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14 Corrou Road, Aviemore, PH22 1SS
Offers over £110,000

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

An exciting opportunity to acquire this affordable one bedroom apartment presented in excellent condition with the benefit of a top floor perspective, a large loft area and close to the golf course and town amenities. The apartment provides well maintained and presented accommodation comprising of an entrance hallway with access to all rooms and coat hanging, a generous lounge with a large picture window with hill views and space for dining, kitchen with a view and great amenity, bathroom and a double bedroom with integral storage. The large loft area offers ample space for sports or additional secure storage. Located in a quiet but accessible part of vibrant village within the Cairngorms National Park with easy access to all local amenities including the Macdonald Highland resort, excellent shops and restaurants and to the surrounding woodland and adventure of the Cairngorm Mountain range. In walk in order this attractive and roomy apartment offers ideal accommodation for a first time buyer or as a letting / investment property within this sought after area. Energy Performance Certificate C, Council Tax Band A

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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 Scotland's 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 Aviemore's 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.

Communal Entrance

There are six apartments set within the building with three apartments located on each level. Entry is through a timber door into the communal stairwell and a further door allows access to the rear. The stairwell enjoys good lighting throughout and has windows to the front allowing in excellent levels of natural light.

Entrance Hallway

Entry into the property is through a quality door into the well proportioned hallway where doors provide access to all of the properties accommodation. There is a spacious cupboard with double sliding doors providing excellent storage, the electric switchgear is located here, there is laminate effect vinyl flooring and ceiling lighting.

Lounge / Kitchen / Dining

5.63m x 3.10m 18'6" x 10'2"

Relax and watch the world go by in this bright and light lounge which is open to the kitchen/dining area and enjoys large windows to the front with views of Craigellachie and the well kept communal grounds. A well planned kitchen providing a good range of base and wall units with complementary worktops and fresh tiled surround splash back, there is a fold away dining table suitable for two people. A stainless steel sink with mixer tap that is aptly placed at the window with views to the front and there is a washing machine, cooker with illuminated extractor over and

larger fridge / freezer. There is ceiling lighting and laminate flooring.

Bedroom

3.24m x 2.60m 10'8" x 8'6"

A delightful double bedroom enjoying a window to the side and benefitting from an integral double wardrobe with sliding doors, the water tank is situated in one and the other provides excellent storage with shelved and hanging space. There is carpet flooring, ceiling lighting and access to the loft.

Large Loft Area

A wonderful spacious and insulated loft which is exclusive to the apartment and could be floored to provide excellent sports equipment and secure storage.

Bathroom

1.85m x 1.69m 6'1" x 5'7"

A fresh bathroom comprising of a WC, pedestal wash hand basin and a bath with twin taps housing a Mira electric shower with white tiling behind. There is vinyl flooring, ceiling lighting and a high level Dimplex wall heater.

Outside

To the rear of the property is generous communal parking leading out to mature



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native woodland which offers good privacy but with easy access to all of the local amenities and a path at the rear provides access to riverside walks and the Spey Valley golf course. The building is set within lawned communal garden grounds with drying green to the side. There is a paved path to the rear of the property that leads to both the front and the rear access doors.

Services

It is understood that the property is served with mains water, drainage and electricity. There is electric panel heating.

Home Report

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

If viewing on Rightmove click the EPC link and the home report will download.
EPC Rating C

Entry

By mutual agreement.

Price

Offers Over £110,000 are invited

Viewing and Offers

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

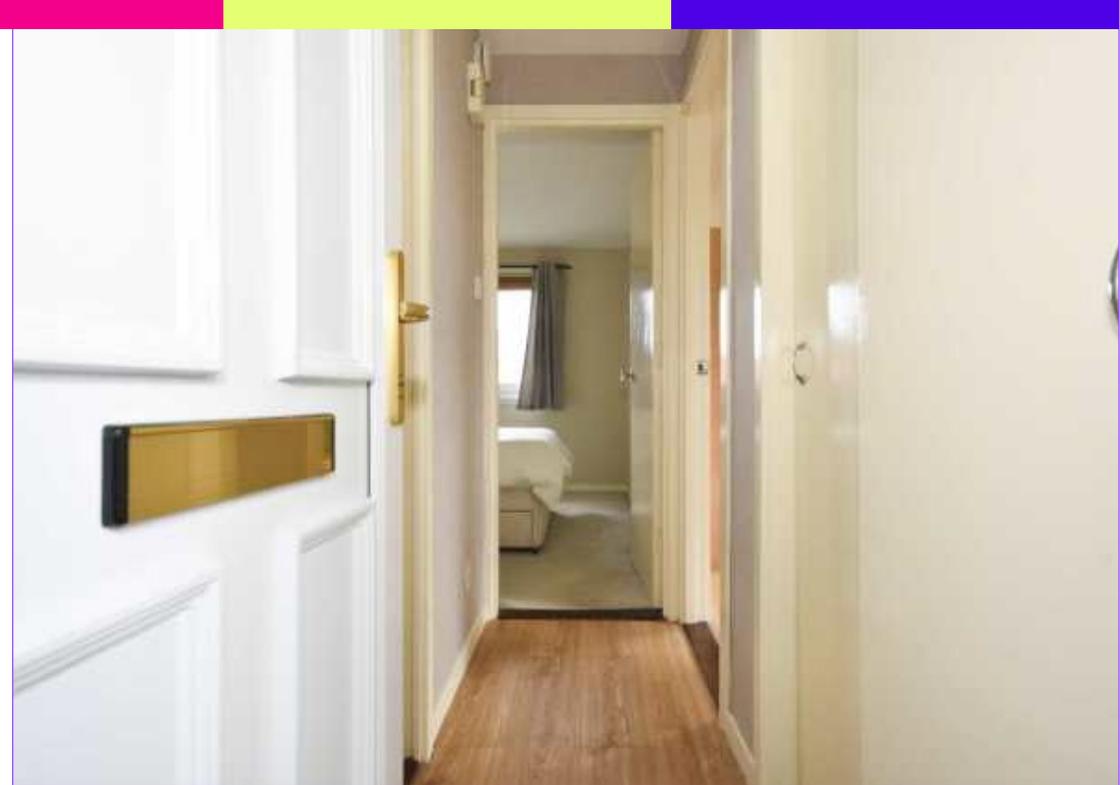
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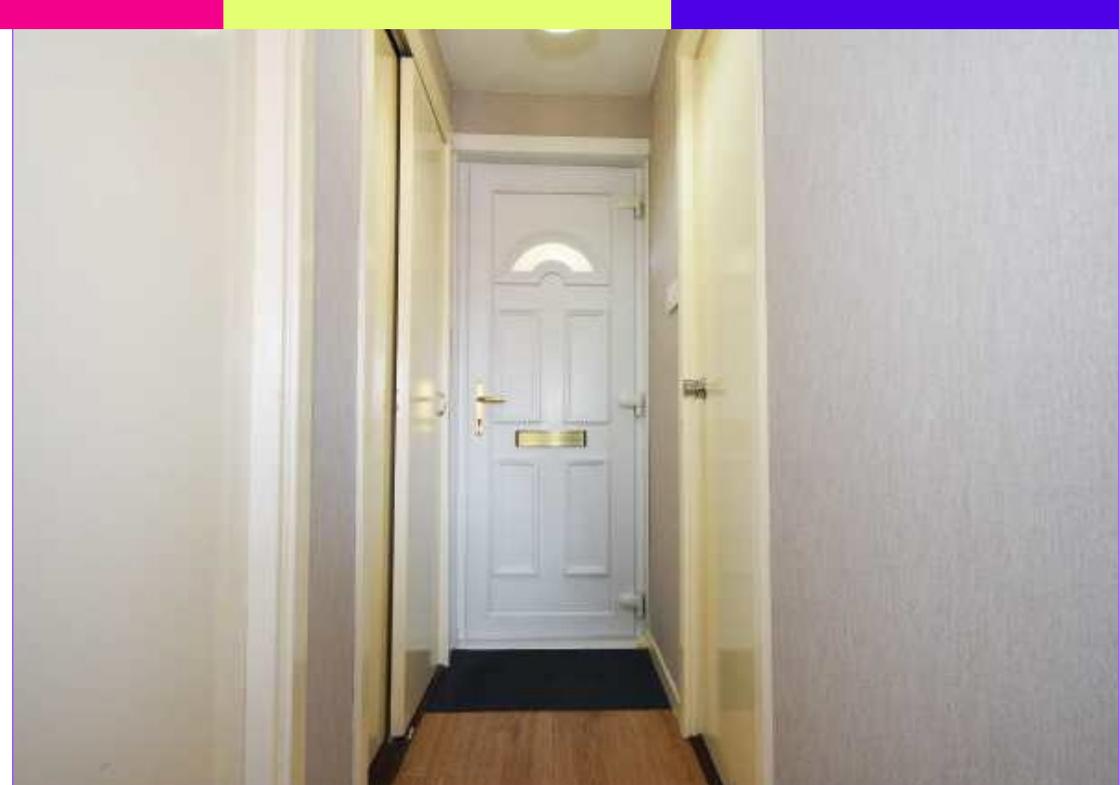
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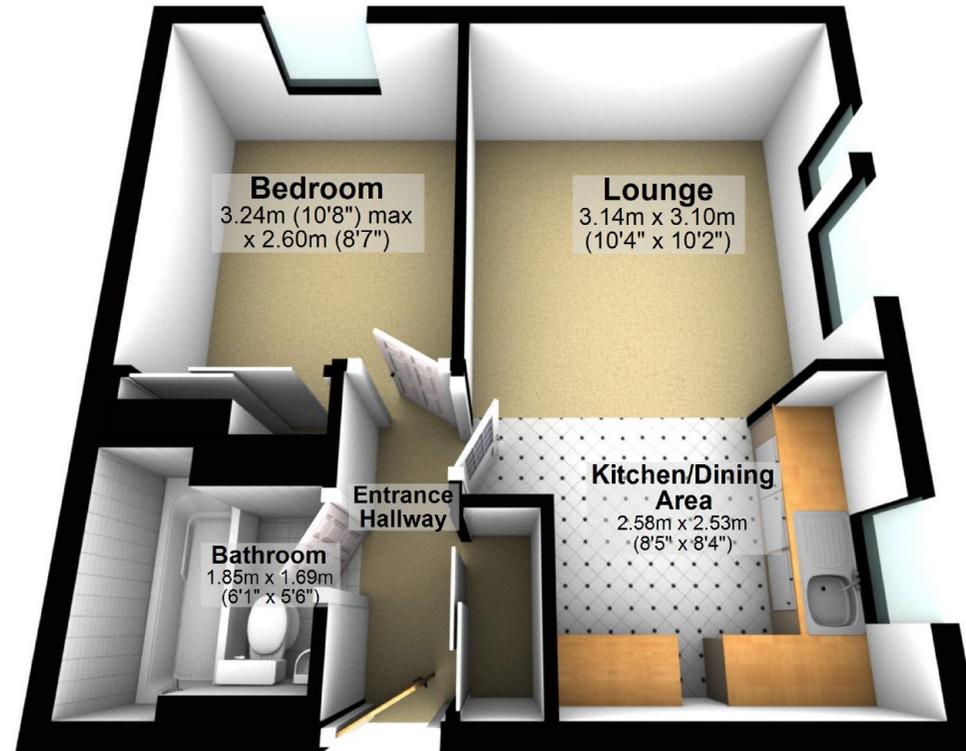
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First Floor



Plans not to scale, for illustration only



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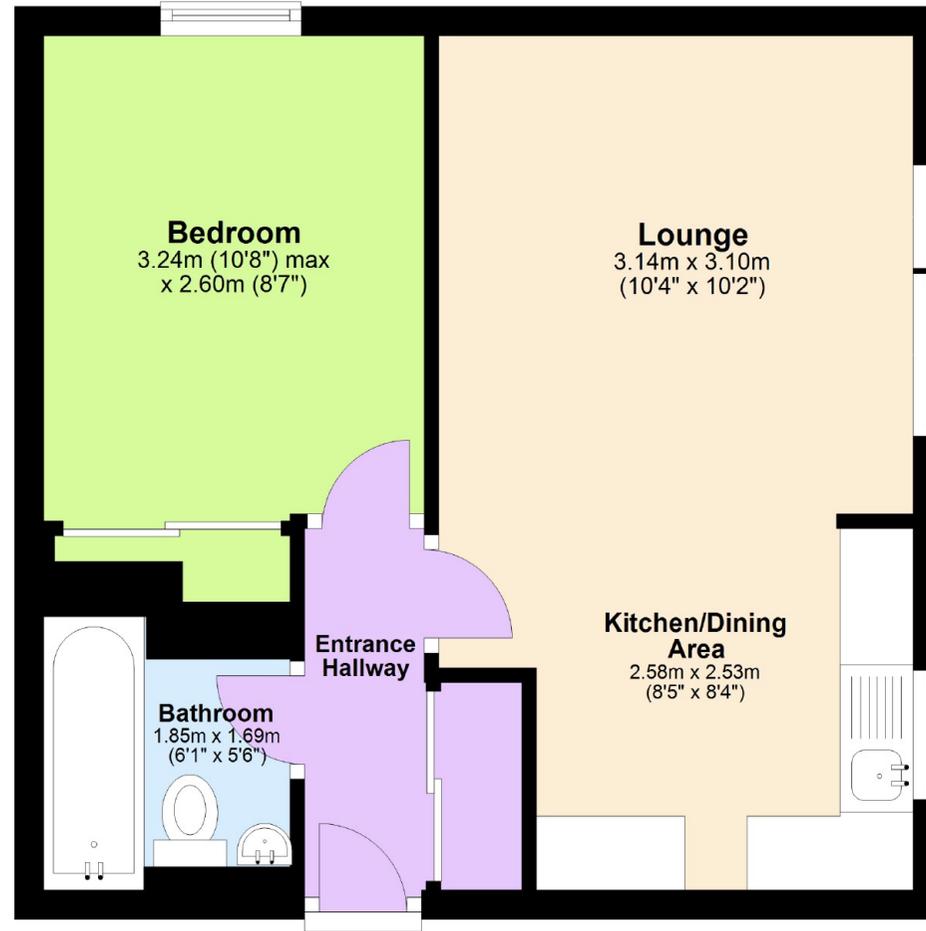
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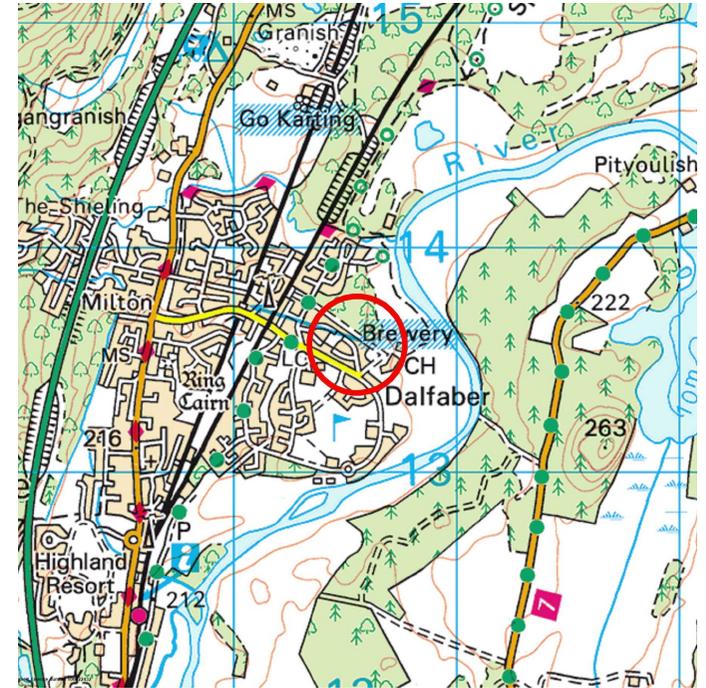
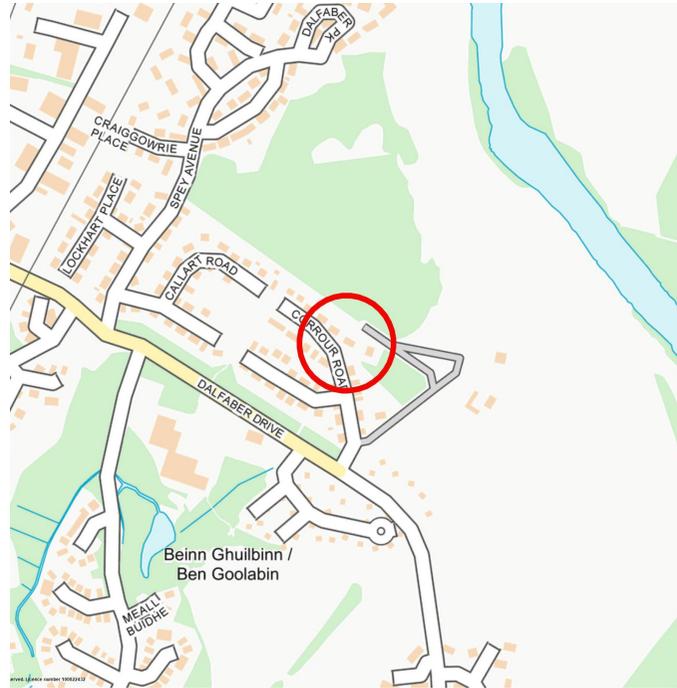
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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