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cairns ESTD 1984

solicitors and estate agents

8a Corrou Road, Aviemore, PH22 1SS

Fixed Asking Price £75,000

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

Located in the heart of Aviemore within the stunning Cairngorms National Park, this ground floor studio flat offers a fantastic opportunity for a buyer looking to modernise and add value. Set within a distinctive building and benefiting from off-street parking directly outside, the property provides convenient and practical living in one of Scotland's most sought-after outdoor destinations. Upon entering, a compact entry vestibule leads into the main living space. The studio area is bright and spacious, with twin windows offering pleasant views. Currently arranged with a sitting and sleeping area, it also accommodates a kitchen to the side, featuring ample worktop space and fitted units. Although the kitchen would benefit from updating, it provides a functional starting point for customisation. A door from the studio area leads to an inner hall with an integral storage wardrobe and then to the shower room, which includes a shower unit, WC and wash hand basin. Like the rest of the property, this space presents scope for modernisation to meet current tastes and standards. Overall, this is a compact and well-laid-out property with excellent potential. Whether you're seeking a renovation project, a first step onto the property ladder, or to downsize and enjoy all that Aviemore and the surrounding national park has to offer, this studio flat represents a rare opportunity at an accessible price point. EPC D, Council Tax A

Home report available to download at massoncairns.com

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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

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

EPC Rating D

Entry

From the communal area, entry is through a timber door into the property where there is an integral storage wardrobe ideal for storing outerwear and footwear. A further door then leads into the studio area.

Studio Area

3.45m x 4.49m (11'3" x 14'8")

The studio area offers a flexible and well-proportioned open-plan living space which is bright and welcoming, with two large front-facing windows allowing in plenty of natural light and offering an outlook to the greenery beyond. The room is currently arranged with a sitting area that comfortably accommodates a sofa, armchair, and freestanding furniture, while still leaving space for a fold-out bed or dining setup. The kitchen is open to the main living space and, although dated, is functional and includes ample worktop space, wall-mounted and base cabinets, as well as freestanding appliances including a cooker, washing machine, and under-counter fridge. A large window above the sink provides additional light and a view outside. There is plenty of scope to reconfigure or upgrade to suit modern preferences. With some refurbishment, this room could be transformed into a smart and efficient contemporary studio, ideal as a first home.

Inner Hall

The inner hallway serves as a practical transitional space within the flat, connecting the studio area and the shower



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room. Despite its compact size, it is well-utilised and features built-in mirrored wardrobes that provide valuable storage space for coats, clothing, and household items. Overhead shelving adds further utility, making it ideal for keeping the main living area clutter-free.

Shower Room

2.05m x 0.85m (6'8" x 2'9")

The shower room, accessed via the inner hallway, is compact but functional, comprising a shower enclosure with curtain and electric shower unit, a WC, and a stainless steel wash basin set within a vanity unit. The walls are partially tiled with some visible wear, offering clear scope for renovation. While the space is serviceable in its current form, modern upgrades would significantly improve both aesthetics and usability, transforming it into a more contemporary and comfortable facility.

Outside

The property is situated within a small, well-maintained development in a peaceful residential area of Aviemore. The communal garden to the front is laid to lawn and bordered by low shrubs, offering a pleasant first impression. To the rear of the building, a generous residents' car park provides ample off-street parking, with clearly marked bays and easy access. Mature trees and landscaped borders surround the parking area, lending a sense of privacy and greenery. The wider development is quiet and leafy, benefitting from the natural beauty of the Cairngorms National Park, with local woodland walks and outdoor pursuits just moments away. This convenient yet scenic setting makes the flat an ideal base.

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Fixed Price

Fixed Price of £75,000

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

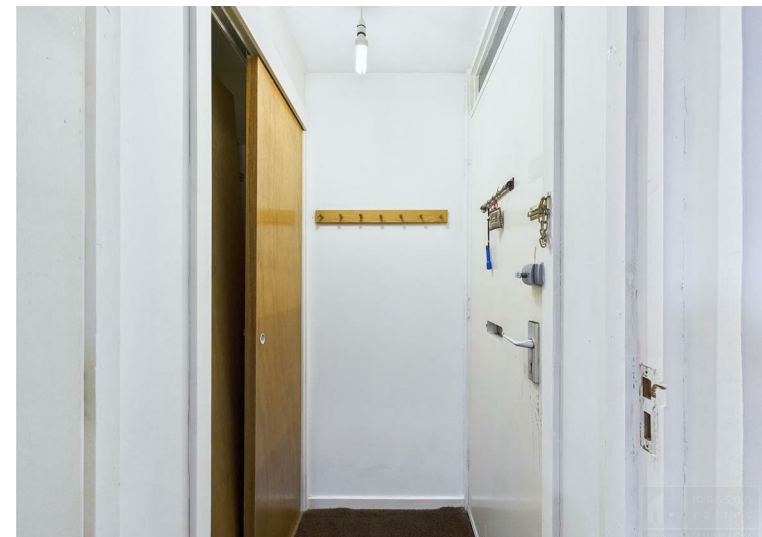
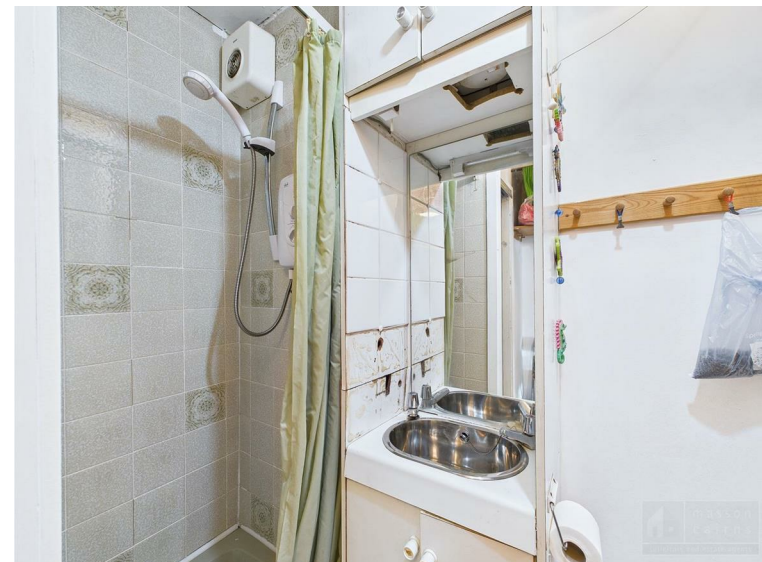
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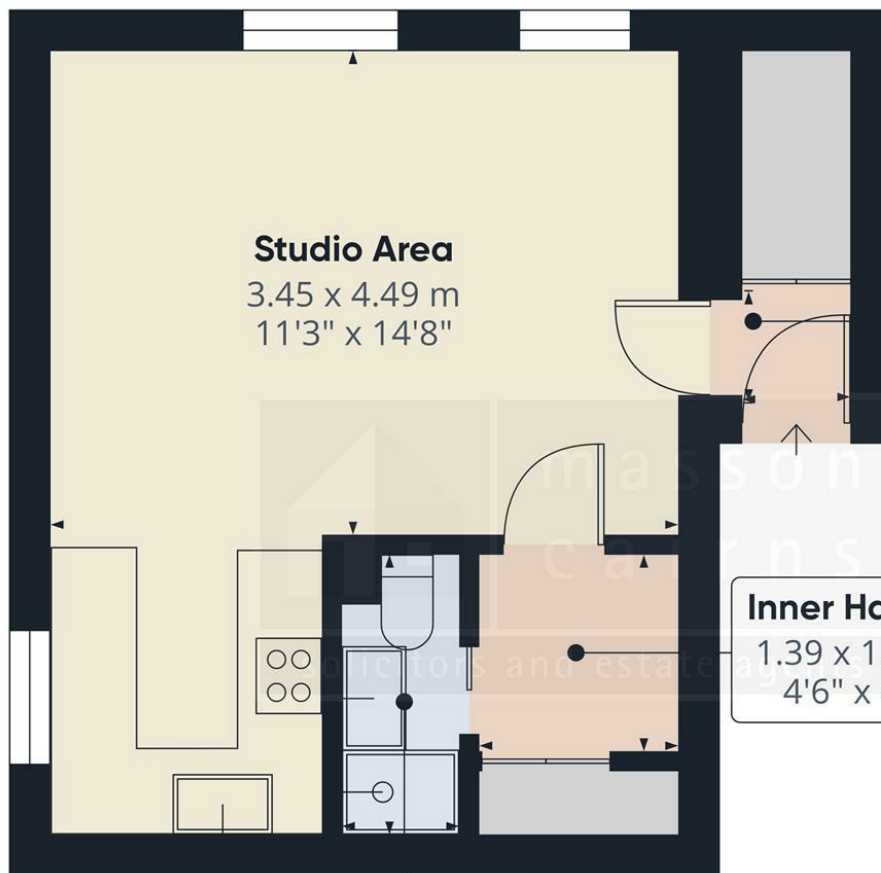
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Studio Area

3.45 x 4.49 m
11'3" x 14'8"

Entry

0.86 x 0.90 m
2'9" x 2'11"

Inner Hallway

1.39 x 1.47 m
4'6" x 4'9"

Shower Room

2.05 x 0.85 m
6'8" x 2'9"



Approximate total area⁽¹⁾

26.68 m²
287.19 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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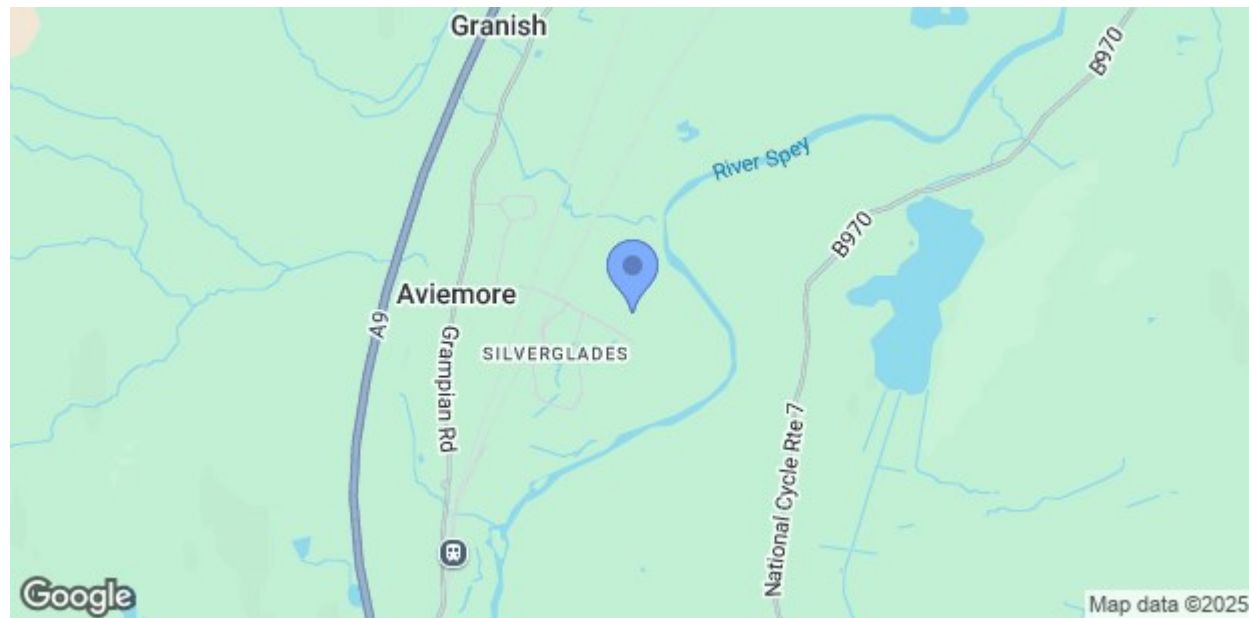
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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