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36 Corbett Place, Aviemore, PH22 1NZ

**UNDER OFFER £275,000**

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



UNDER OFFER - Located within a well-established and sought-after development in the heart of Aviemore, this spacious four-bedroom home offers flexible living in one of the Highlands' most popular villages. Set against the spectacular backdrop of the Cairngorm Mountains, the property is perfectly suited to family life and is currently used for holiday letting with a licence. The accommodation is arranged over two floors and extends to approximately 108m<sup>2</sup>. On the ground floor, the entrance vestibule leads through to a welcoming family/dining area, with open access to a bright and generously proportioned sitting room complete with a contemporary wood-burning stove. The adjacent kitchen is well-equipped with good worktop space and storage, and opens into a fantastic conservatory that looks out onto the private garden—a perfect spot to relax or entertain. A modern ground floor bathroom and a versatile double bedroom with direct access to the garden—ideal for guests, home working or multi-generational living—complete this level. Upstairs, the property features three further bedrooms, each offering excellent space and natural light, along with a stylish family bathroom. The layout provides great flexibility for family living and outside, the enclosed rear garden is a real highlight, with a decked area, gravel paths and a paved seating circle offering a variety of spaces to enjoy the outdoors. To the front, there is a lawned garden and off-street parking. Situated in a quiet cul-de-sac yet within easy reach of Aviemore's shops, cafes, outdoor pursuits and transport links, this is an ideal base from which to enjoy life in the Cairngorms National Park. EPC C, Home report available from [massoncairns.com](http://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](http://massoncairns.com) where an online copy is available to download.

EPC Rating C

#### Entrance Vestibule

1.05m x 1.49m (3'5" x 4'10")

Accessed via a high-performance timber and glazed external door, the entrance vestibule provides a bright welcome to the home. There is fitted carpet and ceiling lighting while a further timber and glazed internal door leads through to the main living and dining areas.

#### Sitting Room

3.76m x 4.83m (12'4" x 15'10")

Enjoying a twin aspect with large windows to the front and side, this inviting sitting room is bathed in natural light throughout the day. A standout feature is the striking Morso cylindrical wood-burning stove set on a slate hearth, creating a warm and welcoming focal point. The room is finished with soft carpet flooring and ceiling lighting, while a door leads conveniently through to the kitchen.

#### Family / Dining Room

4.51m x 3.0m (14'9" x 9'10")

This is a spacious and light-filled dining room / family area offering ample room for a six-seater table and chairs—perfect for family meals or entertaining guests. The

space is enhanced by deep pile carpet and ceiling lighting, while two built-in cupboards provide practical storage, including one housing the hot water cylinder. A staircase leads to the first-floor accommodation, completing this sociable hub of the home.

#### Kitchen

3.01m x 2.71m (9'10" x 8'10")

This well-designed kitchen features a bright and practical range of base, wall, and drawer units, enhanced by contrasting worktops and easy-care vinyl tile-effect flooring. A side window allows in natural light, while thoughtful touches such as an integral wine rack and a 1.5 bowl sink with drainer add to the appeal. There is space for a freestanding fridge freezer, with plumbing for a washing machine and dishwasher along with an integrated oven with ceramic hob. Ceiling lighting, a smoke alarm, and double doors leading to the conservatory complete this functional and inviting space.

#### Conservatory

3.29m x 3.09m (10'9" x 10'1")

The conservatory, accessed via double doors from the kitchen, is a striking and light-filled addition to the home. With panoramic views of the private rear garden and decking, it offers a peaceful retreat or additional living space bathed in sunlight. Finished with laminate flooring, it's an inviting spot for relaxing, reading, or enjoying a morning coffee. French doors lead directly onto the decking, making it a seamless transition between indoor and outdoor living.

#### Bathroom

2.1m x 2.72m (6'10" x 8'11")

This generously sized ground floor bathroom features a full-size bath, separate shower cubicle with mains pressure shower, a pedestal wash hand basin, and a WC. The space benefits from an opaque window to the rear, ensuring privacy while allowing in natural light. Additional features include tile-effect laminate flooring, a heated towel rail, extractor fan, and ceiling lighting, all contributing to a stylish finish.

#### Bedroom One

2.99m x 3.42m (9'9" x 11'2")

A generously sized and beautifully bright double bedroom, this inviting space enjoys excellent natural light through glazed French doors that open directly onto the rear decking. The room is finished with plush carpet flooring and has ample space for bedside tables while built-in mirrored wardrobes provide extensive hanging and shelving space.



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## First Floor

### Games / Home Working Area

2.08m x 2.26m (6'9" x 7'4")

This versatile and generously proportioned area is flooded with natural light courtesy of two large Velux windows to the front of the property. Ideally suited for use as a home office or games area, there is plenty of room to accommodate a desk and computer setup or a TV and console for entertainment. Finished with soft carpet underfoot and recessed down lighting, it offers a comfortable and functional environment at the heart of the first floor, with access to all upper-level accommodation.

### Bedroom Two

3.19m x 3.32m (10'5" x 10'10")

This bright and inviting double bedroom enjoys excellent natural light from a large Velux window. The room is comfortably proportioned and offers space for freestanding furniture.

### Bedroom Three

2.92m x 3.07m (9'6" x 10'0")

A bright and versatile room currently arranged with bunk beds and soft carpet flooring. The large Velux window fills the space with natural light and there is space for additional furniture.

### Bedroom Four

3.6m x 2.0m (11'9" x 6'6")

A comfortable double bedroom featuring a large Velux window that bathes the room in natural light while maintaining privacy. The room includes an integral cupboard providing excellent storage and has carpet flooring.

### Shower Room

2.1m x 1.65m (6'10" x 5'4")

This well-appointed and contemporary shower room features a stylish three-piece suite in white, comprising a shower cubicle with a Mira Sport electric shower, a sleek floating wash hand basin with chrome mixer tap, and a WC. Natural light pours in through a rear-facing Velux window, enhancing the bright and fresh feel. Additional features include laminate flooring, recessed downlighting and a heated towel rail.

### Outside

A standout feature of the property is the easily maintained and well-appointed gardens, which are presented in excellent order. To the front, the property is bordered by a charming pink granite wall, leading to a paved path that extends towards the front door and continues to the rear. The front garden is neatly laid

to lawn on either side, offering a welcoming entrance. A secure timber privacy fence with a gate provides access to the side of the property, leading to the back garden. The rear gardens are primarily laid to gravel, offering a low-maintenance outdoor space, with a raised decked area ideal for summer living and relaxation. There is also a decorative patio area, perfect for al fresco dining or enjoying the outdoors. Additional storage is available with a secure metal shed and a further timber shed, along with an outdoor tap for convenience. Communal parking is available to the front of the property.

### Holiday Let Licence

Currently operated as a successful holiday letting business with exceptional ratings, the property presents an excellent opportunity for potential buyers. Any new purchaser wishing to continue the business will need to apply for the transfer of short-term letting licence, we understand that there is a current licence in place - licence number HI-70678-F (further information below). Accounts available after viewing.

'The 2024 Licensing Order introduced a facility to transfer an existing short-term let licence via a "transfer application." These applications are determined in broadly the same manner as licence applications. The Chief Constable and other statutory consultees are informed, and an opportunity is given for them to object to the transfer should concerns exist about the transferee.' reference 'The Association of Scotland's Self-Caterers'

### Services

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

### Entry

By mutual agreement.

### Price

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### Viewings and Offers

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

Masson Cairns

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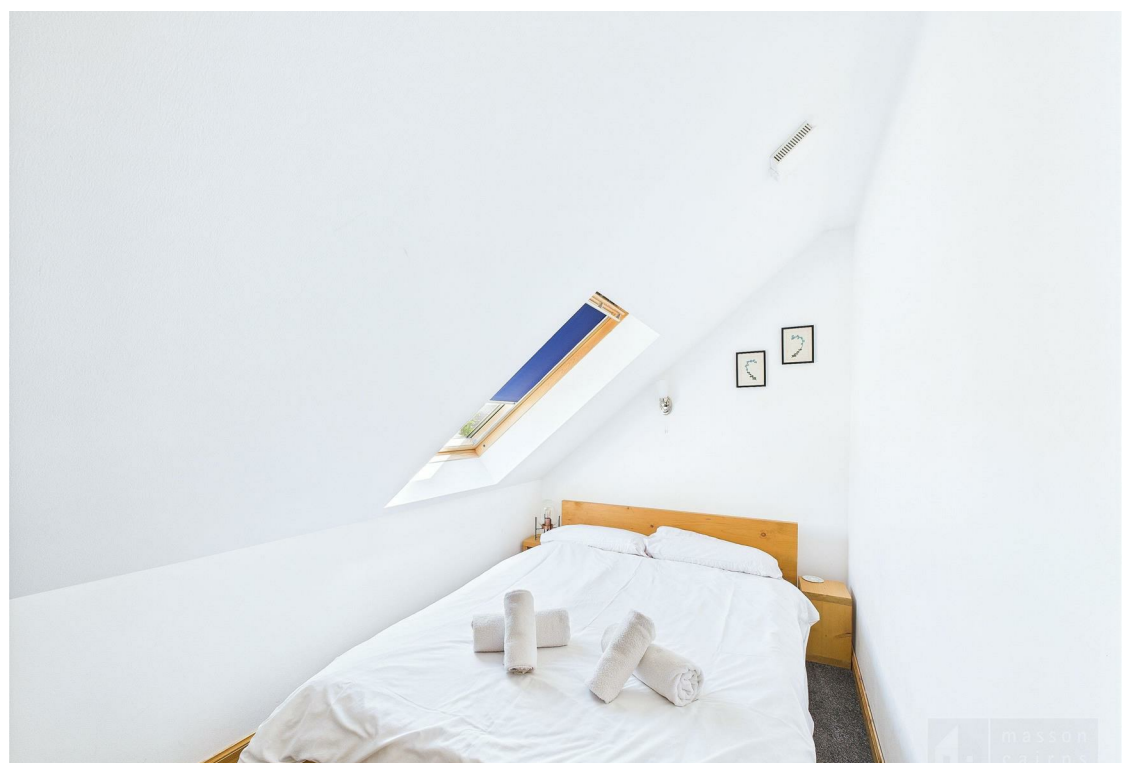
































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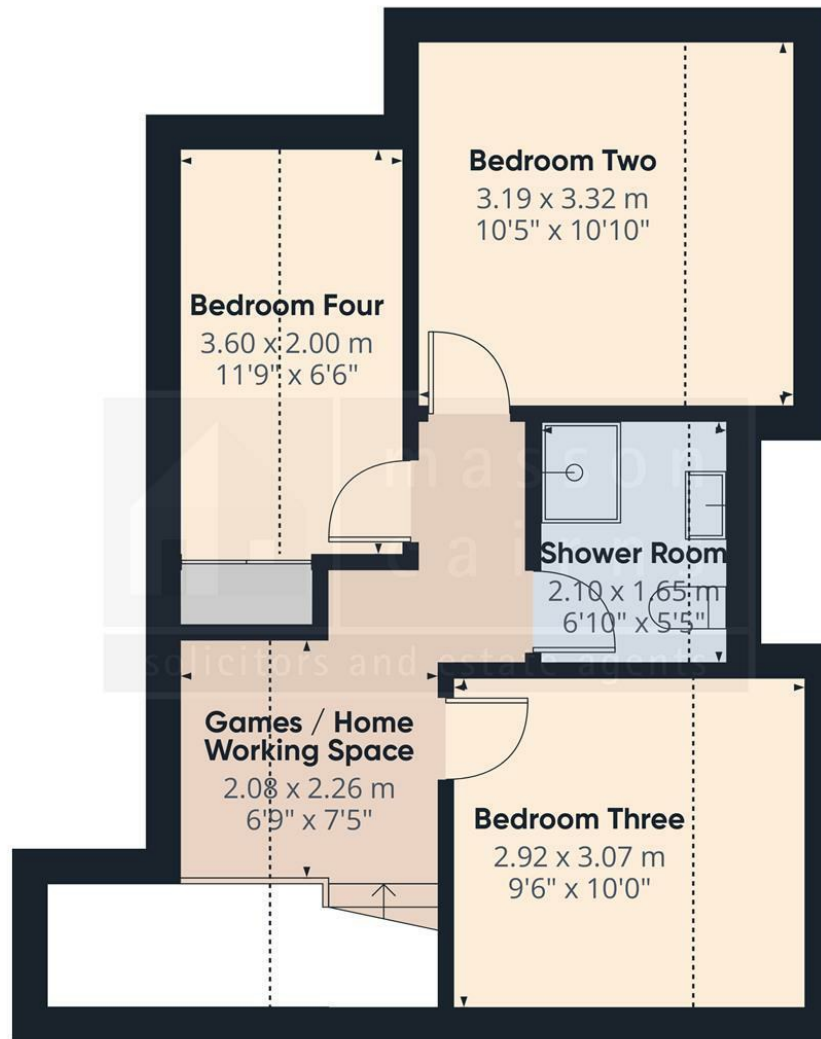
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Floor 1



**Approximate total area<sup>(1)</sup>**

37.8 m<sup>2</sup>  
407 ft<sup>2</sup>

**Reduced headroom**

11.4 m<sup>2</sup>  
123 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

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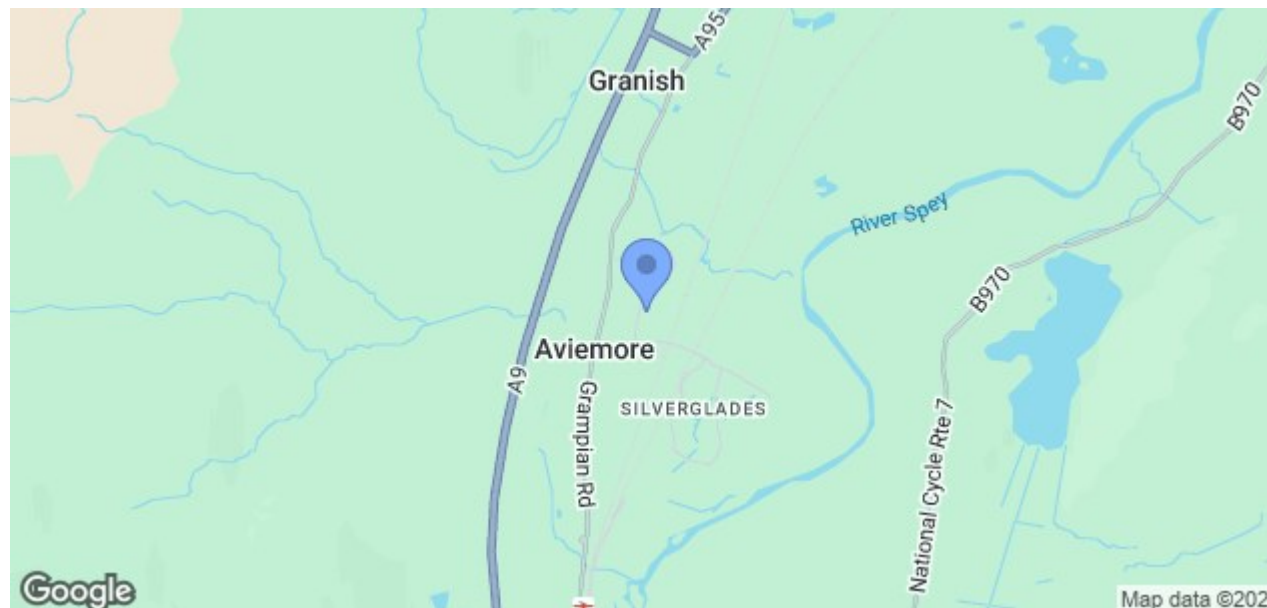
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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