

masson cairns LTD

solicitors and estate agents

85 Corrour Road, Aviemore, PH22 1SS

Offers Over £255,000

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

No 85 Corrour Road, Aviemore is an attractive and beautifully presented three-bedroom extended bungalow situated within a popular and well-established residential area of Aviemore. Offering spacious and flexible accommodation throughout, the property is ideally suited as a family home with accommodation comprising three generous double bedrooms, including a well-appointed principal bedroom with en-suite shower room, a modern family bathroom, and a bright, welcoming open-plan living space. The heart of the home is the spacious sitting room, kitchen and dining area, which creates an excellent environment for modern family living and entertaining. Large patio doors flood the space with natural light and provide direct access to the enclosed rear garden, seamlessly connecting indoor and outdoor living. The kitchen offers ample worktop and storage space, while the dining area comfortably accommodates family meals and social gatherings. A feature wood-burning stove creates a warm focal point within the living area, complementing the property's efficient air source heating system and helping to provide comfortable, economical warmth throughout the year. Outside, the property enjoys attractive and easily maintained garden grounds enclosed by timber fencing, providing privacy and a safe space for children and pets. The rear garden offers an excellent setting for outdoor dining, relaxation and socialising, while the front garden adds to the property's kerb appeal with a gravel driveway to the side of the house providing convenient off-street parking for two vehicles. Presented in excellent condition throughout, this delightful bungalow combines practicality, comfort and modern efficiency in a highly desirable Highland location, close to local amenities, schools, woodland walks and the many outdoor pursuits for which Aviemore is renowned. EPC C, Council Tax C, Home report available online 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 C

Entrance Vestibule
1.20m x 1.50m (3'11" x 4'11")
The timber entrance door, complemented by a glazed side panel, opens into a welcoming entrance vestibule. This practical space features a double wardrobe space providing excellent hanging and storage facilities and housing the electrical consumer unit. A door leads through to the siting room, providing a smooth transition into the main living accommodation.

Sitting Room
8.42m x 3.22m (27'7" x 10'6")
The bright and welcoming open-plan sitting room forms the heart of the home, offering a comfortable and sociable living space flooded with natural light from the large front-facing window. A striking wood-burning stove, set on a slate hearth with a contrasting feature backdrop, creates an attractive focal point while providing additional warmth and character. The room benefits from charming timber chalet-style wall cladding, adding a cosy Highland feel that complements the property's setting. There is ample space for a variety of lounge furniture, making it ideal for both everyday family living and entertaining guests. A contemporary spotlight light fitting provides excellent illumination, while a smoke detector and carbon monoxide alarm offer added peace of mind. The fitted carpet enhances comfort underfoot, and the open-plan layout flows seamlessly into the kitchen area, creating a spacious and versatile living environment perfectly suited to modern lifestyles.

Kitchen Area
A stylish open-plan kitchen fitted with a range of contemporary base, drawer and wall units, complemented by timber worktops and a breakfast bar, creating an ideal space for everyday dining and socialising. Integrated appliances include an oven, hob, grill and extractor, with space for a freestanding fridge freezer and washing machine. A stainless steel sink with mixer tap, recessed lighting, laminate flooring and a useful larder cupboard complete the space. Open to the dining area and adjoining sitting room, the layout provides a practical and sociable hub, well suited to modern family living and entertaining.

Dining / Family Area
4.02m x 3.88m (13'2" x 12'8")
This versatile open-plan dining and family area creates an excellent space for everyday living, entertaining and family gatherings. There is ample room for a generous dining table and additional seating, while patio doors open directly onto the rear garden, filling the room with natural light and providing an easy flow between indoor and outdoor living. Finished with fitted carpet and pendant lighting, the room also provides access to bedroom one.

Bedroom One & En-Suite
2.69m x 3.74m & 1.26m x 2.63m (8'9" x 12'3" & 4'1" x 8'7")
A comfortable double bedroom overlooking the rear garden, creating a peaceful retreat with plenty of space for freestanding furniture. A built-in wardrobe provides excellent hanging and storage space, while the adjoining en-suite shower room adds everyday convenience. The en-suite is fitted with a white three-piece suite comprising a shower enclosure, wash hand basin with vanity storage and WC, complemented by a heated towel rail, vinyl flooring and an opaque side window providing natural light and ventilation in addition to the extractor.

Inner Hall
The inner hall provides access to the two further bedrooms and the family bathroom, creating a practical separation between the living and sleeping accommodation. Finished with carpet flooring, it also features a loft hatch and ceiling lighting.

Bedroom Two / Home Working Space
2.66m x 3.31m (8'8" x 10'10")
A generous double bedroom currently arranged as a home office with a side-facing window that provides plenty of natural light, creating a bright and productive workspace, while a mirrored fitted wardrobe offers excellent hanging and storage space. Finished with carpet flooring and ceiling lighting, this is an ideal guest bedroom, children's room or dedicated home working space.

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Bedroom Three
2.58m x 3.33m (8'5" x 10'11")
A well-proportioned bedroom enjoying a side-facing window that fills the room with natural light. Offering space for a bed and freestanding furniture, it also benefits from a deep built-in storage cupboard, making it an ideal children's bedroom, guest room or home office. The space is finished with carpet flooring and ceiling lighting.

Bathroom
1.71m x 2.32m (5'7" x 7'7")
The family bathroom is fitted with a white three-piece suite comprising a bath with shower over and glazed screen, WC and vanity wash hand basin with useful storage below. Tiled around the bath for easy maintenance, the room also benefits from a heated towel rail, fitted shelving, laminate flooring and an opaque side-facing window providing natural light and ventilation.

Outside
The property enjoys attractive outdoor space to both the front and rear, ideal for making the most of the peaceful setting. To the front, a fully enclosed garden is bordered by timber fencing and incorporates a neat lawn with a variety of mature plants, trees and shrubs, creating a welcoming approach. A wood store and timber garden shed provide practical external storage, while the generous gravel driveway to the side offers off-street parking for multiple vehicles and leads through a gate to the rear garden. The enclosed rear garden is designed for easy maintenance and enjoys sunshine throughout the afternoon and into the evening. Mainly laid to lawn, it provides an ideal space for children to play, pets to roam or for relaxing outdoors, complemented by a bespoke seating area that's perfect for summer barbecues and entertaining. A paved pathway connects the garden to the driveway, and a further timber shed offers additional storage for gardening equipment and outdoor furniture.

Services
It is understood that there is mains water, drainage and electricity. There is air source heat pump central heating and EV charger.

Council Tax
The property is currently assessed as Council Tax Band C, with an annual charge of £2032.28 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

Entry
By mutual agreement.

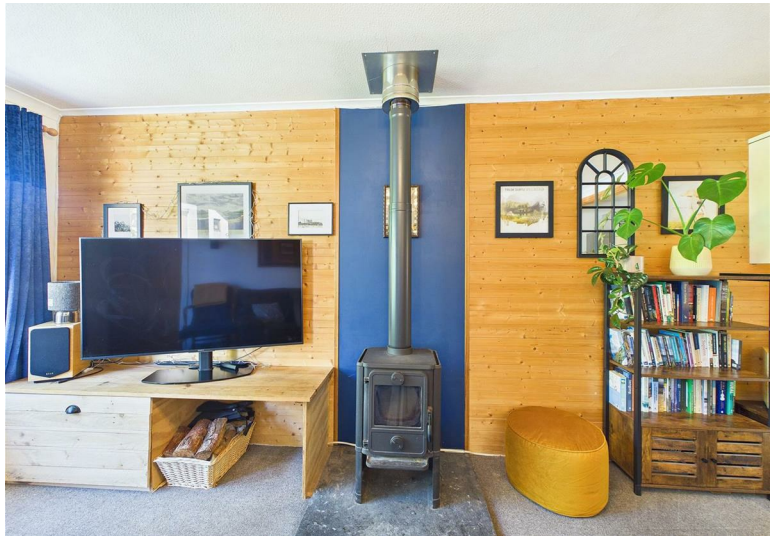
Price
Offers over £255,000 are invited

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-
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Moray
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What Three Words Location
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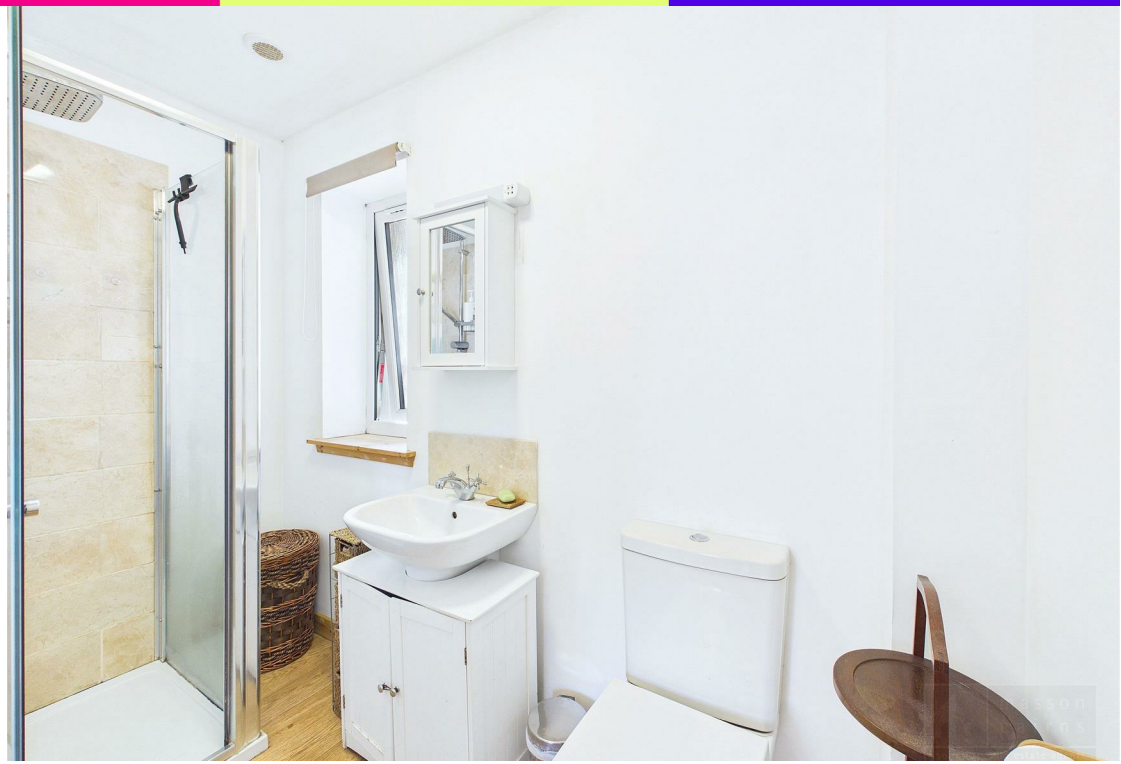




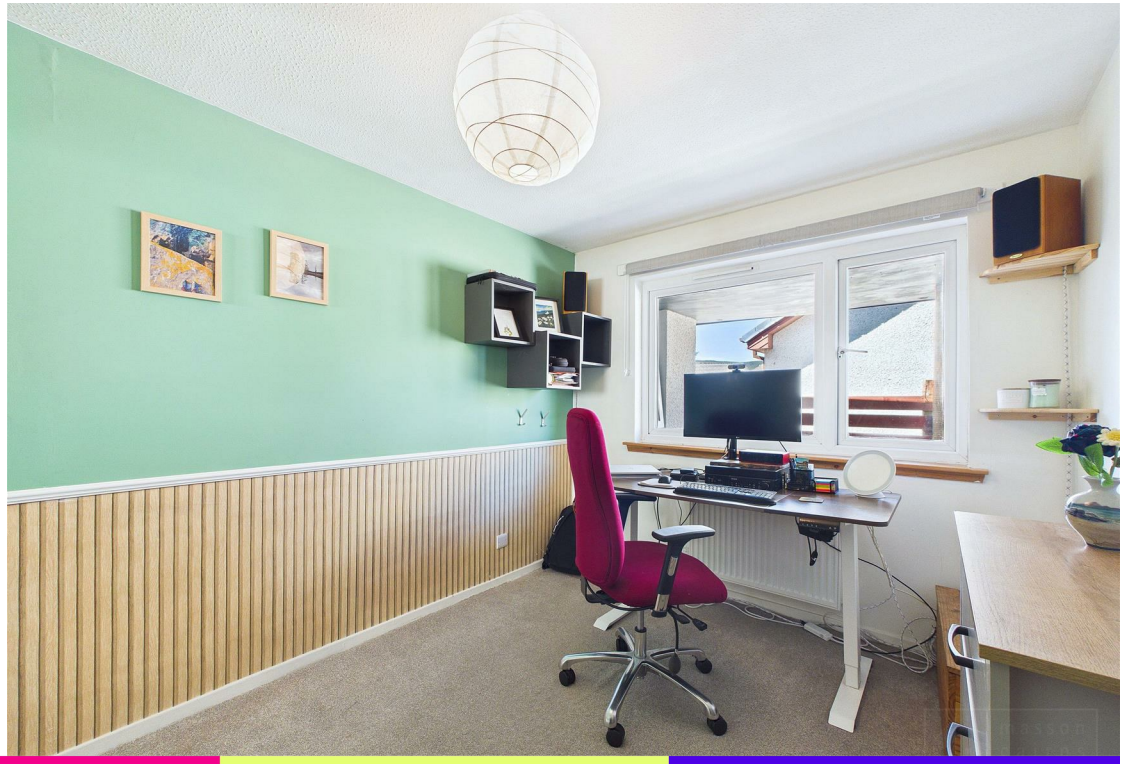






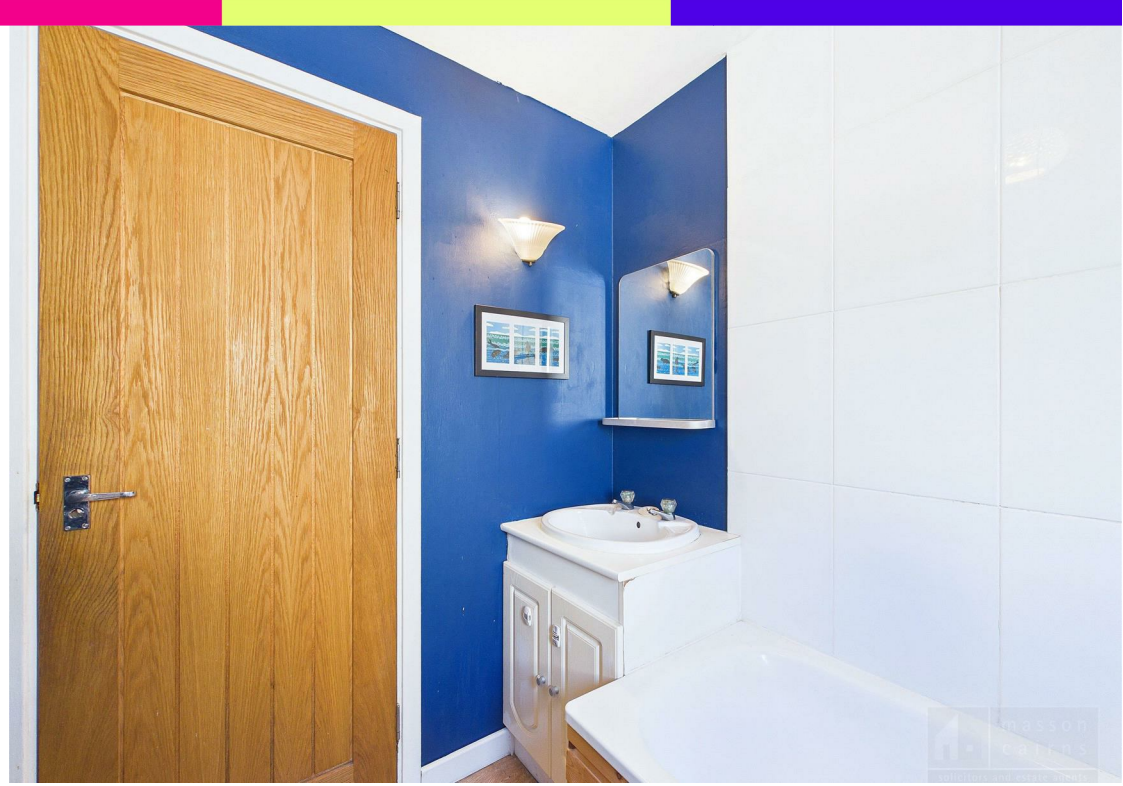


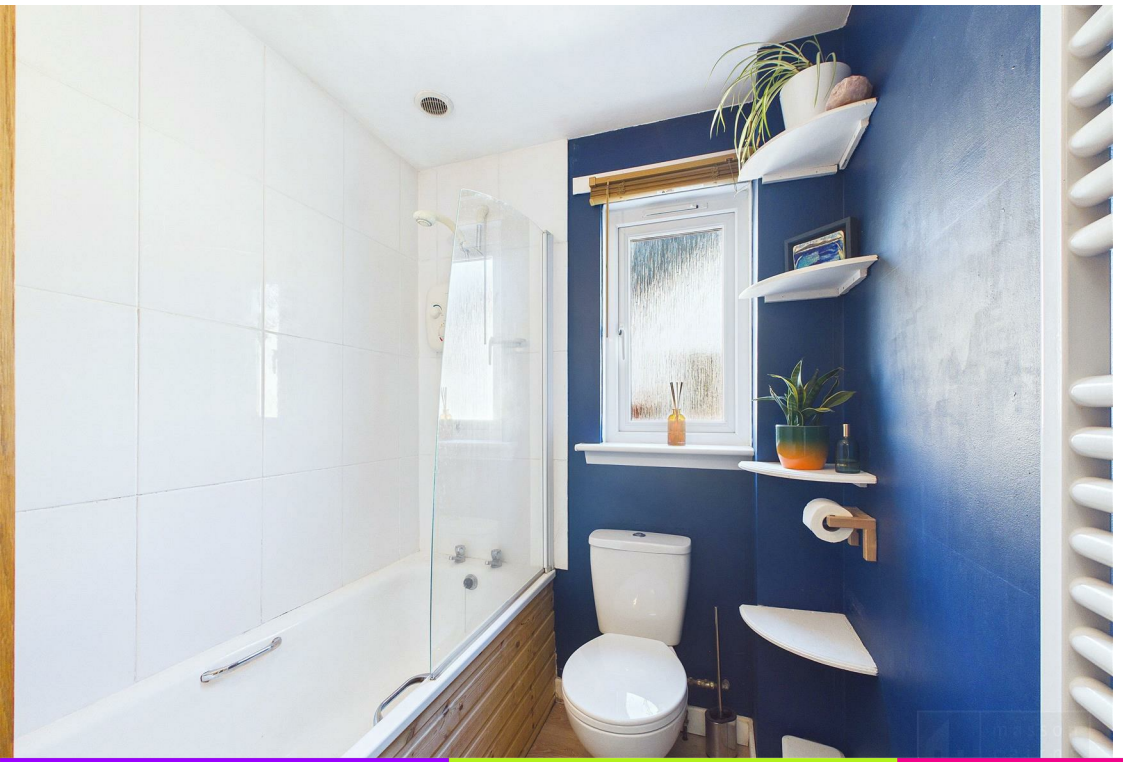



















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Approximate total area(1)

84.7 m²

914 ft²

(1) Excluding balconies and terraces

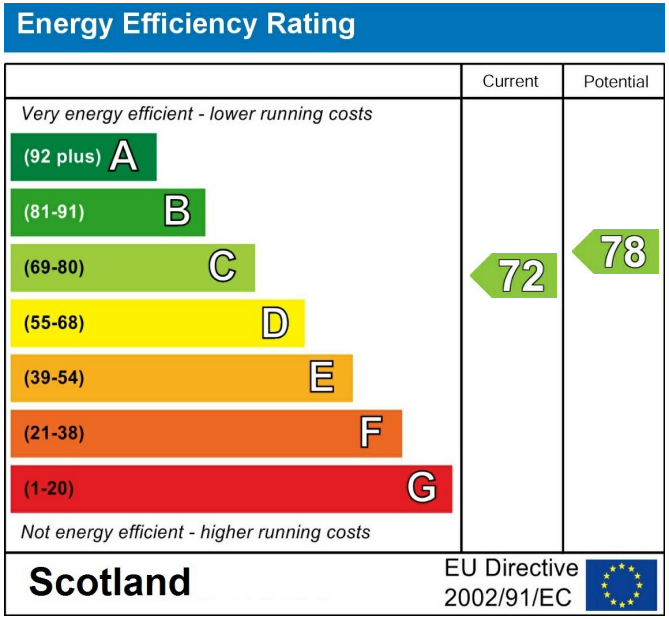
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

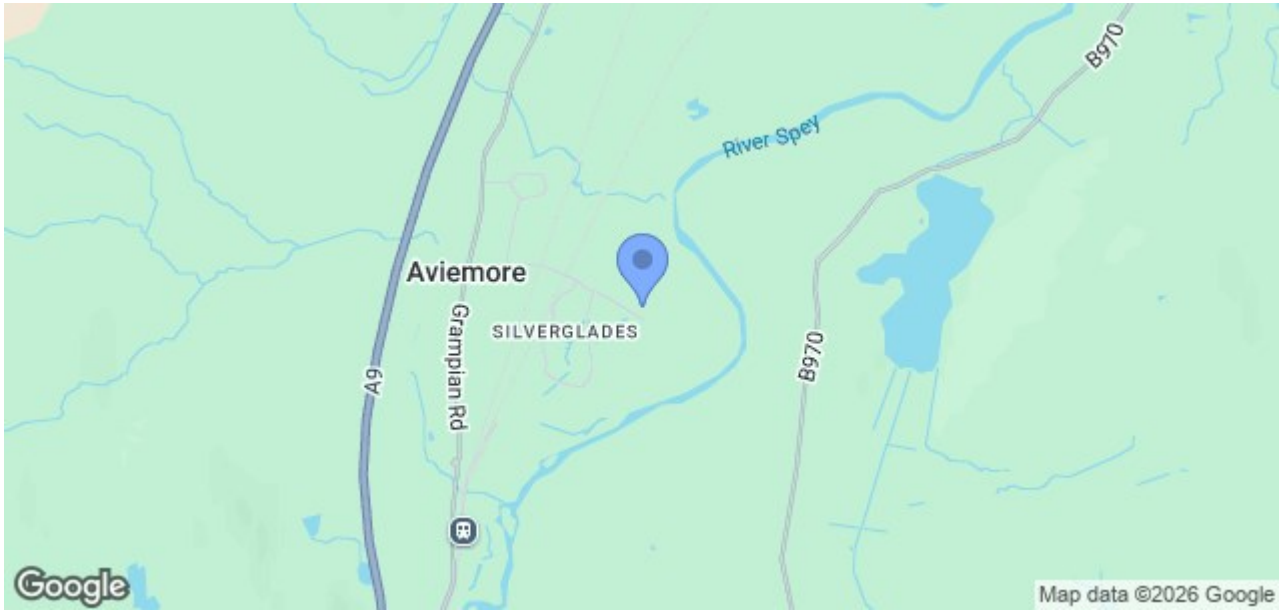
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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