

15 Grampian Crescent Boat of Garten PH24 3BJ

Offers Over £190,000 are invited.

Affordable Three Bedroom Semi-Detached
Villa With Generous Garden Grounds.



Features:

- Spacious Lounge & Kitchen/Dining Area
- Fitted Kitchen With Some Integrated Appliances
- Air Source Heating & Solar Panels
- Generous Garden Grounds & Off Street Parking
- Quiet Cul-De-Sac Location Close To Woodland Walks

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No 15 Grampian Crescent is an affordable 3 bedroom semi-detached property situated in a popular residential area of Boat of Garten. These properties would have originally been built somewhere around the 1950's and have always been very popular due to the size of the bedrooms and living areas. This property benefits from three double bedrooms, lounge, kitchen and family bathroom. Other notable benefits include the eco-friendly air source heat pump, solar panels and additional insulation making this house very efficient. The property boasts generous garden grounds and has numerous car parking spaces. The rear garden is mainly laid to lawn with matures trees, plants and shrubs. There is a timber workshop, but it needs substantial repairs or replacement.

This affordable property will make a great family home and offers a great opportunity to own a property in the Cairngorm National Park.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965.



Boat of Garten is a popular holiday village situated beside the River Spey and located within the Cairngorm National Park. It boasts a renowned 18 hole golf course & tennis club, enjoys salmon & trout fishing and is popular with ornithologists for many varieties of birds. It is also close to R.S.P.B. nature reserves, the most famous being the Osprey reserve at Loch Garten. The village has a primary school, shops, a post office, a hotel with award winning restaurant and another local popular restaurant within the village. The Strathspey Steam Railway station is in the centre of the village with links to Aviemore and Broomhill (nr Nethybridge), it runs through the village during the summer months and is extremely popular with tourists. The village has a vibrant community that involves all age groups and regular events are held throughout the year. The nearby villages of Aviemore & Carrbridge offer a wider variety of shops, restaurants and pubs. Transport links via Aviemore gives easy access to North and South via the main line railway and A9.

ACCOMMODATION

Entrance Vestibule 1.57 x 0.98m

Glazed entrance door with opaque viewing panels opens to the vestibule. Great space for storage. Coat hooks. Small window to the side. Pendant light. Door to hallway.

Hall 3.25m x 1.95m

Doors to lounge and bathroom. Stairs to first floor. Pendant light. Radiator. Fitted carpet.

Lounge 5.12 x 3.84m including bay window

Bright room with a bay window to the front overlooking the garden grounds. Feature multi-fuel stove. Storage shelving. Space for furniture. Pendant light. Two radiators. Fitted carpet. Door to kitchen.

Kitchen 4.15m x 3.50

Fitted base and wall units incorporating an integrated oven, hob and grill with extractor above, fridge, freezer and 1 ½ bowl stainless steel sink with mixer taps. Plumped for washing machine. Adequate space for family dining. Ceiling coving. Recessed lighting. Radiator. Vinyl flooring. Window and door to the rear garden.



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Shower Room 2.20m x 2.05m

Accessible three piece white suite comprising of a WC, pedestal basin and walk-in shower. Mirrored cabinet. Ceiling light. Radiator. Opaque window to rear.

Staircase to first floor landing.

Bedroom 1 3.91 x 3.26m

Spacious double room with window to front offering natural daylight. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bedroom 2 3.86 x 2.82m

Double room with window to the rear giving views over the garden grounds and beyond. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bedroom 3 3.59 x 2.75m

Double/twin room with window to the rear giving views over the garden grounds and beyond. Space for bedroom furniture. Storage recess. Pendant light. Radiator. Fitted carpet.

Garden

The front garden is mainly laid to lawn with a mixture of plants, trees and shrubs. Gravel has been laid at the front entrance of the driveway. The well sized rear garden is mainly laid to lawn with mature trees, plants and shrubs. Timber workshop which provides additional storage space. (It does need some attention) Air source heat pump. Outside tap.



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SERVICES

Mains electricity, water and drainage. Telephone.

COUNCIL TAX

Currently Band C £1715 p.a. (2024/25) including water rates.
Discounts are available for single person occupancy.

HOME REPORT

A Home Report is available for this property. Please contact our office on info@caledoniaestateagency.co.uk to arrange a copy.

- Postcode: PH24 3BJ
- Energy rating: Band C

PRICE

Offers over £190,000 are invited for this property.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is by appointment 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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