

3 Old Smiddy Court Market Road Grantown-on-Spey PH26 3QG

Offers Offer £140,000 are invited

Modern Two Bedroom Apartment In
a Quiet But Central Location Within
Grantown-on-Spey



Features:

- Spacious Lounge and Modern Kitchen/ Dining Area
- Two Bright Double Bedrooms, One With En-Suite
- Full Double Glazing and High Efficiency Electric Heating
- Well Maintained Communal Areas
- Dedicated Parking Space
- Close To Local Woodland Walks, Golf Course and Leisure Centre

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Apartment 3, Old Smiddy Court is a well presented two bedroom, rarely available apartment in a private but central location within Grantown-on-Spey. The property is situated on the first floor and features a bright spacious lounge with large windows that let in an abundance of light. There is a contemporary and stylish kitchen with room for all your integrated appliances as well as space for family dining. The apartment features two good sized double bedrooms both with fitted wardrobe spaces; the principal bedroom featuring a beautiful en-suite shower room. The property further benefits from a family bathroom and a spacious entrance vestibule. The apartment includes mains pressure hot water cylinder heating, a high efficiency electric wet radiator system and double glazing throughout. There is a common door/ security entrance system and car parking provision to the side and rear of the building.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759119411.



Located close to the heart of Grantown-on-Spey, this property would make an ideal first / second home or rental investment.

Grantown on Spey is a well-known Victorian town with a long distinguished history which attracts tourists in both summer and winter. There are shops of all sizes selling a wide variety of goods, as well as restaurants, pubs and other forms of entertainment. The town has both primary and secondary schools, with public use being made of the school swimming pool and a purpose built sports centre. There is a dental practice and health centre. The town is within the Cairngorm National Park and the magnificent scenery of Strathspey can be enjoyed with forest walks, climbing, horse riding, shooting, fishing and an excellent 18 hole golf course.

ACCOMMODATION:

Communal Entrance

A secure intercom entry door opens into the communal hallway which provides access to six apartments. A staircase leads up to the first floor where Apartment 3 is located on the right hand side, access to the property is through a further high security door.

Entrance Vestibule

2.15m x 1.38m

A well proportioned entrance vestibule with ample room for storing shoes and coats. The telephone entry system is located here. Recessed lighting. Central heating radiator. Fitted carpet.

Hallway

3.85m x 1.11m

Giving access to the lounge, kitchen/dining area, family bathroom and both bedrooms, the hallway has a spacious integral cupboard housing the Electrical Consumer Unit (ECU) and the hot water cylinder/boiler. Recessed lighting. Central heating radiator. Fitted carpet.

Lounge

3.51m x 3.42m

An inviting lounge with windows to the front allowing plenty of natural daylight to flood the room. TV and telephone points. Recessed lighting. Central heating radiator. Fitted carpet.



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Kitchen / Dining Area**3.36m x 2.35m**

A contemporary kitchen fitted with base and wall units incorporating one and a half bowl stainless steel sink with mixer tap, 'Hotpoint' oven/grill, 'Bosch' induction hob with stainless steel extractor hood over. Space for free-standing washing machine and dryer as well as tall fridge/freezer. Chic black worksurfaces with tiled surrounds above. A double window to the front creates a bright and welcoming room. Recessed lighting. Central heating radiator. Vinyl flooring.

Family Bathroom**2.15m x 2.22m**

A bright and tasteful bathroom comprising of back to wall WC with concealed cistern with display shelf, a double ended bath with centre mixer tap and pedestal wash hand basin. Tiling around bath and surfaces. Recessed lighting. Shaver point light. Extractor fan. Central heating radiator. Viny flooring.

Bedroom 1**3.61m x 3.42m**

A comfortable double bedroom with windows to the front allowing plenty of natural daylight. Integral cupboard with hanging and storage space. Ample room for free-standing bedroom furniture. Recessed lighting. Central heating radiator. Fitted carpet.

En-Suite Shower Room**2.45m x 1.21m**

A modern and fresh shower room conveniently located of Bedroom 1. Three piece fitted white suite, comprising of pedestal wash-hand basin, WC and walk in shower cubicle. Tiling to dado height and around shower. The opaque window to the side creates a well-lit space. Recessed lighting. Shaver point light. Extractor fan. Vinyl flooring.

Bedroom 2**3.36m x 2.42m**

Bright and welcoming double bedroom with a window to the rear creating a beautifully lit room. Integral cupboard with shelving and hanging space. Recessed lighting. Central heating radiator. Fitted carpet.

OUTSIDE

The communal areas are well maintained comprising of a communal parking area (a dedicated space for each apartment) and a wheelie bin store. The apartment is within walking distance of all the amenities of Grantown-on-Spey, including the golf course, centre square and woodland walks

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INCLUDED:

Fitted floorcoverings, integrated appliances and light fittings.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band C (£1715 pa 2023/24), including water rates. Discounts are available for single home occupancy.

HOME REPORT

A Home Report is available for this property. Please use the below link:

<https://app.onesurvey.org/Pdf/HomeReport?q=NIIG9QiExnOg29whZZr9qA%3d%3d>

Offers Over £140,000 are invited for this property

The seller reserves the right to accept or refuse a suitable offer at any time.

FACTORING

It is understood there is a factor charge of £75 per quarter, with a top of around £300 per annum, covers the building insurance and for cleaning, lighting and ground maintenance of communal areas.

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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