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solicitors and estate agents

36 Corbett Place, Aviemore, PH22 1NZ
POA

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

UNDER OFFER - An immaculately presented and spacious modern semi-detached four bedroom home in a quiet cul de sac within this popular development located close to all of Aviemores amenities. This fine home is in walk in condition and offers superb accommodation arranged over two floors including a spacious lounge with Morso woodburning stove, modern fitted kitchen, dining room, four bedrooms (master with French doors opening to the enclosed rear garden), family bathroom, beautiful and private conservatory and study / games area. The private and delightfully presented gardens are low maintenance and laid to lawn at the front whilst the rear garden offers excellent privacy with timber fencing, patio and a sunny decked area. This property would suit a variety of purchasers and make an ideal family, second home or buy to let investment property in this sought after and quiet location within Aviemore. Early viewing is highly recommended. Energy Performance Certificate Rating C, Council Tax Band C

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Aviemore

Nestling alongside the River Spey, in the midst of the Cairngorms National Park, there is perhaps nowhere better than Aviemore to appreciate the magnificence of Scotlands great outdoors. Lochs, rivers, forests and mountains provide precious habitats for an abundance of wildlife, while the spectacular scenery and fresh air attracts visitors from across the country, ensuring Aviemores position as a year-round destination as well as a much respected ski and leisure resort. Aviemore is on the main rail line from Inverness/ London and is just off the A9 giving easy access to all parts of the UK; Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

Entrance Vestibule

1.7m x 1m 5'7" x 3'3"

The entrance vestibule is accessed via a high performance timber and glazed door and there is carpet flooring and ceiling lighting. A further timber and glazed door leads through to the dining area.

Dining Room

4.8m x 4.5m 15'9" x 14'9"

A large and bright dining area with ample space for a six seat dining table and chairs and an ideal space in which to entertain family and friends. There is luxurious deep pile carpet flooring, ceiling lighting and a storage cupboard, cupboard housing the hot water cylinder and stairs to the first floor accommodation.

Lounge

4.8m x 3.7m 15'9" x 12'2"

With a twin aspect including large windows to the front and side flooding the room with natural light, this is a fantastic room in which to relax and unwind in front of the impressive Morso cylindrical wood burning stove. There is carpet flooring and ceiling lighting and a door leads through to the kitchen.

Kitchen

2.7m x 3m 8'10" x 9'10"

This well planned kitchen offers a bright range of base, drawer and wall units in beech which are complemented with contrasting worktops and vinyl tile effect flooring. A window to the side of the property lets in natural light and there is an integral wine rack, 1.5 sink with drainer, space for a fridge freezer, oven with ceramic hob, plumbing for a washing machine and space for a tumble dryer. There is ceiling lighting, double doors through to the conservatory and a smoke alarm.

Conservatory

3.6m x 3.34m 11'10" x 10'11"

Located to the rear of the property, this wonderful and luxurious extra living space looks out to the private rear gardens and offers a superb space to sit and unwind. There are electrical sockets, laminate flooring and double French doors which lead out to the decking area and rear garden.

Bathroom

2.9m x 2.1m 9'6" x 6'11"

This ground floor bathroom is very generous in proportions and comprises of a bath, wc, pedestal wash hand basin and separate shower cubicle with mains pressure shower. There is tile effect laminate flooring, extractor fan, heated towel rail and ceiling lighting with an opaque window to the rear.

Master Bedroom

4mx 3m 13'1" 9'10"

A wonderfully bright double bedroom with a real continental feel provided by the French doors which open to the decked area. There is a large integral wardrobe with hanging and shelved storage in addition to ceiling lighting and plush carpet flooring.

First Floor Accommodation

Games / Study Area

2.1m x 3.53m 6'11" x 11'7"

This generous space benefits from abundant light from two large velux windows to the front of the property and there is ample space to site a desk and computer or TV and games console. There is carpet flooring, recessed down lighting and doors to all of the first floor accommodation.

Bedroom Two

3.3m x 3.15m 10'10" x 10'4"

A comfortable double bedroom with a large velux window to the rear of the house which floods the room with natural light. There is carpet flooring and ceiling lighting.



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Bedroom Three

3m x 2,4m 9'10" x 6'7"

Another double bedroom currently set up as a guest room with carpet flooring, ceiling lighting and a velux window to the rear.

Bedroom Four

2m x 4,14m 6'7" x 13'1"

This bedroom has a velux window to the front of the property, an integral storage wardrobe, carpet flooring and a wall light.

Shower Room

1.65m x 2.1m 5'5" x 6'11"

The shower room comprises a three piece suite in white including a quadrant shower cubicle with Mira sport electric shower, floating wash hand basin with chrome mixer tap and w.c. There is laminate flooring, a velux window to the rear, recessed down lighting, a heated towel rail and an extractor.

Outside

A particular feature of the property are the easily maintained and amenity full gardens which are presented in excellent order. To the front the property is bounded by an attractive pink granite wall which leads through to a paved path which leads to the front door and continues to the rear which is laid to lawn on either side. There is a secure timber privacy fence with gate which provides access to the side and leads to the back gardens. The rear gardens are laid to gravel with a raised decked area perfect for summer living and there is a

decorative patio area. There is a secure metal shed and a further timber shed in addition to an outside tap. There is communal parking to the front of the property.

Services

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

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.
EPC Rating C

Entry

By arrangement

Price

UNDER OFFER

All blinds are included in the sale but curtains will be removed.

Viewing and Offers

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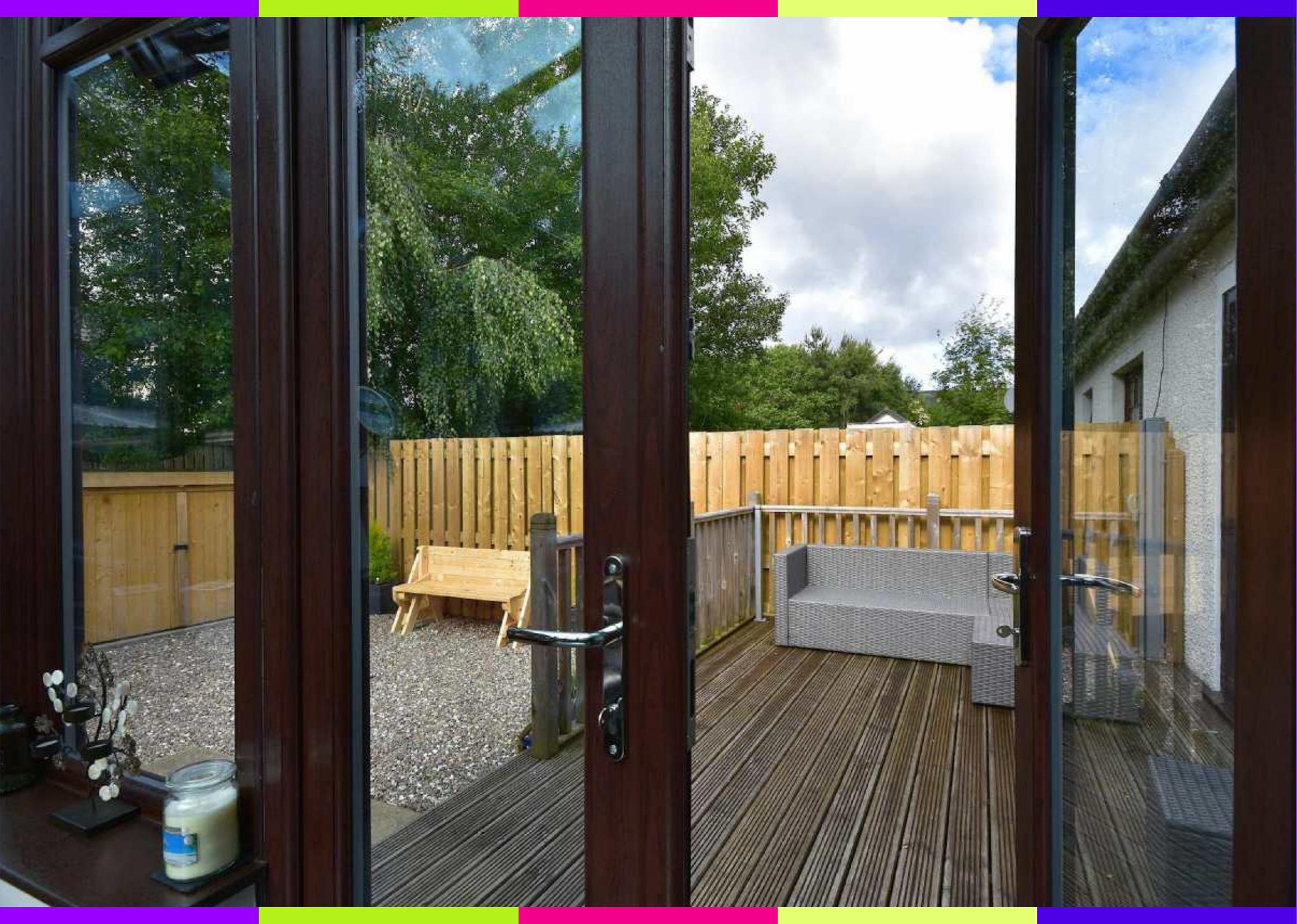
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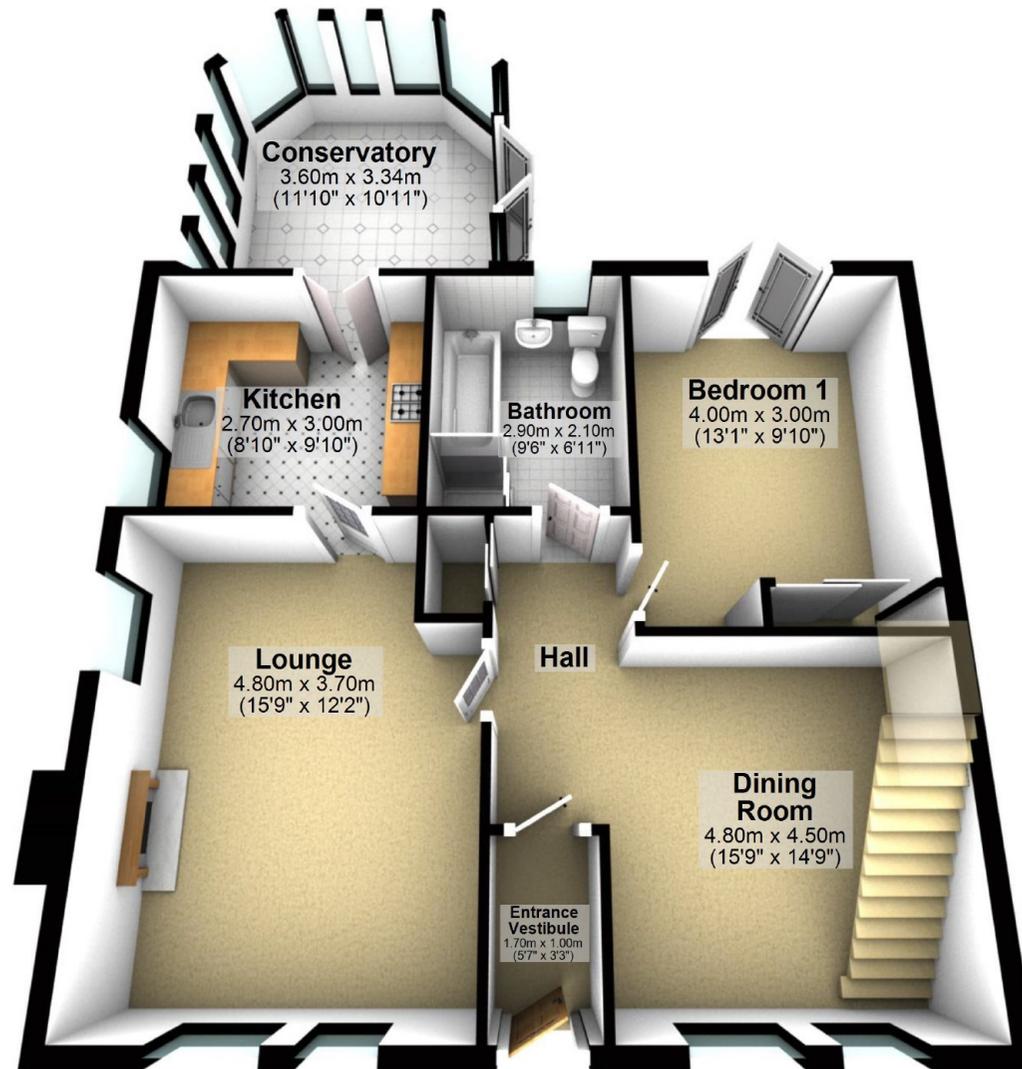








Ground Floor



Plans not to scale, for illustration only



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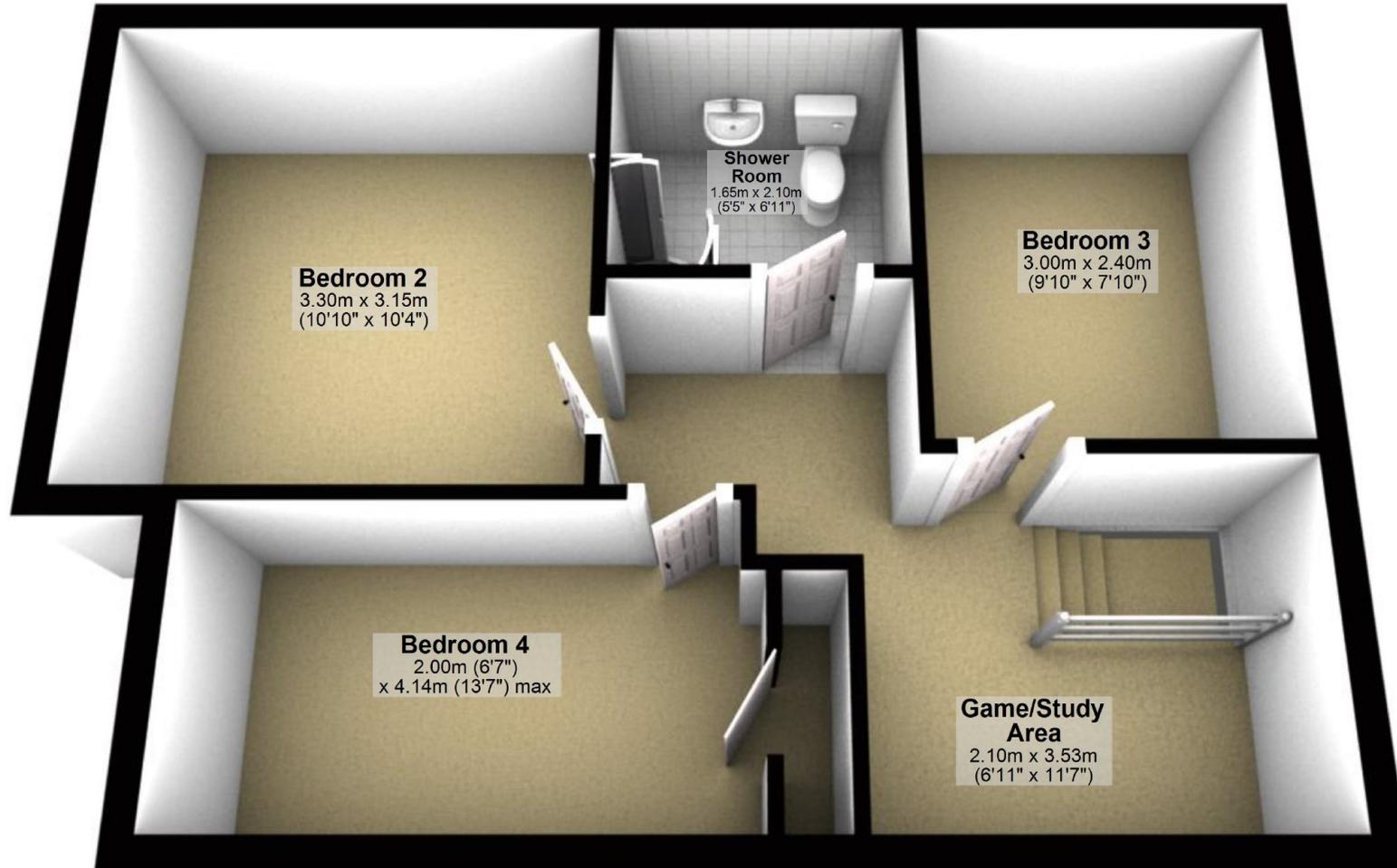
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First Floor



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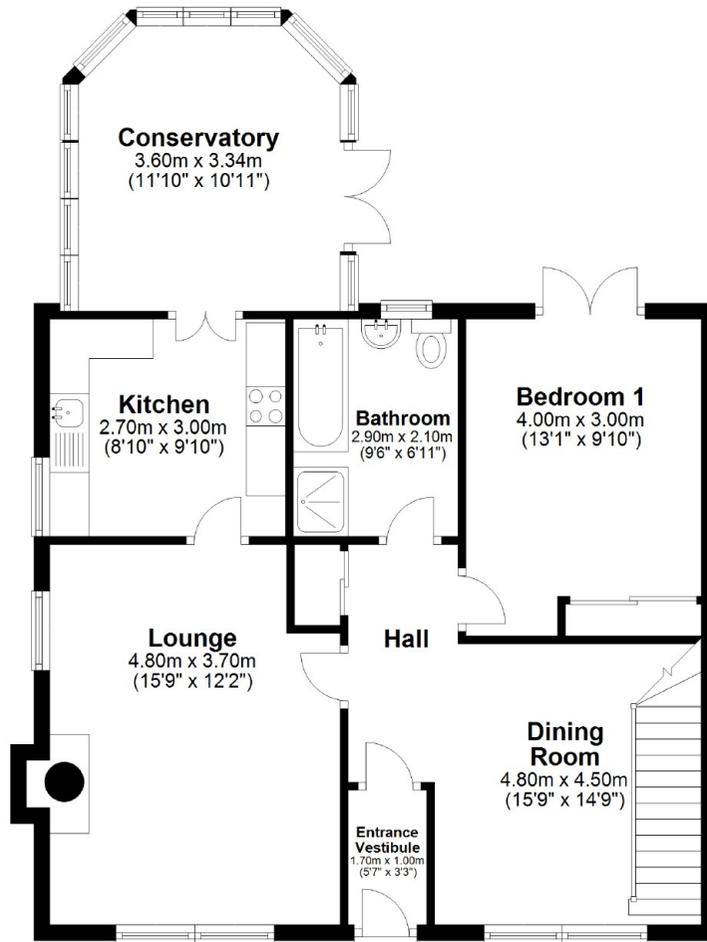
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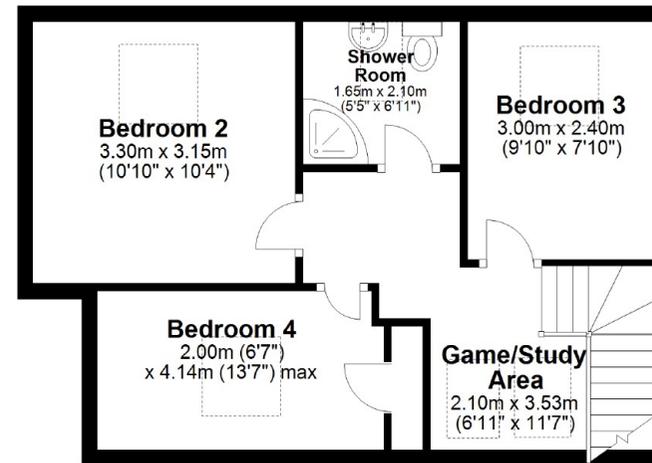
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Ground Floor



First Floor



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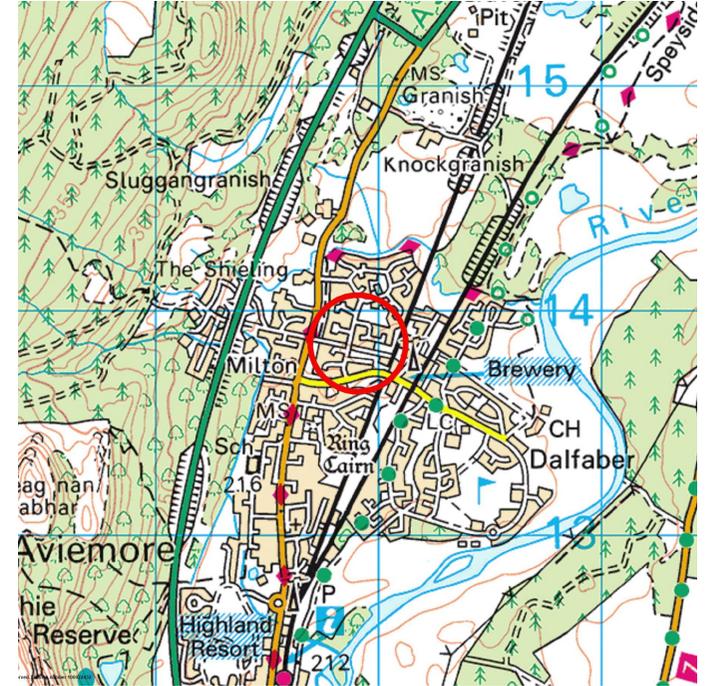
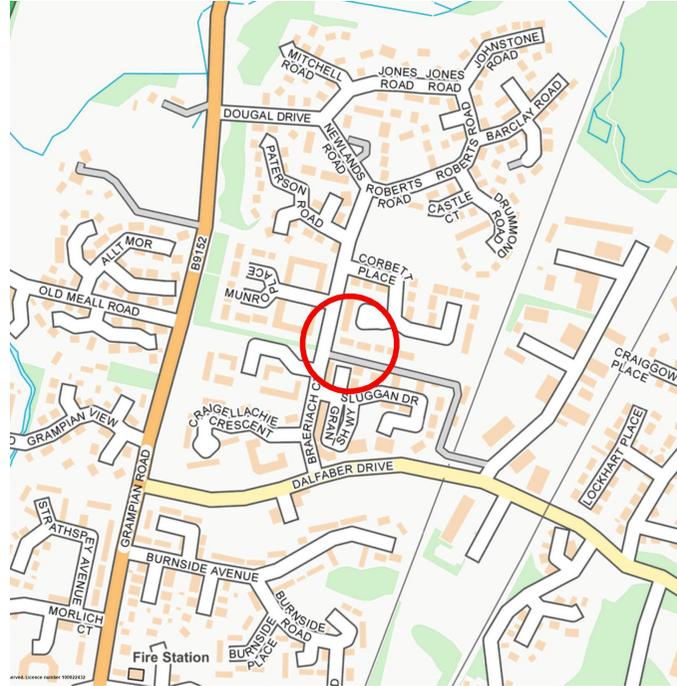
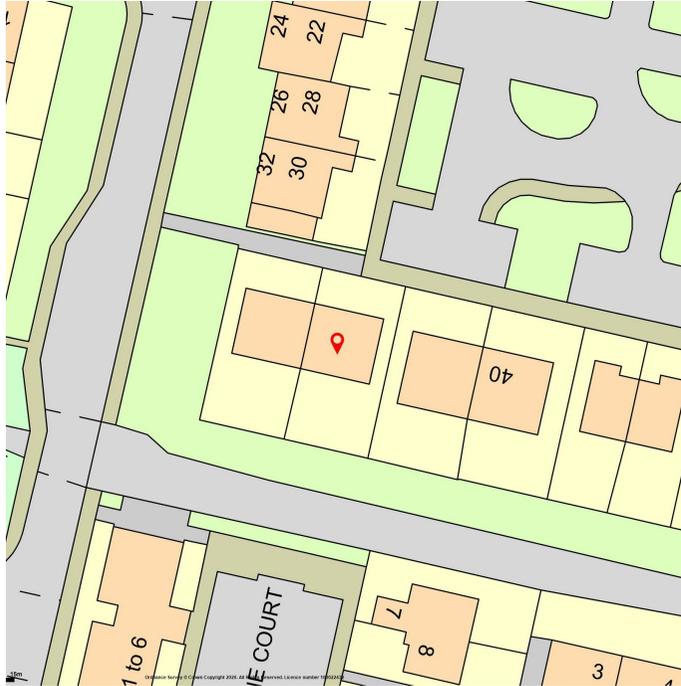
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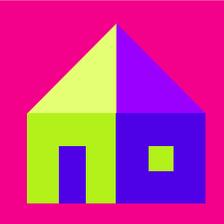
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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