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solicitors and estate agents

62 Corrour Road, Aviemore, PH22 1SS

**SOLD £230,000**

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

**SOLD** - Situated within a peaceful residential setting in Aviemore, this well-proportioned semi-detached home offers flexible accommodation over two floors extending to approximately 128 sqm. The property enjoys a convenient yet private position and is ideally suited to families, couples or downsizers seeking a spacious base from which to enjoy the Cairngorms National Park. The home is entered via a bright entrance vestibule which opens into a wide hallway with stairs to the upper floor and doors leading to the principal ground floor accommodation. To the left, a generous sitting room with large picture window and garden door provides a comfortable space for relaxing and entertaining. Adjacent is the expansive kitchen/dining/family room, which is fitted with a range of units and offers ample room for both informal dining and family use, with windows and patio doors opening directly to the garden. A separate utility room adds practicality and there is an additional large storage cupboard located off the hallway. Also on the ground floor is a large family bathroom, complete with bath, separate shower enclosure, WC and wash hand basin. Upstairs, the landing leads to two generously sized double bedrooms. The principal bedroom enjoys dual aspect windows providing excellent natural light, while the second bedroom offers a similarly generous footprint. A first-floor WC adds further convenience to the layout. Outside, the gardens are designed with low maintenance in mind. A lawned front area with patio and gravel drive provides off-street parking, while the rear garden includes a lawn and large shed / workshop. A substantial timber shed offers excellent storage or workshop potential. EPC D, Council Tax D. Home report available at [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 D

### Entrance Vestibule

1.74m x 3.80m (5'8" x 12'5")

The entrance vestibule offers a spacious, bright and welcoming introduction to the home, with a glazed door and large window allowing in plenty of natural light. There's wood flooring, ceiling lighting and practical space for coats, boots, and everyday essentials while a further glazed door leads into the hallway.

### Hallway

The hallway is a bright and welcoming space, finished with natural wood flooring and recessed ceiling lighting that enhances the warm and airy feel. A large double airing cupboard provides practical storage, housing the water cylinder and is fitted with shelving. From

here, doors lead to the sitting room, the kitchen/dining/family area, the bathroom and the staircase rises to the first floor, while the hallway also links to the entrance vestibule.

### Sitting Room

4.11m x 4.67m (13'5" x 15'3")

The sitting room is a bright and inviting space, with a large window and further glazed door offering direct access to the front garden and flooding the room with natural light. A second window adds to the sense of openness and provides a dual aspect. A glass-panelled door connects the room to the hallway, creating an easy flow through the ground floor and the room features wood flooring, and ample space for a variety of furniture layouts, making it a comfortable setting for both relaxing and entertaining.

### Kitchen / Dining / Family

5.32m x 4.87m (17'5" x 15'11")

The spacious kitchen / dining / family room is the heart of the home—bright, welcoming and well laid out for modern living. A range of crisp white cabinetry and solid wood worktops offers ample storage and preparation space, with space for appliances and plumbing for a dishwasher as well as a stylish tiled splash back adding character. The kitchen sink sits underneath a large window overlooking the rear garden and the room easily accommodates a family-sized dining table and features a relaxed seating area. French doors open directly to the outdoor space, making it perfect for entertaining or enjoying a morning coffee in the sun. A door leads through to a useful utility room, and another opens to a large shelved walk-in cupboard. The room also connects back to the hallway. Wood flooring, feature ceiling lighting and under unit mood lighting complete this fantastic space.

### Utility Room

1.72m x 3.44m (5'7" x 11'3")

A practical and well-appointed utility space featuring fitted base units with a stainless steel sink and drainer set into a durable black laminate worktop. There's ample room and plumbing for a washing machine, and the oil boiler is placed neatly at the end. Tiled splash backs add a pop of colour, while a pulley drying rack overhead offers convenient indoor drying space. Natural light flows in through the window, and a glazed door provides easy access back to the kitchen / dining / family area.



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**Bathroom**

2.10m x 3.65m (6'10" x 11'11")

A generously sized and well-designed bathroom, comprising a panelled bath with tiled surround, WC, and wash hand basin. There is a separate shower enclosure with a modern wet wall finish and a glazed screen. Additional features include recessed downlighting, a sun tube that enhances natural light, tiled flooring, and a chrome heated towel rail for added comfort.

**Landing**

The landing on the upper floor is bright and spacious, benefitting from a large Velux window that allows natural light to flood the space. The area includes a generous double storage cupboard, ideal for linen or additional household items. Doors from the landing provide access to the principal bedroom, bedroom two, and the WC. Recessed downlighting and a neutral carpet finish add to the calm, contemporary feel.

**WC**

1.71m x 2.11m (5'7" x 6'11")

The WC on the first floor is a bright and thoughtfully designed space, featuring a skylight that brings in plenty of natural light. Fitted with a WC, pedestal wash hand basin and tiled splash back, the room also includes a heated towel rail, extractor and wood-effect flooring.

**Principal Bedroom**

4.35m x 4.79m (14'3" x 15'8")

The very spacious principal bedroom is filled with natural light thanks to dual aspect windows, including a large Velux and glazed double doors that open to a Juliet balcony with views over the gardens. The room provides ample space for both bedroom furniture and a work-from-home area. There is a large built-in wardrobe with double doors offering generous storage, carpet flooring and recessed down lighting.

**Bedroom Two**

3.19m x 3.99m (10'5" x 13'1")

A charming and well-proportioned bedroom enjoying natural light from a large Velux window. This inviting space features ceiling lighting, soft carpet flooring, and is currently arranged as a twin room but there is ample space for bedroom furniture and storage.

**Outside**

The attractive front garden offers a mix of lawn and planting, with a curved stone path leading to the front door as well as a patio area. A gravelled drive provides off-street parking and access to the entrance vestibule. The area is enclosed by fencing and leads to the rear gardens which enjoys a lawned area and a large timber shed / workshop with power and light which is ideal for sports and garden storage or as a workshop. There is vertical timber privacy fencing and tree planting.

**Services**

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

**Entry**

By mutual agreement.

**Price**

SOLD

**Viewings and Offers**

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

Strathspey House  
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Moray  
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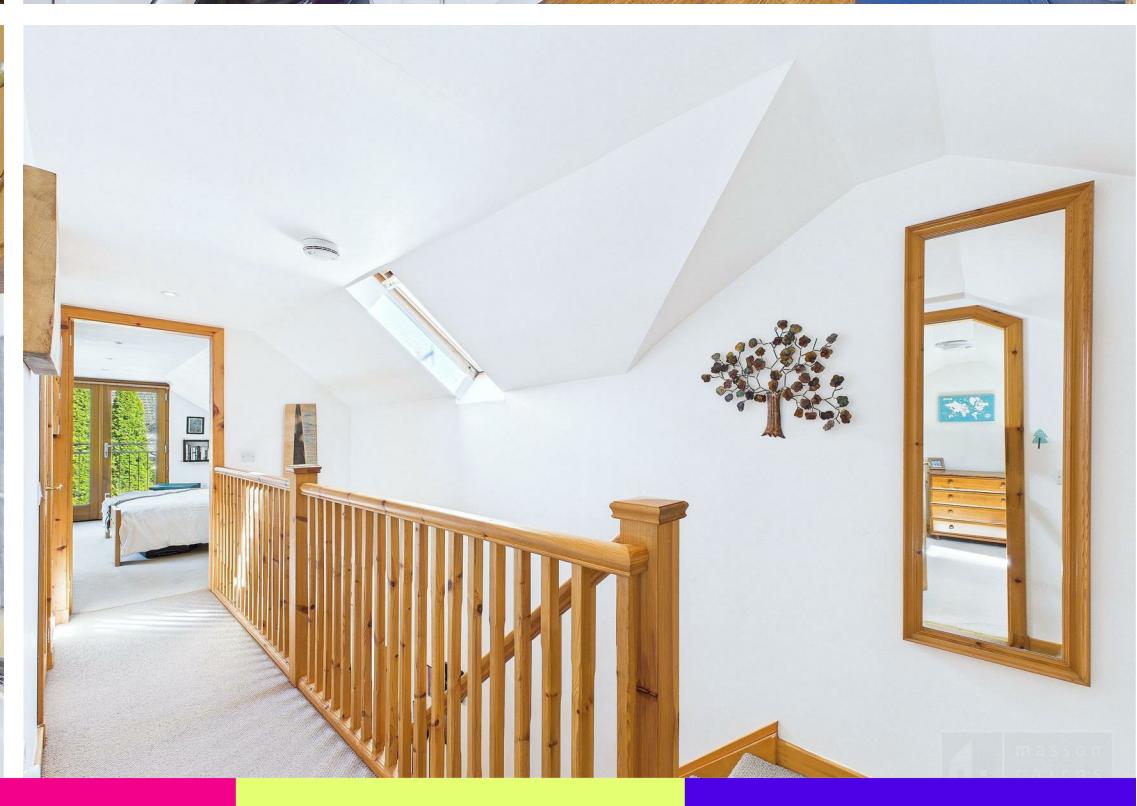
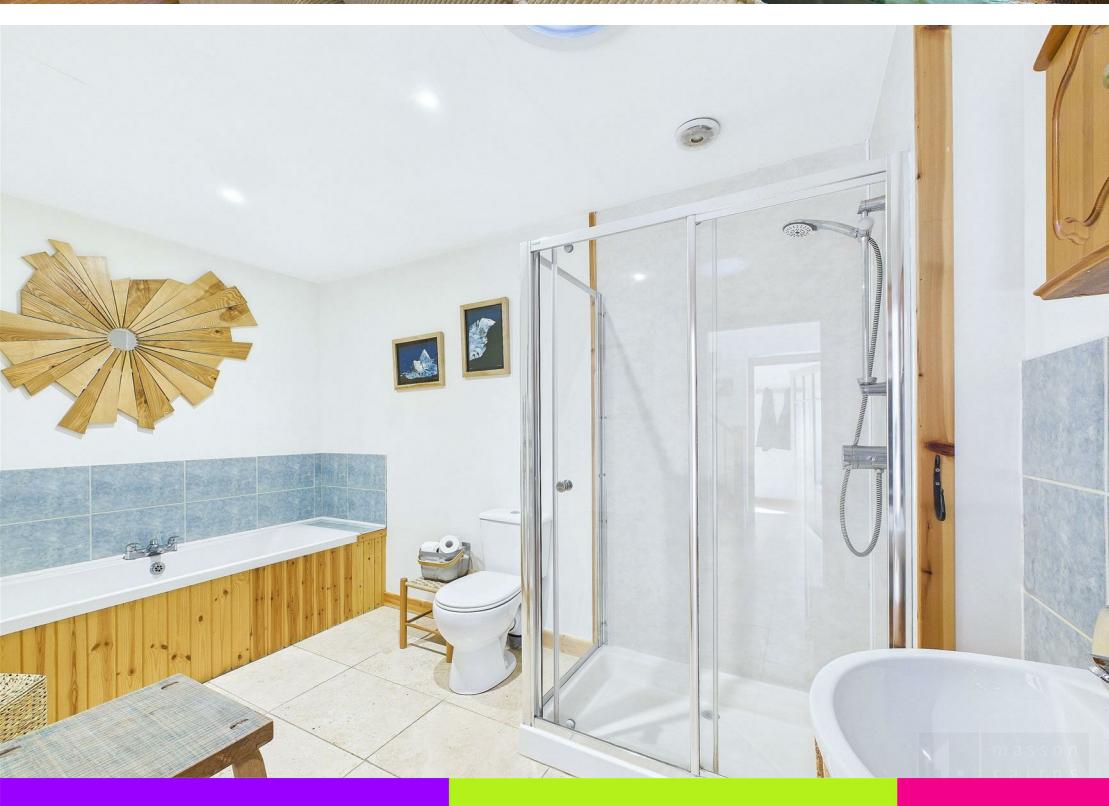
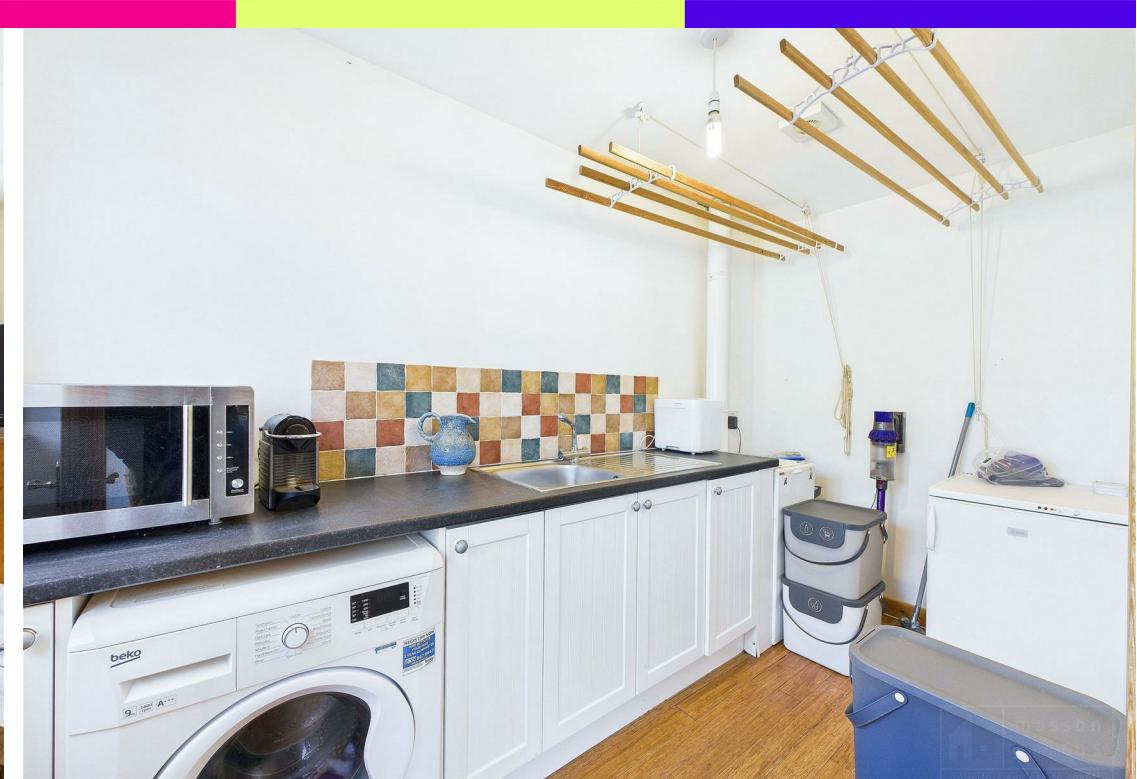
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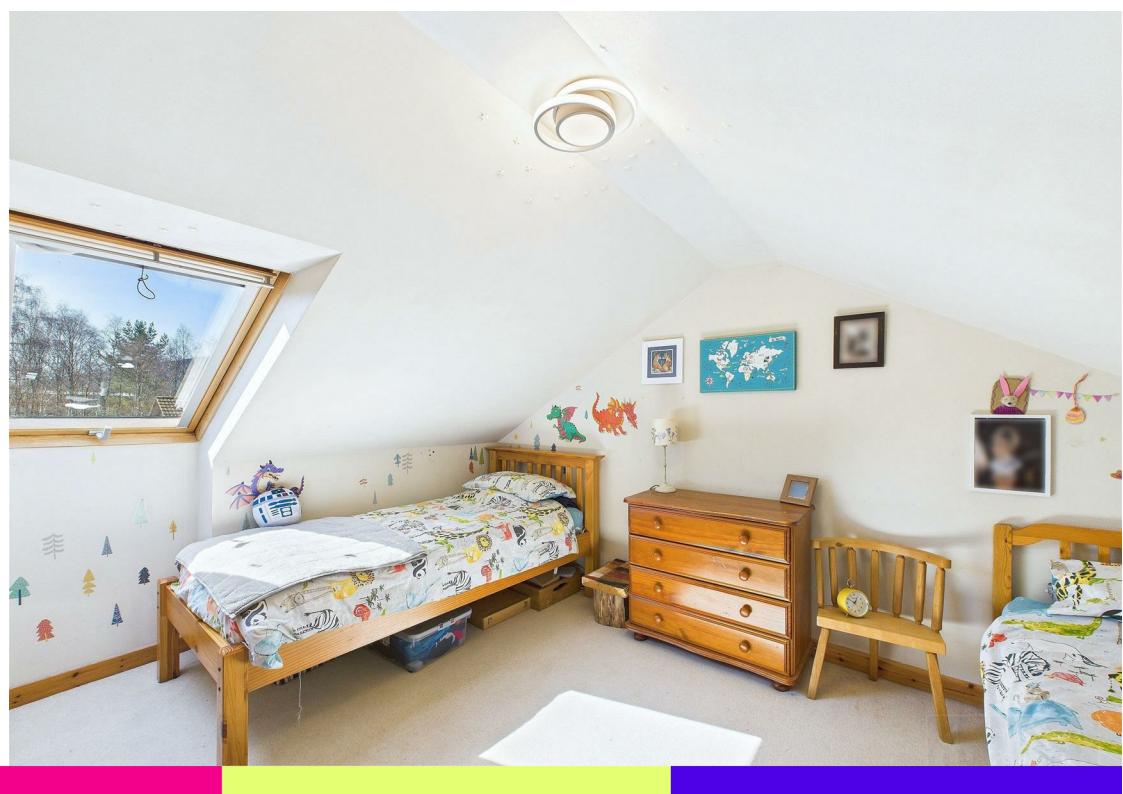
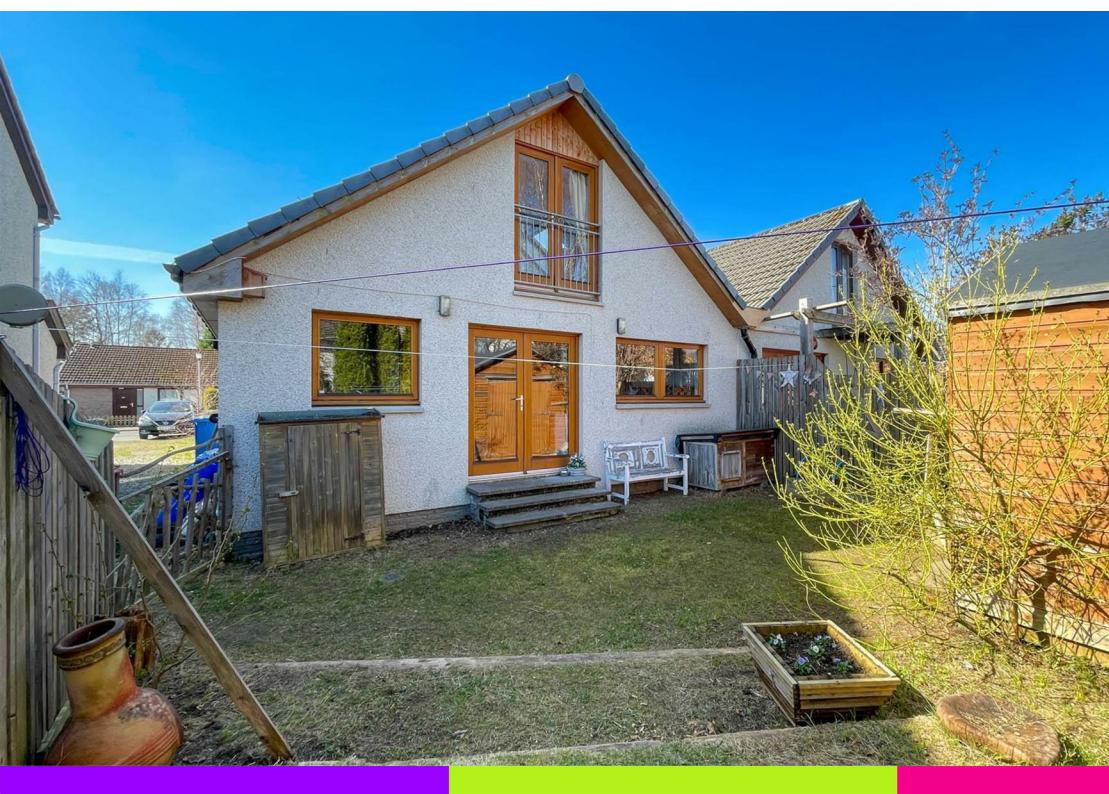












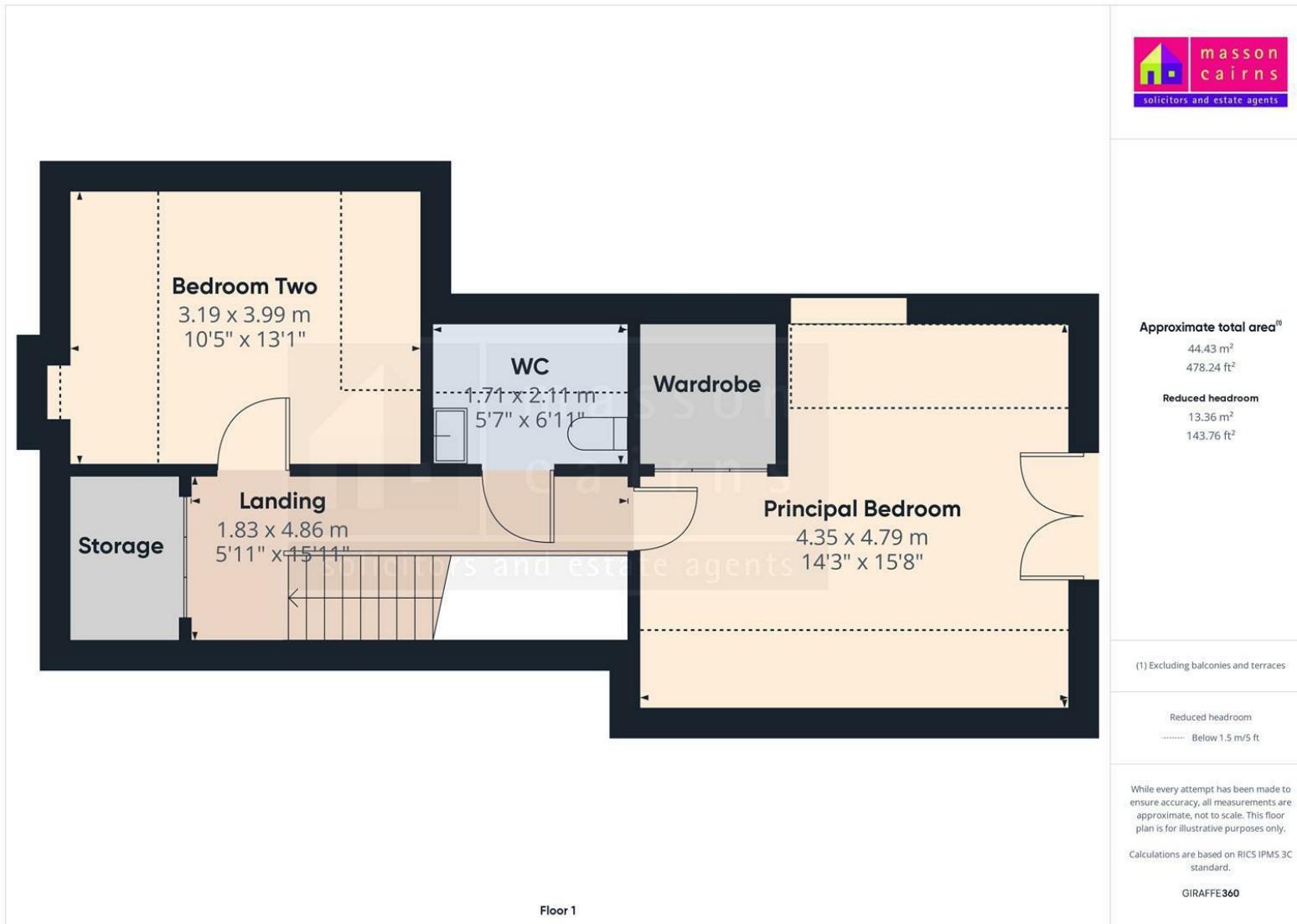


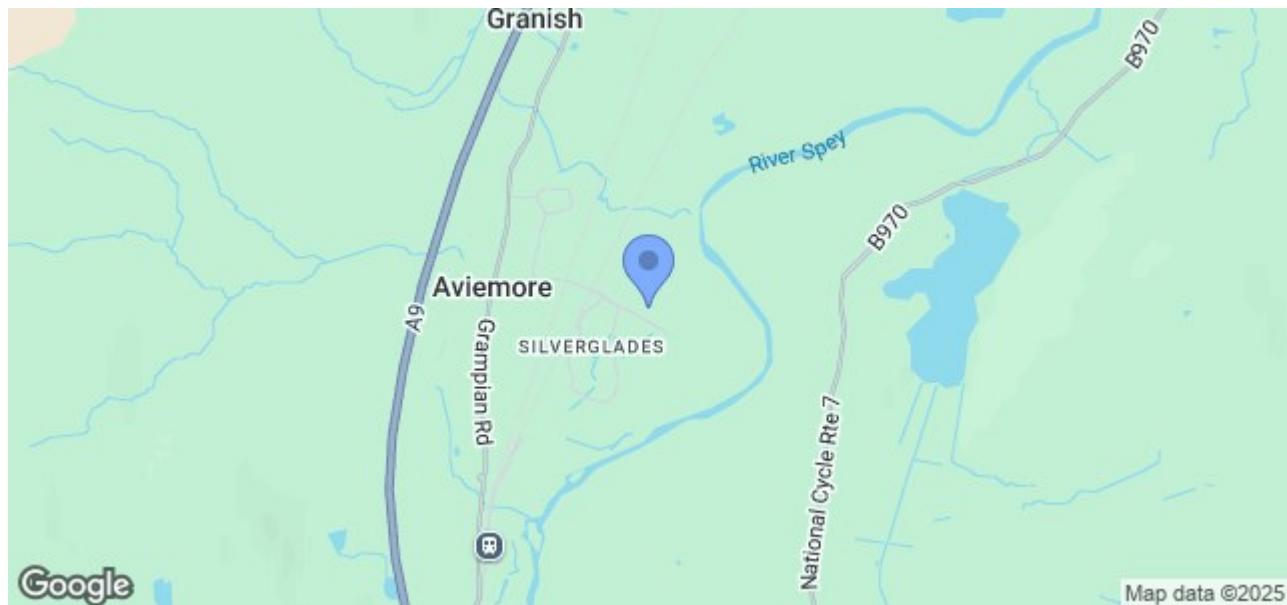
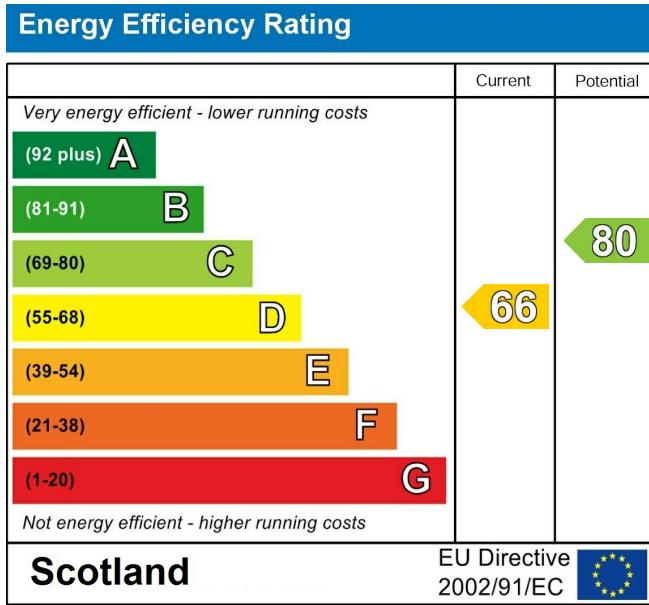




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While the above particulars are believed to be correct  
they are not guaranteed and all offerors must satisfy  
themselves on all matters



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