

No 1 Grant Court Granttown on Spey, PH26 3JB



Bright and centrally located semi-detached two-bedroom Bungalow within a few minutes' walk of the local schools and the centre of town. This attractive property is in excellent condition throughout and benefits from recent extensive upgrading including a private screened rear small garden with hot tub.

- One double bedroom with views to rear & further study / bedroom to the front
- Bright sitting room with feature Multi-Fuel stove
- Refurbished kitchen with appliances / external door to rear patio
- Refurbished shower-room / WC
- Upgraded T. Control electric heating / double glazed throughout
- Small low maintenance garden to front with screened rear garden / hot tub / shed
- Designated off road parking
- Great central location

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

OFFERS OVER £185,000 ARE INVITED

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GRANTOWN ON SPEY is the capital town of Strathspey and is ideally placed within the Cairngorms National Park. It offers a range of local attractions including trout and salmon fishing in the River Spey, golfing on its renowned 18 hole golf course, swimming, excellent shopping facilities and the ever-popular Malt Whisky trail. Strathspey is also the premier ski area in the UK with both the Cairngorm and Lecht Ski area nearby. The town is approximately 45 minutes drive from Inverness, and has a growing population with a primary school, grammar school with swimming pool and new sports centre and an established health centre. The recently completed distillery adds attraction to this popular all year-round traditional new town. Aviemore & mainline rail station is 12 miles. Inverness is 36 miles.

THE PROPERTY: NO1 Grant court, Grantown on Spey, PH26 3JB

This attractive semi-detached two-bedroom Bungalow is offered for sale in excellent order throughout, being just a few minutes' walk from the town centre. It has been extensively refurbished in 2016 and now benefits from a replaced slate roof with snow grids, an enhanced T. Control electric heating system, multi-fuel enclosed stove in the sitting room, refurbished kitchen and additional sitting room insulation and external wall cladding, attic light & flooring, insulation and loft ladder. The internal doors have been replaced with solid oak / glazed doors. Smoke, heat and carbon monoxide detectors are to required Government standards. There is a low maintenance front garden and a small rear split-level decked area with 3-seater cedar clad hot tub with steps / safety rail. Operated via the electric T. C. heating system. Decking with non-slip strips. Garden table with chairs & padded cushions. Small garden shed & bin storage. Timber stores x 2 and rear timber fence panel screening. There is an adjoining dedicated off-road parking area to the side of the Property. Included in the sale are all fixed light fittings, curtains, carpets, fitted heat retaining window blinds and appliances including the free-standing fridge / freezer. Any additional furnishings / appliances maybe purchased by private bargain direct from the Owner.

ENTRANCE HALL

Nordan double glazed entrance door into the hallway. The entrance hallway has an oak topped electric fuseboard cupboard, hot water tank / airing cupboard. Insulated / sealed Fakro attic with folding large tread ladder. Semi-floored and shelved attic storage & light. Ceiling mounted pulley. Dimplex Quantum T. C. radiator. Smoke detector.



SITTING ROOM (4.05m x 3.45m)

Bright airy room with Mackintosh design timber fireplace surround and slate hearth housing an enclosed multi-fuel "Charnwood" stove. Ceiling coving. Large window (with recent additional insulation cladding) overlooking the front garden and outdoor landscaped area. Tv / tel. socket. Dimplex Quantum T.C. radiator. BT WI-FI. Satellite dish on gable connected. Carbon monoxide detector.



KITCHEN / DINER at widest (4.2mx 2.8m)

Nordan double glazed entrance door leading to rear patio. Window above sink, overlooking the rear patio area and view of the Cromdale hills. Refurbished kitchen units and all worktops replaced. Dining table with adjustable ceiling light above. Fridge / Freezer. Siemens ceramic hob, multi oven / grill / microwave. Bosch worktop dishwasher. Miele washer / drier. Vented cooker hood. Two fixed wall shelves. Extractor. Dimplex Quantum radiator. Upgraded rear back porch / awning / waterproof canopy.



DOUBLE BEDROOM 1 (3.5m x 3.25m)

Bright spacious double room with space for a super king size bed, window overlooking the rear patio area. Fitted wardrobe cupboard. Ceiling coving. Electric Haverland wall mounted thermostatically controlled thermostat.



SHOWER ROOM / WET ROOM (2.15mx1.8m)

Tastefully refurbished with new Mira Sport electric shower and large shower area with wet wall finish. WC and wash basin. Extractor fan. TC radiator. Non-slip wet room flooring.



BEDROOM 2/ STUDY (3..5mx3.25m)

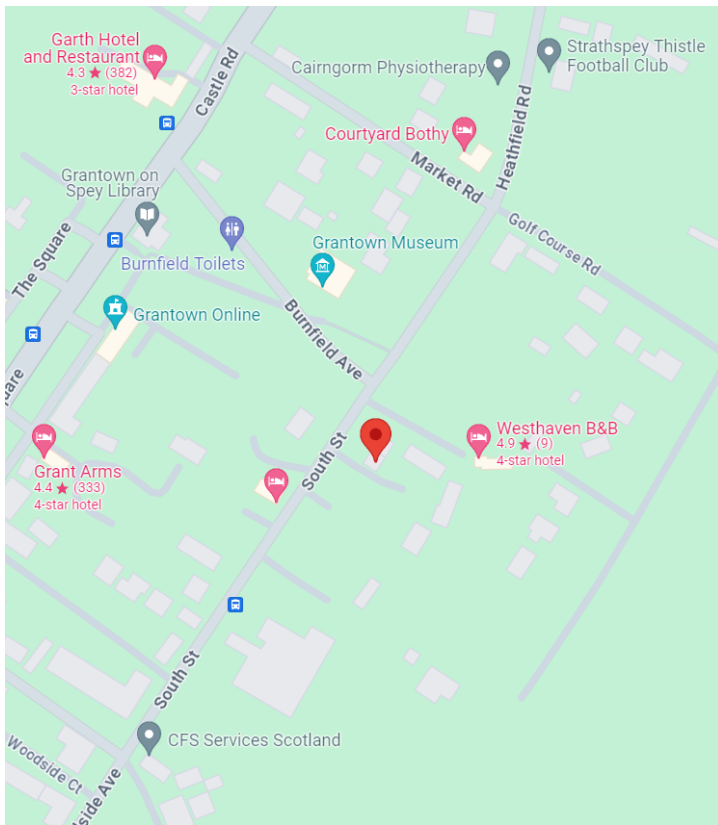
Good sized bedroom / study with window overlooking the front garden. Wall to wall maple shelving. Fitted wardrobe / cupboard. Ceiling coving. Electric Haverland wall mounted thermostatically controlled



FRONT GARDEN & REAR DECKING AREA

The compact front garden is low maintenance with stone chipped base. New slabbed steps and pathway to front gate. Two garden seats and two planter seats. Wall mounted letter box with key. The split-level rear patio area has been upgraded to accommodate, at a sheltered lower level, the 3 seater cedar clad hot tub which is linked to the Total Control electric heating system. Timber steps and safety rail. Decking & extended fence screening for privacy. Shed & bin storage. Timber stores x 2. Circular patio table with chairs, umbrella and removable padded seats. Back gate. On the gable end wall there is a commissioned wall sculpture by Strathspey artist Stuart Murdoch. **(5.5m x 3.35m)**





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COUNCIL TAX & EPC

We understand this property is rated in Band B for council tax approx. £1500. 71 inclusive of water rates. The energy efficiency E.P.C. rating for the house is band C (69).

SERVICES

BT Telephone & Wi-Fi. Mains electricity, water and sewage.

DATE OF ENTRY

The seller is seeking a prompt settlement date.

VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

HOME REPORT

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

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park



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. Where an offer is accepted in principle, it is the responsibility of the purchaser's solicitors to do all ID checks under the 2017 AML Regulations (Anti Money Laundering).

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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Monday - Friday 9.00 am - 5.00 pm