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solicitors and estate agents

28 Corbett Place, Aviemore, PH22 1NZ  
Offers Over £170,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

Set within a peaceful residential development in the heart of Aviemore, this well presented ground floor apartment offers spacious and easily managed accommodation. Enjoying an attractive setting with open outlooks to the front and easy access to the village centre, the property combines comfort, practicality and convenience in equal measure. The accommodation is entered through a bright entrance vestibule, leading into a central hall which gives access to the rest of the home and includes further cupboard space. The sitting room is a particularly appealing and generously proportioned living area, filled with natural light and offering ample space for both lounge and dining furniture. The kitchen is well laid out and fitted with a good range of base, wall and drawer units, complemented by worktop space and room for appliances and there are two double bedrooms, both of good proportions and benefitting from built-in storage, with the principal bedroom benefitting from an en-suite shower room. A separate bathroom serves the rest of the accommodation and adds to the overall functionality of the layout. Outside, there are communal grounds and an open outlook which contribute to the sense of space and pleasant setting. Located within easy reach of local shops, cafés, restaurants and transport links, as well as the outstanding leisure opportunities of the Cairngorms National Park, this is an excellent opportunity to acquire a well located home in one of the Highlands' most sought-after communities and the property would suit a wide range of purchasers. EPC C, Council Tax Band C, Home report available online at massoncairns.com

## Offers Over £170,000



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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](http://massoncairns.com) where an online copy is available to download.

EPC Rating C

### Entrance Vestibule

1.74m x 1.06m (5'8" x 3'5")

The entrance vestibule provides a welcoming introduction to the apartment and offers a useful space for coats, shoes and everyday essentials before leading through to the main hall.

### Hallway

The hallway provides access to the majority of the accommodation and there is carpet flooring and ceiling lighting in addition to a storage cupboard.

### Sitting Room

3.74m x 4.54m (12'3" x 14'10")

The sitting room is a bright and comfortably proportioned space, with generous room for lounge furniture. A large window to the front allows for excellent natural light, while the ornamental fireplace with electric an fire creates an attractive focal point and adds character to the room. There is also space to site a breakfast table if required.

### Kitchen

2.68m x 3.05m (8'9" x 10'0")

The kitchen is well laid out and fitted with a good range of base, wall and drawer units, complemented by worktop space and colourful splashback tiling. A rear-facing window brings in good natural light and provides an open outlook with the sink and drainer placed beneath it and there is an integral oven with ceramic hob and illuminated extractor in addition to plumbing for a washing machine and space for a fridge freezer and tumble dryer.



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### Bathroom

2.08m x 3.09 (6'9" x 10'1")

The bathroom is beautifully finished in a fresh, contemporary style and it features a full-size bath with shower and glazed screen, together with a sleek vanity unit incorporating the wash hand basin and concealed cistern WC for a clean, streamlined look. A particularly useful feature is the large shelved storage cupboard, offering excellent space for towels, toiletries and household essentials.

### Bedroom One & En-Suite

3.26m x 2.81m & 1.48m x 2.13m (10'8" x 9'2" & 4'10" x 6'11")

Bedroom one is a bright and comfortable double room, enjoying a pleasant front-facing aspect. Well proportioned, it provides ample space for bedroom furniture and benefits from built-in mirrored wardrobes, adding both storage and a greater sense of light and space. The adjoining en-suite shower room is smartly finished in a fresh contemporary style and includes a generous shower enclosure, vanity wash hand basin, WC and heated towel rail.

### Bedroom Two

3.67m x 2.36m (12'0" x 7'8")

Bedroom two is a light and airy room with a front-facing aspect. Well proportioned, it benefits from a useful shelved wardrobe providing convenient built-in storage.

### Outside

Externally, the property is approached by a pathway leading to the front entrance door, with lawn on either side creating an attractive setting. To the rear, there are communal lawned grounds, while further practical benefits include lockable bike storage facilities and on-street parking to the front.

### Services

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

### Entry

By mutual agreement.

### Price

Offers over £170,000 are invited

### 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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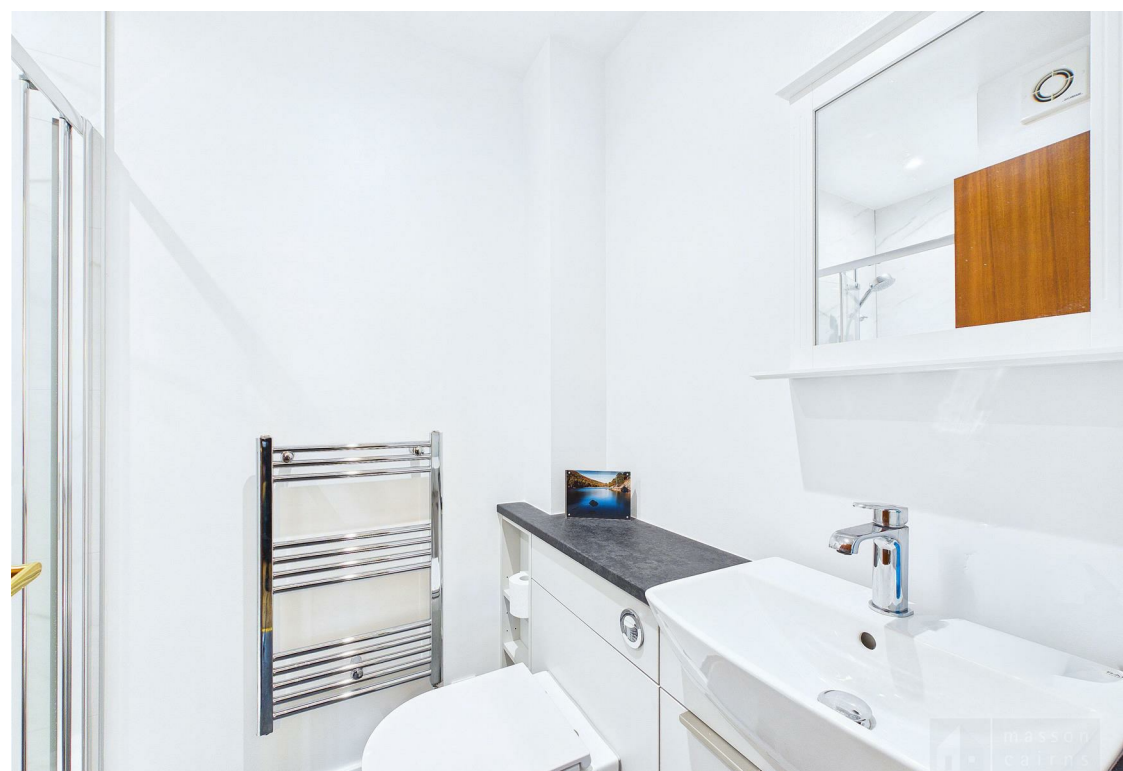
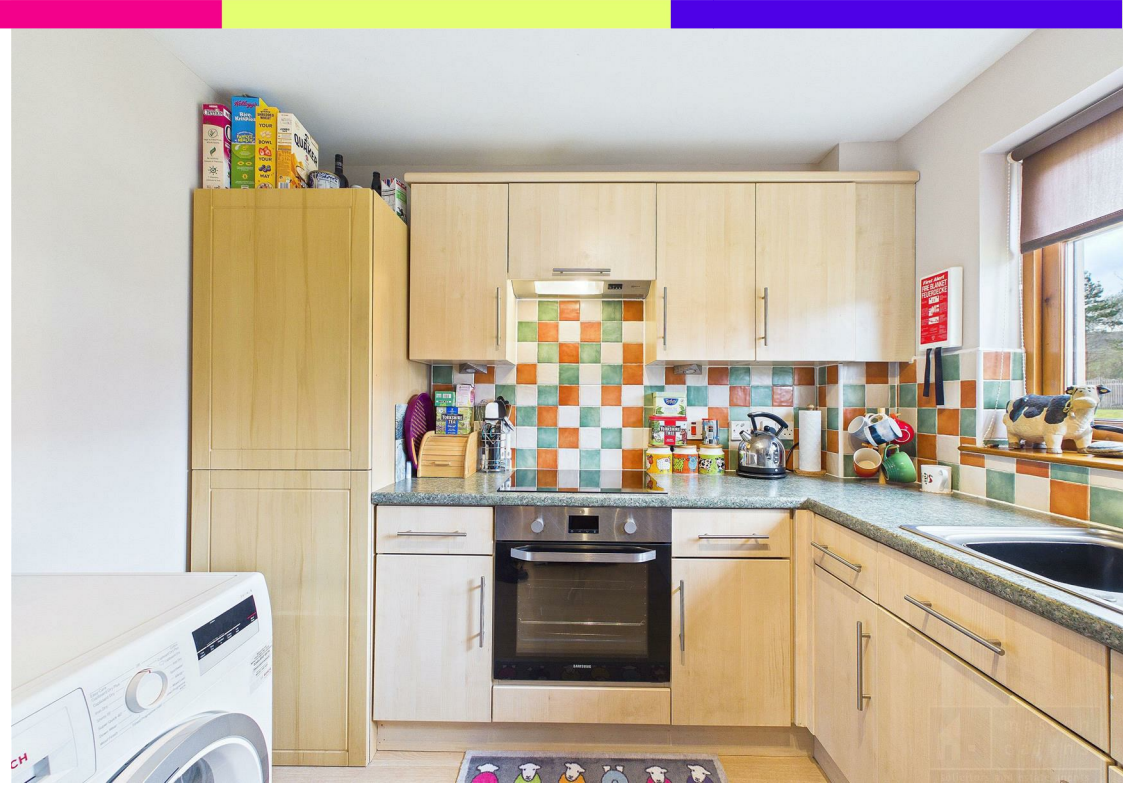
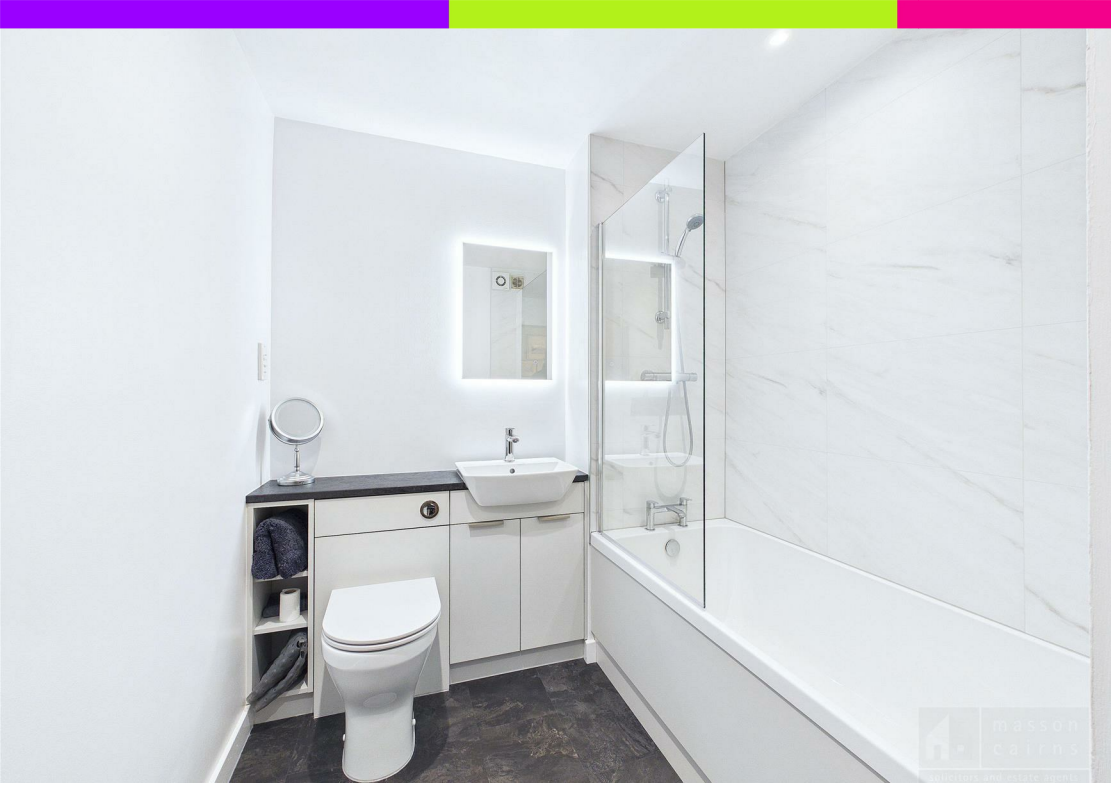
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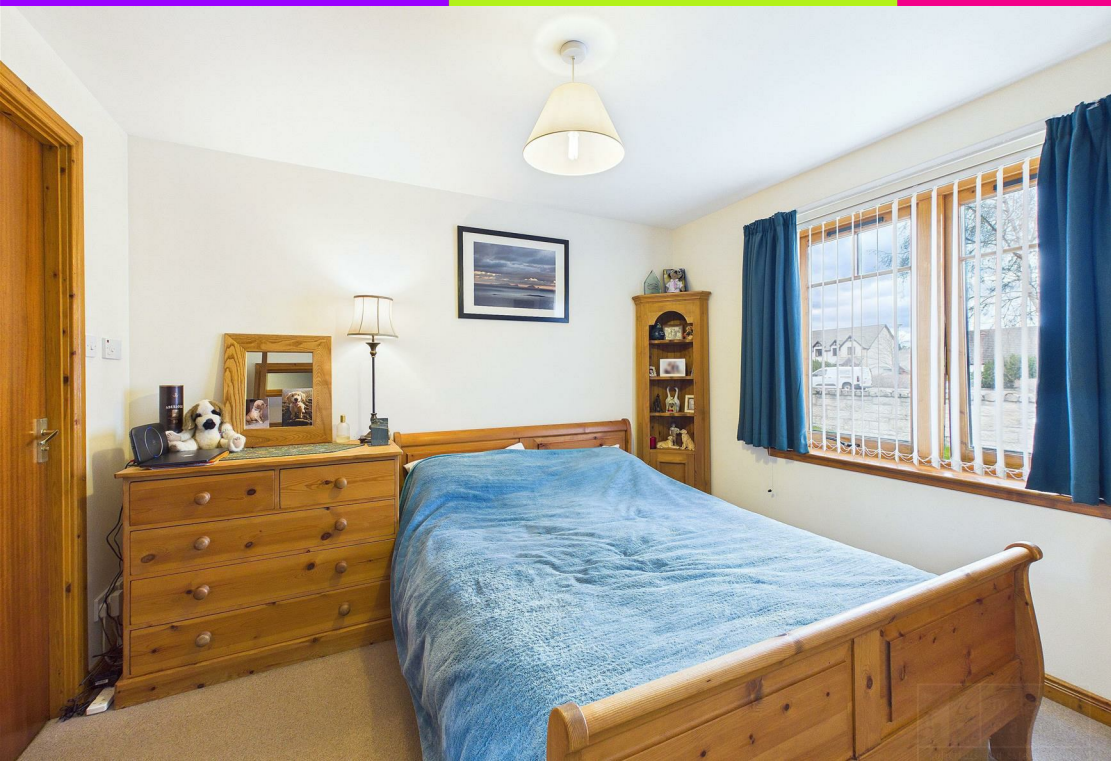
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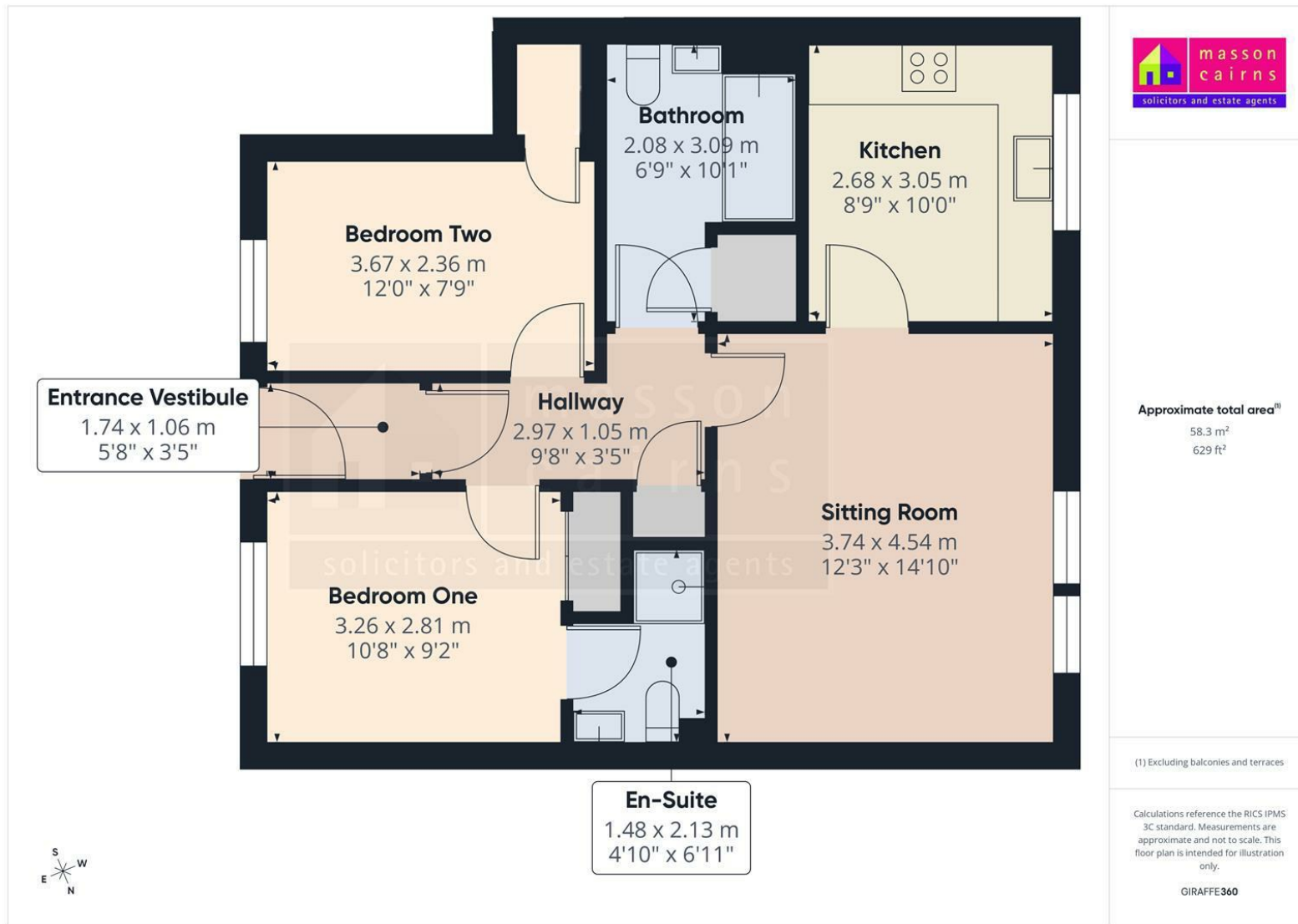
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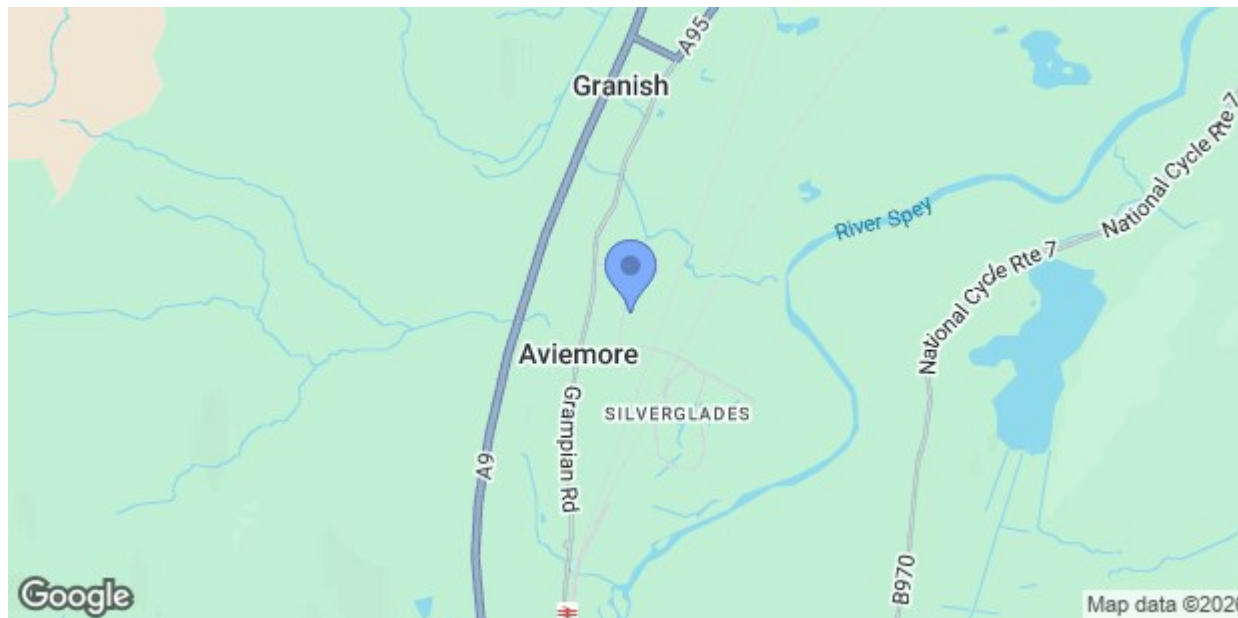
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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