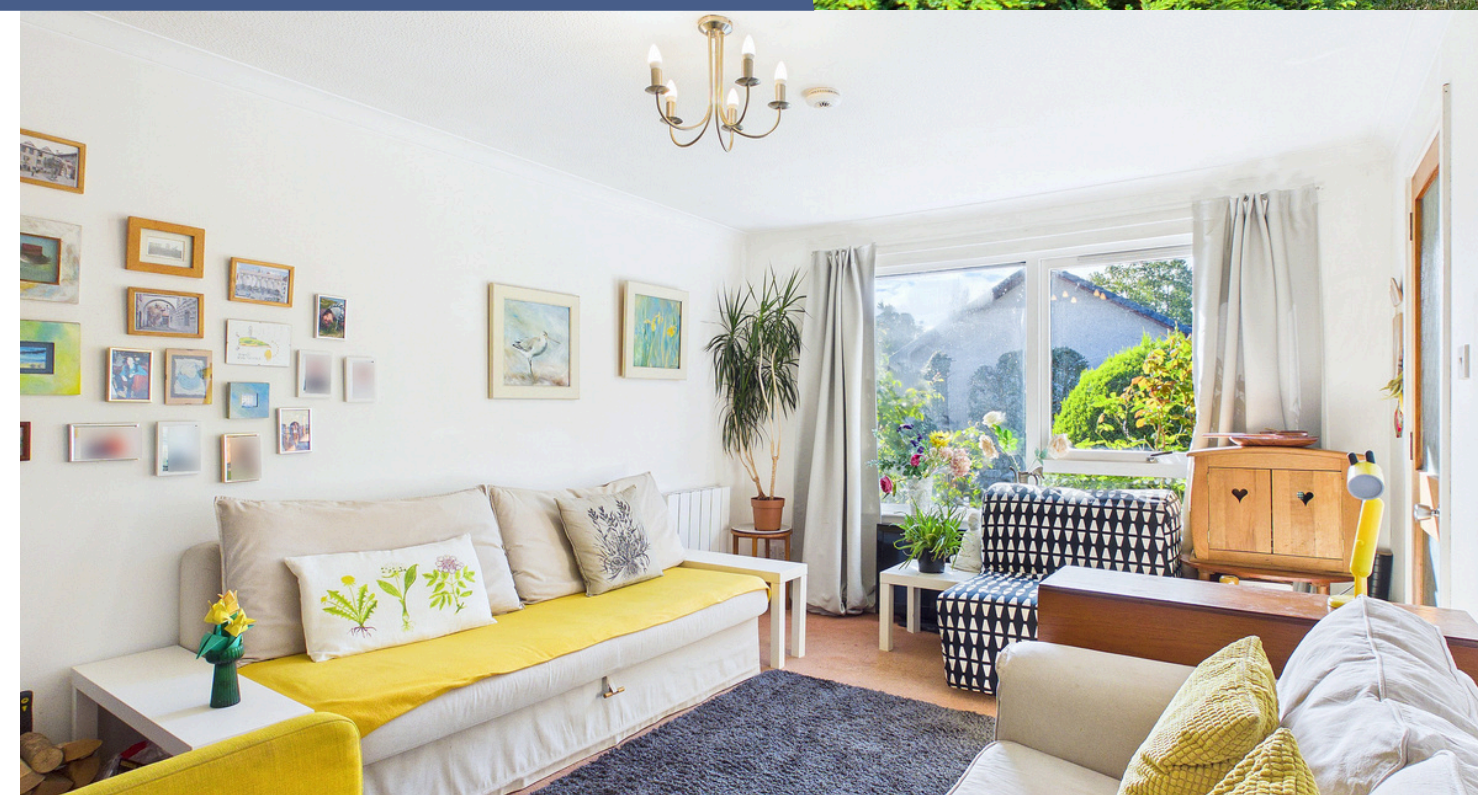


48 Corrou Road
Aviemore
PH22 1SS

Offers over £164,000 are invited

One Bedroom Semi-Detached Home in Popular
Residential Area Close to Dalfaber Golf & Country
Club



Features:

- Spacious Bright Lounge with Multi Fuel Stove
- Bedroom With Peaceful Outlook Over The Private Garden
- Generous Sunny Garden With a Long Driveway For 3 Cars and Development Potential
- Electric Economy Heating Throughout
- Partially Floored Attic

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

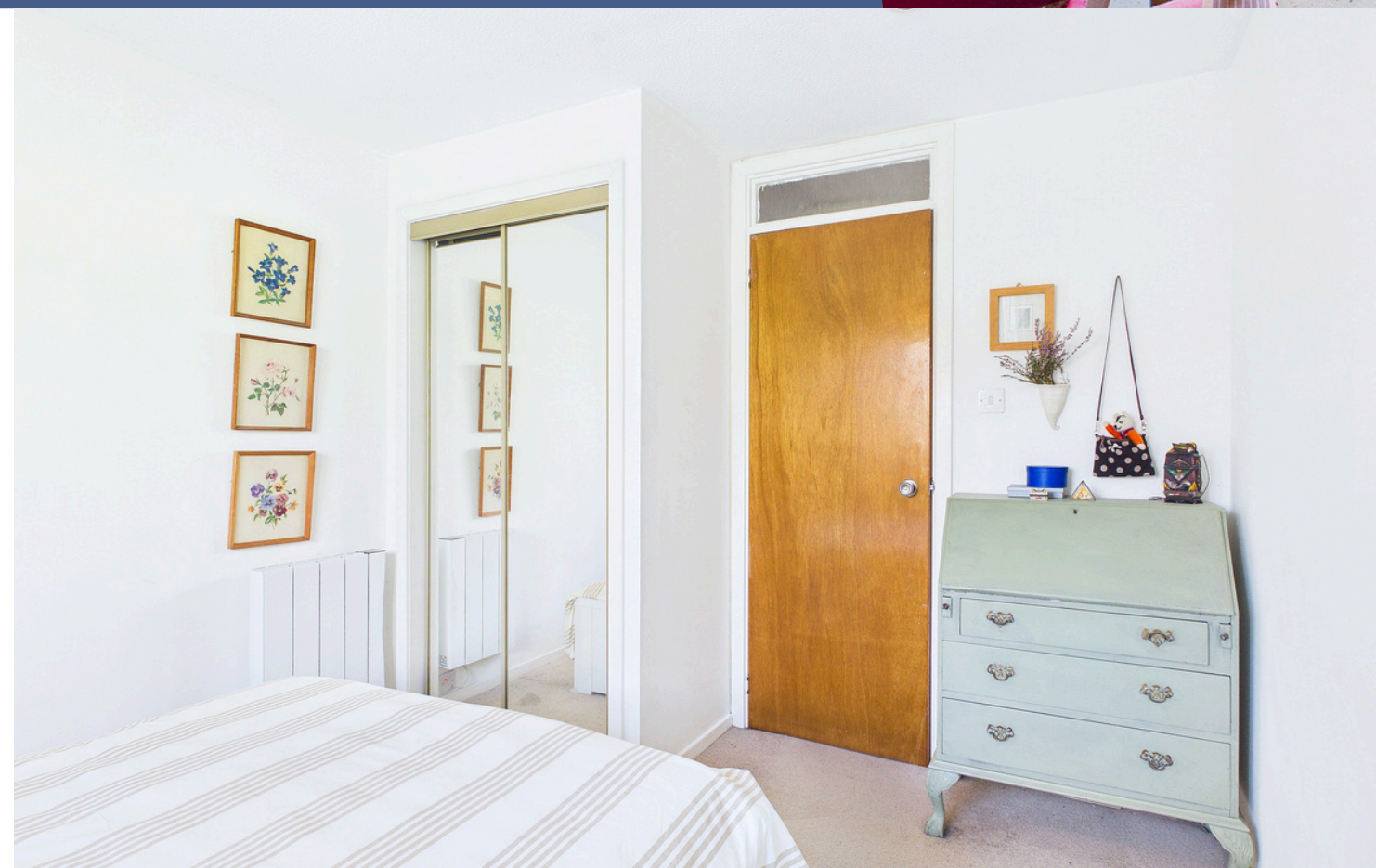


48 Corrou Road is a bright one-bedroom semi-detached home, situated in a popular residential area on the edge of Aviemore, conveniently located close to the Dalfaber Golf & Country Club.

The accommodation comprises a welcoming living room centred around a charming wood-burning stove, creating a warm and inviting atmosphere, together with a fitted kitchen enjoying views over the attractive rear garden. A spacious double bedroom with a built-in mirrored wardrobe and a well-appointed bathroom complete the accommodation.

Further benefits include timber double glazing and electric economy heating throughout. A loft hatch provides access to a floored attic space, offering excellent additional storage.

Properties of this nature are highly versatile and would be ideally suited as a comfortable permanent residence or a holiday home.



For more information on this 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 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.

Aviemore village itself offers many amenities, including a primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm Mountain, Strathspey steam railway and the 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. This is complemented by an abundance of wildlife and a diversity of recreational and sporting facilities, such as hill walking, bird watching, golf, fishing, mountain biking and skiing, to name but a few.

OUTSIDE

48 Corrou Road enjoys generous off-street parking to the side of the property, providing space for multiple vehicles. The front garden is predominantly laid to lawn and is enclosed by timber fencing, with a selection of mature trees and shrubs adding colour and privacy.

To the rear, the property boasts a peaceful and private garden, creating an ideal outdoor retreat. Mainly laid to lawn, the garden offers ample space for outdoor furniture and features a charming, covered veranda. A timber garden shed provides useful storage for gardening tools and outdoor equipment.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band B (£1778.24 p.a. 2026/27) including water rates. Discounts are available for single occupancy.



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HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1SS
- Energy Performance Certificate Rating: Band D
- Home Report Value: £160,000

PRICE

Offers Over £164,000 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

Viewings are by appointment 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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