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solicitors and estate agents

3 Corrou Road, Aviemore, PH22 1SS

UNDER OFFER £249,500

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

UNDER OFFER - Set within a desirable residential area of Aviemore, this well-presented three-bedroom semi-detached bungalow offers bright and versatile accommodation, ideal for a range of buyers. With an approximate floor area of 86.2 sqm (929 sq ft), the home combines practical features with generous living spaces, all within easy reach of local amenities and the stunning Cairngorms National Park. The welcoming entrance vestibule leads into the heart of the home, a spacious sitting and dining area with a vaulted ceiling, exposed beams, and large windows that fill the space with natural light while framing garden views. Sliding doors provide direct access to the rear garden, creating a seamless connection between indoor and outdoor living while an impressive free standing wood burning stove creates a cosy focal point. The modern kitchen is fitted with an excellent range of base, wall, and drawer units, complemented by ample worktop space and integrated appliances, with room for further free-standing white goods. There is a handy guest wc and three comfortable bedrooms, including a principal bedroom with twin integral wardrobes and a private en-suite shower room. The second double bedroom also features integral storage, while the third bedroom offers flexibility for use as a home office, or hobby room. A stylish family bathroom with a three-piece suite and shower-over-bath completes the accommodation. Outside, the property benefits from a private, mature rear garden with lawn, shrubs, and a garden shed. To the front, there is a covered carport and driveway providing off-street parking for multiple vehicles. The property is ideally positioned for easy access to local amenities. EPC F, Council Tax D, Home report available from massoncairns.com

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cairns LTD

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

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Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

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 F

Entrance Vestibule

1.51m x 2.73m (4'11" x 8'11")

A glazed & timber door with full height privacy window to the side, provides access to the entrance vestibule and a welcome introduction to the home. There's a built in bench for storage, with a shelf and coat hooks above, perfect for neatly organising shoes, jackets, and everyday essentials. A double door cupboard with shelving provides additional storage. There is ceiling lighting and entrance mat flooring.

Sitting Room & Dining Area

3.93m x 6.94m (12'10" x 22'9")

This bright open-plan sitting room and dining area is the heart of the home, offering a wonderful sense of space. The impressive vaulted ceiling and large windows create a light and airy atmosphere, while providing a lovely view out to the rear garden. A freestanding wood burning stove adds a cosy focal point, making this a great space for both daily family life and entertaining. Sliding patio doors provide direct access to the rear garden.

Kitchen

2.60m x 3.28m (8'6" x 10'9")

The kitchen provides a functional space with a practical layout. It is ready for some modernisation, offering a great opportunity to create a bespoke kitchen to your own taste. Integral appliances include an over/grill, with hob and extraction over. There is a stainless steel sink with drainer and mixer tap. Under the counter there is space and plumbing for a dish washer and washing machine. There is also space for a freestanding fridge freezer. Double doors connect this room to the sitting room and dining area, with a further door leading to the central hallway, creating a natural flow for everyday living.

Hallway

Leading from the kitchen, this centrally located hallway provides access to the bathroom, and three double bedrooms. A hatch provides access to the attic offering additional storage and there is laminate flooring and ceiling lighting.



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Principal Bedroom & En-Suite

3.89m x 3.23m & 1.09m x 2.13m (12'9" x 10'7" & 3'6" x 6'11")
 This well-proportioned double bedroom enjoys excellent natural light from a large window overlooking the front garden. The space is neutrally decorated and there's ample space for freestanding furniture, grey laminate flooring flows seamlessly from the hallway and there is ceiling lighting. A compact en-suite cleverly houses a three piece suite, consisting of WC, pedestal wash hand basin with mirror and light over and shower enclosure. The en-suite is finished with floor to ceiling wet wall panelling and grey laminate flooring leading from the bedroom. There is ceiling lighting and an extractor fan for ventilation.

Bedroom Two

3.88m x 3.28m (12'8" x 10'9")
 This peaceful double bedroom is light and inviting, with a window to the front that brings in natural daylight. The room is decorated in neutral tones that enhance the sense of calm, and there is laminate flooring underfoot. A useful integral cupboard provides an ideal storage area and also houses the electrical consumer unit.

Bedroom Three

3.25m x 3.21m (10'7" x 10'6")
 A well-proportioned and comfortable double bedroom, with a large window overlooking the rear garden. A fitted wardrobe, with mirrored doors provides excellent storage. There is ceiling light and laminate flooring flooring.

Bathroom

1.68m x 2.29m (5'6" x 7'6")
 The bathroom is well appointed with a WC, wash hand basin with vanity unit storage and chrome mixer tap, and a bath with a shower, glazed screen and fully wet wall surround. Natural light pours in through a privacy window and additional features include a chrome towel radiator, ceiling lighting, extractor fan and laminate flooring.

Outside

Outside, the property is surrounded by mature and private gardens. The rear garden is an excellent space for relaxing, featuring a patio area. Practicality is well catered for with a large timber carport to the side of the property, as well as a separate shed and garden room in the rear garden for additional storage. The front of the property is equally well-presented with a mix of lawn and established planting.

Services

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

Entry

By mutual agreement.

Fixed Price

UNDER OFFER

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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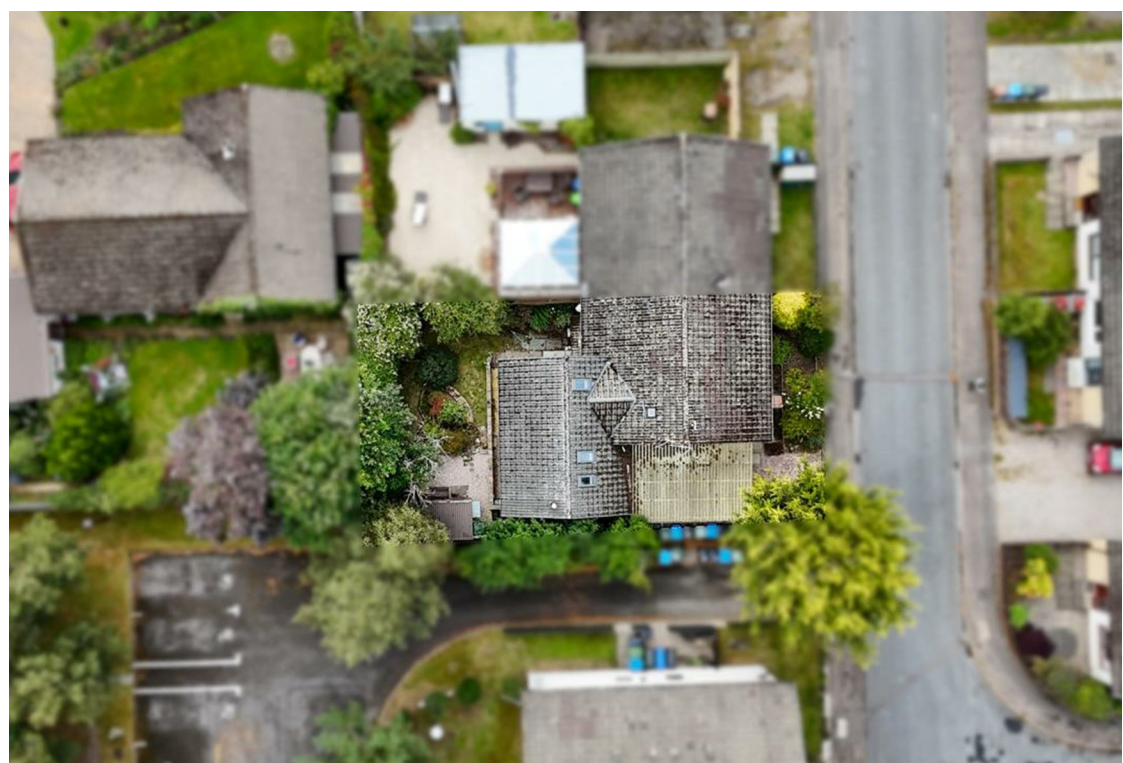




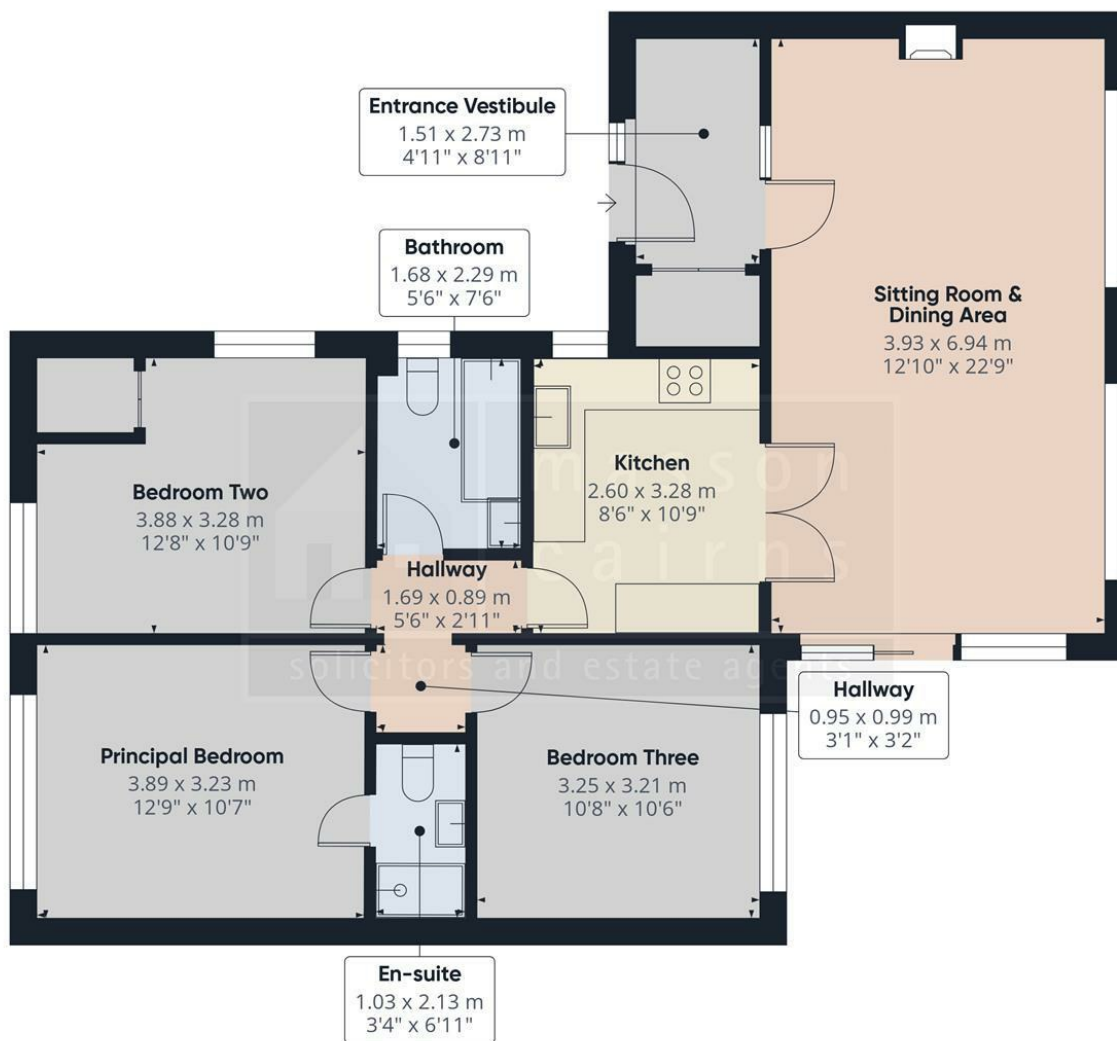












Approximate total area⁽¹⁾
86.2 m²
929 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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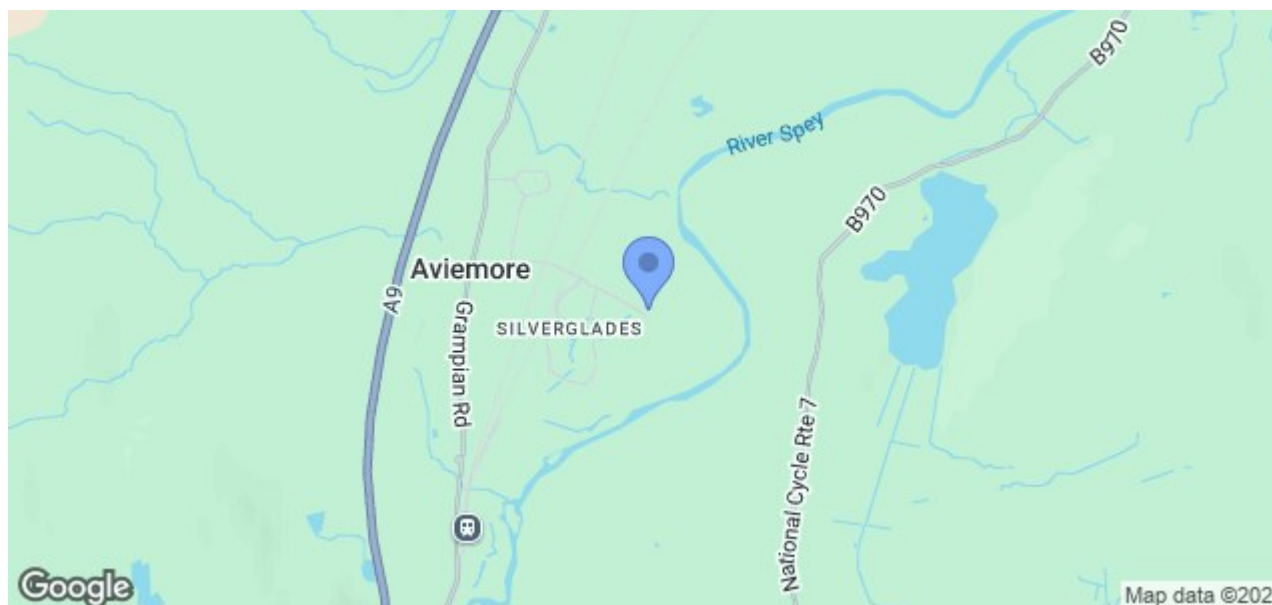
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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