

masson cairns LTD

solicitors and estate agents

1 Corrour Road, Aviemore, PH22 1SS

Offers Over £235,000

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

* Below Home Report Valuation * - Situated on a sizeable corner plot within a popular residential area of Aviemore, 1 Corrour Road is a detached two-bedroom bungalow offering well-balanced accommodation and generous outside space. The home is entered via a vestibule with good storage which opens into the sitting room. A further central hallway provides access to the rest of the property. The spacious sitting room is flooded with natural light from a large picture window to the front and offers ample space for both lounge and dining furniture. The newly fitted kitchen enjoys a range of base and wall units, integrated hob and oven. There is a door to the rear that provides direct access to the garden. There are two double bedrooms, both with built-in storage, and a well-proportioned bathroom which includes a bath with shower and glazed screen, WC, and wash hand basin. The property benefits from double glazing and electric heating throughout. Externally, the house sits in a generous wraparound garden with lawned areas to the front and rear. A gravel driveway provides off-street parking, and there is a timber storage shed located in the fully enclosed rear garden. With its convenient single-level layout, practical features and excellent potential, 1 Corrour Road offers a fantastic opportunity to acquire a detached home in the heart of the Highlands, just a short distance from Aviemore's amenities, outdoor pursuits and transport links. EPC E, Council Tax D, Home report available from 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

Entrance Vestibule
1.20m x 1.51m (3'11" x 4'11")
A new upvc door opens into a bright and spacious entrance vestibule. A front-facing, full-height privacy window allows excellent natural light, while a further glazed timber door leads through to the sitting room. There is a large cupboard space for hanging outerwear, boot and shoe storage. This cupboard also houses the electrical consumer unit. Finished with carpet flooring, a mat well and ceiling lighting, this entrance provides a practical welcome to the home.

Sitting Room
5.03m x 3.23m (16'6" x 10'7")
The sitting room is a bright and welcoming space, ideal for relaxing or entertaining. A front facing window allows in generous levels of natural light, enhancing the sense of space and providing views to the front of the property. The room features newly laid carpet flooring offering warmth underfoot. There is ample space for a variety of seating arrangements, and the room connects conveniently to the rest of the accommodation set over one floor.

Kitchen
3.30m x 2.43m (10'9" x 7'11")
The brand new kitchen is a bright and well-designed space, offering both functionality and comfort. The kitchen is fitted with a range of modern white units complemented by marble-effect worktops and splash backs. Integrated appliances include an electric hob with illuminated extractor, electric oven, while space and plumbing are provided for additional white goods such as a dishwasher and fridge. A rear-facing glazed window and door bring in excellent natural light and offer views and access to the garden. A large storage cupboard houses the hot water tank and has shelved storage above. There is ceiling lighting and tile-effect laminate flooring.

Inner Hallway
Leading from the sitting room, this centrally located hallway

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provides access to the bathroom, and two double bedrooms. A hatch provides access to the attic offering additional storage, while carpet flooring, ceiling lighting, and a radiator finish off the space.

Bedroom One
2.60m x 3.29m (8'6" x 10'9")
A well-proportioned and comfortable double bedroom, with a large window overlooking the rear garden. A fitted wardrobe, with mirrored sliding doors provides excellent storage. There is ceiling light and brand new carpet flooring.

Bedroom Two
2.60m x 3.29m (8'6" x 10'9")
Essentially a mirror image of the first bedroom, this room is another well-proportioned and comfortable double bedroom, with a window looking to the side of the property. Another fitted wardrobe provides excellent storage. There is also ceiling light and new carpet flooring.

Bathroom
1.70m x 2.29m (5'6" x 7'6")
The newly installed bathroom is thoughtfully designed with a full-sized bath with shower over, enclosed by a glass screen and with full heigh wet wall surround. The pedestal wash hand basin is complemented by an chrome mixer tap, and completing the space is a back to wall WC with dual flush. The space benefits from ceiling lighting and an opaque window to the side of the property allowing for natural light and ventilation.

Outside
To the front, a neatly presented garden area, laid mainly to grass features a paved path leading to the main entrance. To the side of the property there is off street parking for two vehicles along a gravel driveway. Gated access leads into the rear garden, which is predominantly laid to lawn and all enclosed by a mixture of timber fencing and rendered block built walls for added privacy. There is a timber shed providing additional storage for garden tools and sporting equipment. A paved path leads to the back door and provides direct access to the kitchen.

Services
It is understood that there is mains water, drainage and electricity. There is electric central heating.

Entry
By mutual agreement.

Price
Offers over £235,000 are invited

Home Report Valuation - £245,000

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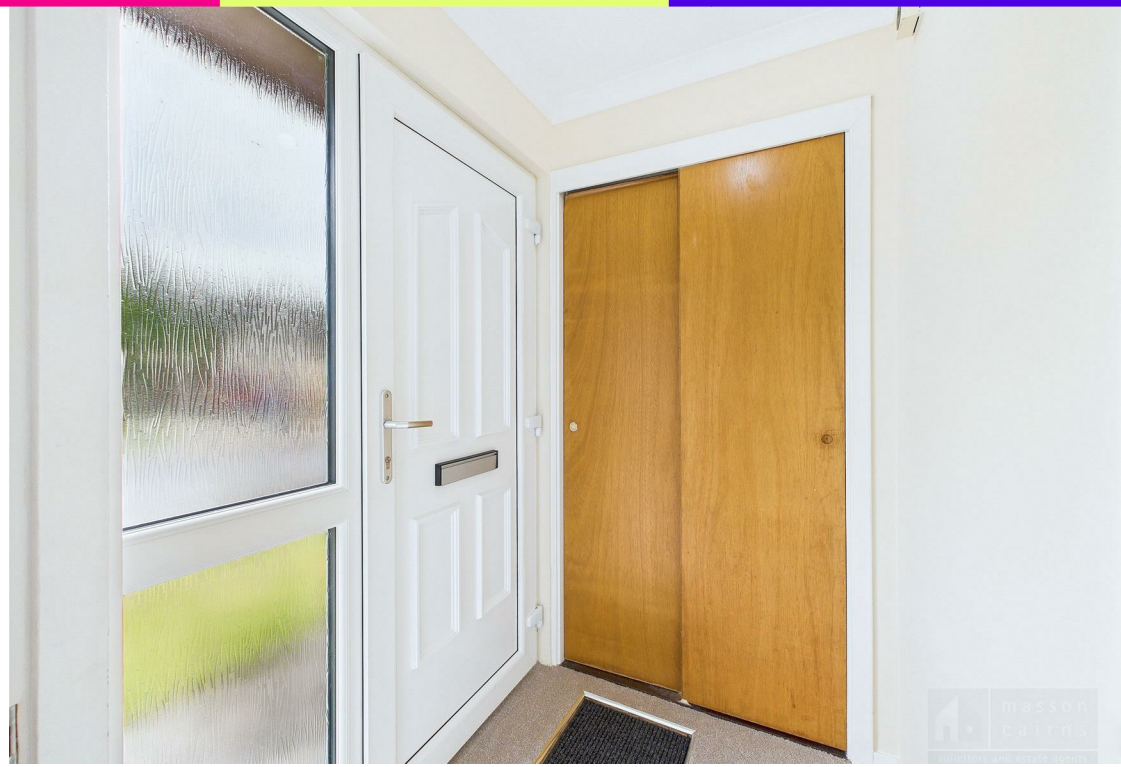






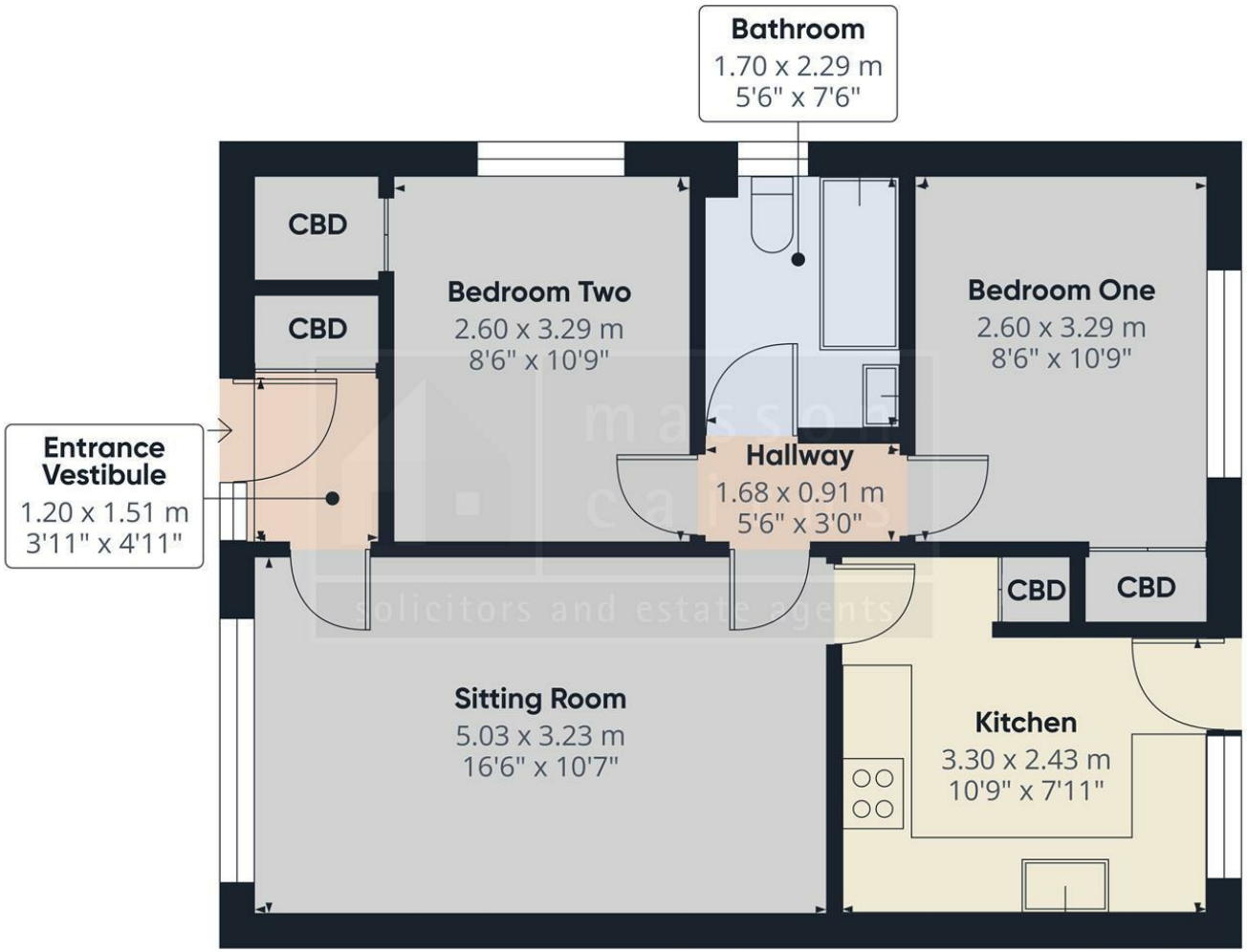

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FOR SALE











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Approximate total area(1)

53 m²
570 ft²

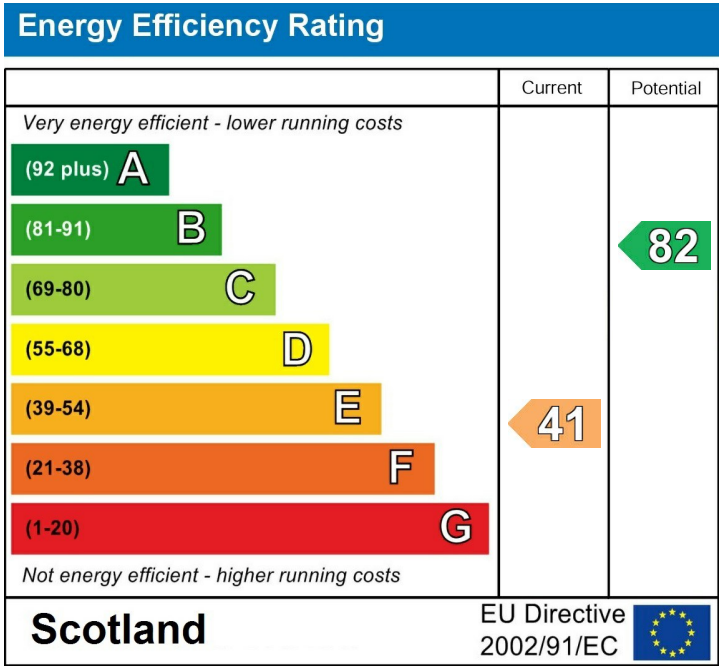
(1) Excluding balconies and terraces

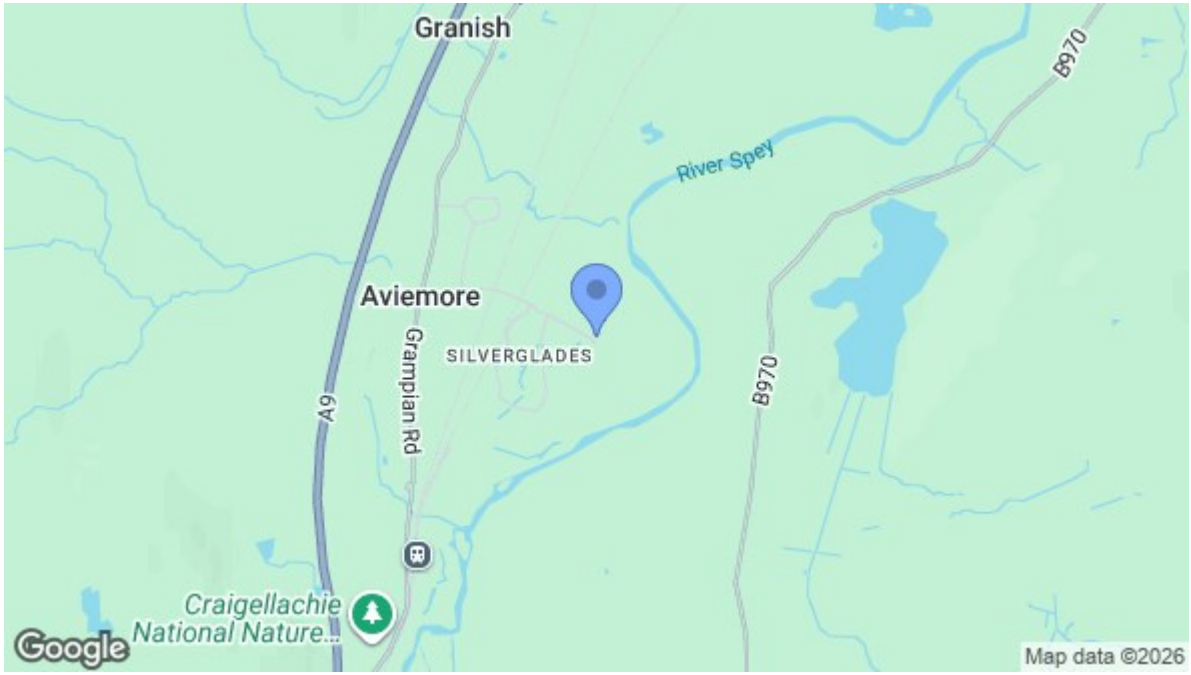
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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