

INDEPENDENT ESTATE AGENTS
SALES & PROPERTY MANAGEMENT

32 Corbett Place
Aviemore, PH22 1NZ


Highland
PROPERTY SERVICES



Attractive and well presented two bedroom (one en-suite) first floor end terrace apartment with views of the nearby hills and Cairngorm mountains. Located within 8 /10mins walk from the centre, the property has been newly redecorated throughout and would be ideal as a starter home or investment property with all local amenities nearby. All appliances & furnishings are available.

- Two bedroom with one en-suite shower room / WC
- Electric total control central heating
- Bright sitting / dining room
- Double glazing windows
- Fitted kitchen with appliances
- Small communal garden area
- Good sized family bathroom
- Communal parking opposite
- E.P.C. rated Band C (77)

2

STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

OFFERS OVER £195,000 ARE INVITED

sales@highlandpropertyservices.co.uk
www.highlandpropertyservices.co.uk

AVIEMORE

Aviemore is an internationally known resort with splendid facilities for both summer and winter and is ideally placed within the Cairngorms National Park. Sporting facilities include several golf courses, excellent mountain biking routes which together with a network of footpaths and other outdoor pursuits adds to the all year round nature of the Resort. Aviemore is on the main rail line from Inverness / London and is just off the A9 trunk road. Education provision offers a recently completed new Primary school with Grantown Grammar School and Kingussie High School providing secondary education. There is also a new hospital nearing completion as the village moves to being a pivotal area for development in the Spey Valley.

THE PROPERTY

PH22 1NZ

Attractive two bedroom first floor end terrace apartment presented in excellent order. Built in 2004 the property is only an 8 - 10 minute walk to the village centre with a small garden area and communal parking directly outside.

Electric Total Control heating and double glazing. Viewing is recommended.

All carpets, blinds, curtains and appliances included.

KITCHEN:

3.1m x 2.7m

Window with roller blind overlooking distant Craigellachie Nature Reserve. Fitted kitchen with comprehensive range of base, wall and drawer units. Complementary work surfaces and tiled surround. Integral hob, oven and extractor. Stainless steel sink, washing machine & fridge / freezer. Night storage heater. Vinyl flooring. Heat sensor / smoke alarm. Fluorescent light.

HALLWAY

1.9m x 1.45m

Carpeted stairwell to first floor. Night Storage heater. Smoke alarm. Coat rack.

LANDING

4.75m x 1.15m

Doors to all accommodation. Cloakroom cupboard. Electricity fuseboard. Access hatch to attic. Smoke alarm. Night storage heater.

SITTING ROOM / DINING

4.55m x 3.5m

Bright spacious room with windows / roman blinds, views to distant Craigellachie Nature Reserve. TV & Wi-Fi points. Night storage heater. Dining area.



BEDROOM 1 at widest**3.45m x 2.85m**

Bright and spacious double room with views to the courtyard & mountains. Dormer window with blind. Wall length double mirror wardrobe. Radiator. Door to en-suite.

**En-suite shower room****2.25m x 1.5m**

Walk in electric Mira electric shower & cubicle. Wash basin and WC. Shaver point. Heated towel rail. Extractor fan. Vinyl flooring.

**BEDROOM 2 at widest****3.7m x 2.45m**

Double room with window & blind overlooking courtyard. Door to built-in wardrobe with shelving and hanging rail. Radiator.

**FAMILY BATHROOM****3.15m x 2.2m**

Bright family bathroom with white 3 piece suite comprising: bath, wash hand basin and W.C. Complementary wall tiling. Extractor fan. Vinyl flooring. Ceiling lamp. Linen cupboard with shelf and pressurised Megaflow hot water tank.



GARDEN

Small partially walled communal garden to front with rear communal open garden area laid to lawn.

PARKING & STORE

Communal parking to the front. Communal bike shed/bin store to side of block with entry key pad.

SERVICES

Mains electricity, water and drainage. We understand there are Property factors (First Port Property Factors) at annual fee of £500 to include grounds maintenance, block building insurance and communal electricity to bike/bin store.

COUNCIL TAX & ENERGY PERFORMANCE RATING

This property is rated in Band C for council tax £1582.61. The energy efficiency EPC rating for the house is band C (77).

DATE OF ENTRY

The seller is seeking a prompt settlement date.



VIEWING

By pre-booked appointment only with HPS. We recommend confirming any Viewing with 24 hrs minimum notice, especially where any travel is involved.

HOME REPORT

Linked from our website or available on request from our offices.

OFFER / SERVICES

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf.



Contains Ordnance Survey data © Crown copyright and database right 2015.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding holiday or residential letting / rental rates and a comprehensive property management and holiday rental service is available on request.

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the selling agents have not tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc. included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.



STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD

T: (01479) 811 463 / 810 020

F: (01479) 811 577

sales@highlandpropertyservices.co.uk

www.highlandpropertyservices.co.uk

Monday - Friday 9.00 am - 5.00 pm