

**26 Corbett Place  
Aviemore, PH22 1NZ**



Attractive and well presented two bedroom (one en-suite) first floor Apartment with views of the nearby hills and mountains. Located within 8 /10mins walk from the centre, the property is in good order throughout and would be ideal as a starter home or investment property with all local amenities nearby.

- Two bedroom apartment with one en-suite shower room
- Bright sitting room / dining
- Fitted kitchen with appliances
- Family bathroom / shower
- Electric Total Control heating
- Double glazing
- Small communal garden area
- Communal parking opposite
- EPC band C(75)

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

**OFFERS OVER £180,000 ARE INVITED**

[sales@highlandpropertyservices.co.uk](mailto:sales@highlandpropertyservices.co.uk)  
[www.highlandpropertyservices.co.uk](http://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 Apartment presented in excellent order. Built in 2004/2005 the property is only an 8 - 10 mins. 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. Some furnishings & appliances may be available.

## ENTRANCE

Through high security timber and glass panelled door to hallway.

## HALLWAY

**1.9m x 1.45m**

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

## LANDING

**4.7m x 1.2m**

Doors to all accommodation. Access hatch to attic. Smoke alarm.



## SITTING ROOM / DINING

**4.5m x 3.5m**

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



## KITCHEN:

**3m x 2.65m**

Window with roman blinds 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 with plumbing for automatic washing machine & space for dishwasher. Night storage heater. Tiled floor. Heat sensor / smoke alarm.





### BEDROOM 1

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

at widest 3.95m x 2.75m



### En-suite shower room

2.25m x 1.5m

Walk in electric Aqualisa shower cubicle. Wash basin and WC. Shaver point. Heated towel rail. Extractor fan. Tiled flooring.



### BEDROOM 2

3.75m x 2.55m

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



### FAMILY BATHROOM

3m x 2.25m

Bright family bathroom with white 3 piece suite comprising: bath with electric Mira shower and shower screen, wash hand basin and W.C. Complementary wall tiling. Extractor fan. Vinyl flooring. Ceiling spotlight. 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 opposite. 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 £209 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 (75).



### VIEWING

Is strictly by arrangement with Highland Property Services.

### 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.



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### 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.



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