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solicitors and estate agents

40 Corbett Place, Aviemore, PH22 1NZ

SOLD £230,000

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

SOLD - This wonderfully light and immaculately presented three-bedroom semi-detached bungalow is nestled within a popular development in Aviemore, offering an ideal combination of comfort, style, and convenience. Located just a short distance from the town's many amenities, this property is perfect for those seeking a peaceful home with easy access to shops, restaurants, and outdoor activities. The entrance vestibule welcomes you with a practical storage cupboard, providing space to keep coats and shoes organised. From here, the hallway extends through the home, offering additional storage and loft access. The heart of the home is the bright and inviting sitting room, flooded with natural light. A wood-burning stove adds warmth and charm, making it the perfect space to relax during cooler evenings and with a dining area, creates a lovely open-plan space for family meals or entertaining guests. The modern, well-equipped kitchen offers excellent amenity whilst the stylish bathroom is fitted with a luxurious four-piece suite, including a separate shower and bath, adding a touch of elegance. All three bedrooms are generously sized and benefit from excellent integral storage, ensuring plenty of space for personal belongings. Externally, the property is equally impressive. To the front, a charming natural stone wall encloses a delightful wildflower garden, offering a welcoming and attractive approach. A path leads around the property to the private rear garden, which is a real highlight, beautifully landscaped, with a paved patio perfect for outdoor dining. An outdoor tap and storage shed add practicality, while the garden office, complete with power and lighting, offers the perfect spot for remote working or creative pursuits. EPC Rating D, Council Tax band D

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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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

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EPC Rating D

Entrance Vestibule

Entry is gained through a high-performance timber and glazed door into a welcoming entrance vestibule. The space features laminate wood flooring, ceiling lighting, and a convenient coat rack, along with a large integral double wardrobe offering hanging and shelved storage. A further timber and glazed door leads into the hallway, seamlessly connecting to the rest of the home.

Hallway

The spacious hallway provides access to all the main accommodation, with stylish laminate wood flooring and ceiling lighting enhancing the bright and open feel of the space. A cupboard houses the water cylinder and includes a shelf for additional storage. For further

convenience, there is a ceiling hatch with a ladder, offering easy access to the insulated attic.

Sitting Room / Dining Area

3.40m x 4.61m / 3.40m x 1.37m (11'1" x 15'1" / 11'1" x 4'5")

The heart of the home is the bright and inviting sitting room, filled with natural light from two large windows that overlook the rear garden. The space features stylish laminate wood flooring and ceiling lighting, adding to its modern appeal. A wood-burning stove set on a slate hearth provides warmth and charm, making it the perfect place to relax and the dining area is seamlessly connected, offering ample space for a dining table and chairs, creating a lovely open-plan layout ideal for family meals or entertaining guests.

Kitchen

2.96m x 3.96m (9'8" x 12'11")

The well-equipped kitchen features an excellent range of base, wall, and drawer units, complemented by stylish worktops and tiled splashbacks. A one-and-a-half bowl sink with a drainer and chrome mixer tap is set beneath a double window, offering views of the rear garden. The kitchen is designed for convenience, with plumbing for a washing machine and dishwasher, space for a fridge freezer, and an integral oven with an induction hob and concealed illuminated extractor. Tile-effect flooring and ceiling lighting enhance the room's modern, functional design, while a door to the side, complete with an opaque window, provides easy access to the outside.

Bathroom

2.96m x 2.01m (9'8" x 6'7")

The stylish and bright bathroom features contemporary fittings, including a WC and a pedestal wash hand basin with a chrome mixer tap, complemented by a wet wall surround. The bath is equipped with a mixer tap and has a tiled splashback, while a separate shower enclosure with wet wall surround adds both convenience and style. The space is finished with tile-effect flooring and ceiling lighting, and a mirrored wall-mounted vanity unit provides additional storage. An opaque window to the rear allows natural light while maintaining privacy, and there is an extractor fan.

Principal Bedroom

4.45m x 2.80m (14'7" x 9'2")

The principal bedroom features a spacious double mirrored integral wardrobe, providing ample hanging and shelved storage. A large



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double window to the front fills the room with natural light, enhancing the bright and airy feel and the room is finished with laminate flooring and ceiling lighting, creating a modern and comfortable space.

Bedroom Two

.33m x 2.80m (.108'3" x 9'2")

A further light-filled bedroom that benefits from twin windows to the front, allowing plenty of natural light to brighten the space. It includes an integral storage wardrobe for convenience, along with laminate flooring and ceiling lighting.

Bedroom Three

2.60m x 2.79m (8'6" x 9'1")

The third bedroom is located at the rear of the home, offering a lovely view of the garden through its window. Currently set up as a home office, this versatile space features laminate wood flooring and ceiling lighting. It also includes an integral double mirrored wardrobe, providing ample hanging and shelved storage space.

Outside

Externally, the property is just as impressive as its interior. At the front, a charming natural stone wall encloses a delightful wildflower garden, providing a welcoming and visually appealing entrance. A pathway leads around to the private rear garden, which stands out as a key feature of the property. Beautifully landscaped, the rear garden includes a paved patio ideal for outdoor dining, complemented by a well-maintained lawn. Practical touches such as an outdoor tap and a storage shed enhance functionality, while a garden office equipped with power and lighting offers a versatile space for remote work or creative activities. Mature planting surrounds the rear garden, creating a peaceful, south-facing haven that enjoys plenty of sunshine and a wonderful sense of privacy.

Services

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

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

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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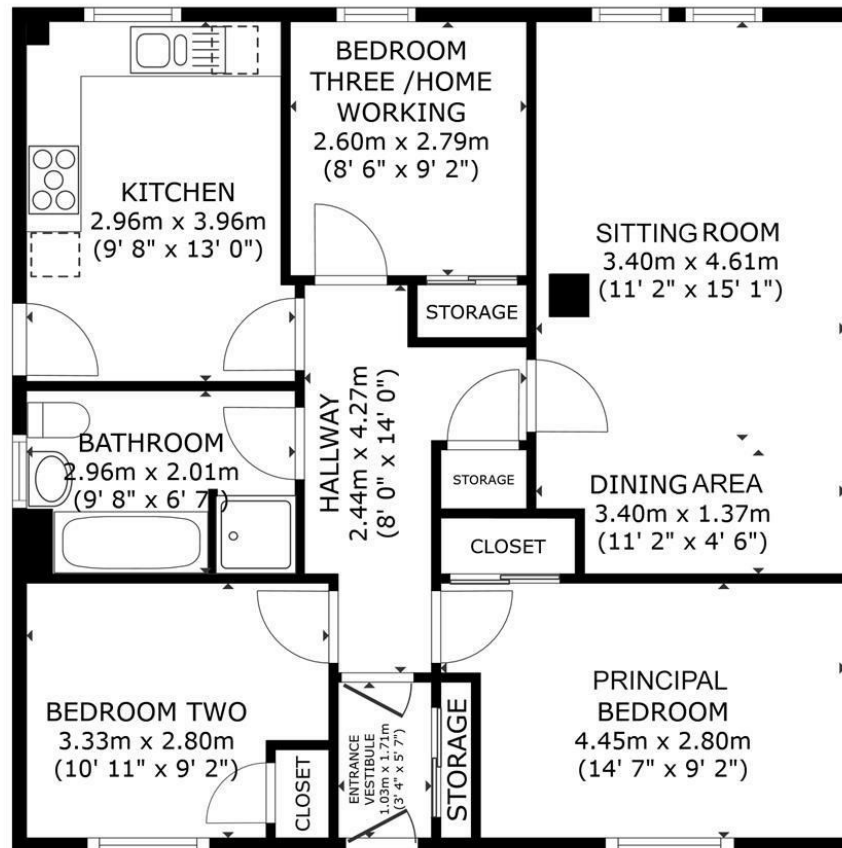
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FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 80.8 m² (870 sq.ft.)
TOTAL : 80.8 m² (870 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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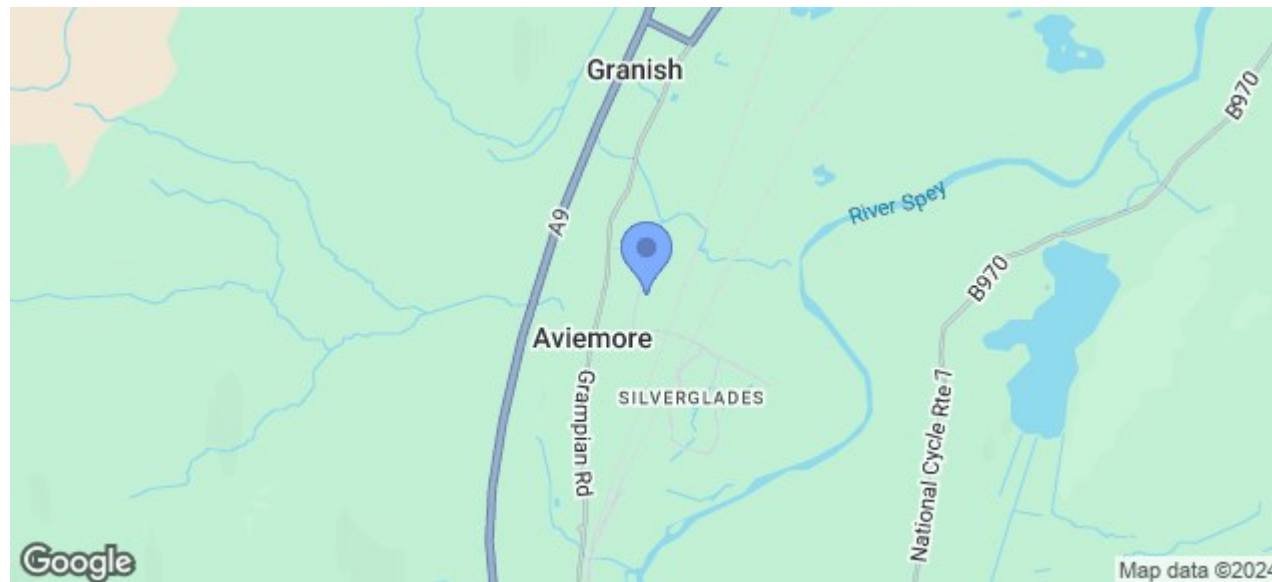
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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