

Silver Ridge, Grant Road,
Granttown on Spey, PH26 3LD



Detached, three bedroom (one en-suite) timber House in a central location, only a few minutes' walk to the High Street. This character property has spacious accommodation over two floors with a large garden area and off-road parking. The property provides an ideal family home with considerable scope for further refurbishment in a convenient location for all local amenities and services.

- Spacious dual aspect sitting-room with access to garden
- Fitted kitchen with utility cupboard
- Three spacious bedrooms – one en-suite shower/WC
- Good-sized dining-room/office
- Family bathroom/WC
- Electric off peak heating & double glazing
- Large garden, mostly lawn
- Shared driveway/parking area

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

OFFERS IN THE REGION OF £245,000

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

GRANTOWN-ON-SPEY

Within the Cairngorms National Park, this is a fine 18th century town with its wide lawned and tree-lined Square, leading to its broad and interesting High Street. Between the town and the famous River Spey are lovely woodland walks and the town is renowned for its sporting/leisure amenities, from its beautiful blaise tennis courts and bowling green to Grantown's prestigious 18-hole golf course, angling, river kayaking and biking in the environs. It is the Capital of Strathspey and this attractive town hosts a variety of shops, hotels and restaurants. It is also the gateway to the Malt Whisky Trail with a new distillery nearing completion. There is a range of winter snow sports available nearby. It has a primary and grammar school / leisure centre and swimming pool. Local health centre and dentist. Aviemore rail station is 15 miles; Inverness Airport is 35 miles.

THE PROPERTY

PH26 3LD

Detached and spacious three bedroom timber house within a large garden area. Where necessary there is considerable scope for upgrading / modernisation.

This character property is of a "COLT" timber construction which may not be suitable for lending purposes via some High Street lenders. However, we can provide details of a mortgage broker who has experience of colt construction properties. All fitted appliances, floor-coverings, curtains and light fittings are included. Recently installed electric off peak central heating. Double glazed.

ENTRANCE

Double glazed door to internal hallway. Timber stairwell to upstairs accommodation.

HALLWAY

Radiator. Smoke alarm. Telephone point. Wi-Fi.

Upstairs via timber stairwell to :

Hallway landing – hot water tank / airing cupboard. All rooms with partial coombe ceiling.

SITTING ROOM

5.25m x 3.55m

Light and airy room with windows to the front and side and a glass external door to a small covered rear terrace, with access to the garden. Open fireplace with stone surround. Radiator x 2. TV point.



KITCHEN

3.75m x 3.45m

Double glazed side door into kitchen. The kitchen hallway with utility cupboard houses fridge/freezer, storage shelving, fuseboard and coat-hooks. Panoramic sink window overlooking the extensive rear lawn. Stainless steel sink, electric hob, twin ovens and cooker hood, washing machine. Vinyl flooring.



DINING ROOM/ OFFICE

(3.6m x 2.75m)

Good sized multi purpose room with window to side. Potential office / guest bedroom. Radiator.



MAIN BEDROOM 1
3.6m x 3.5m

Spacious bright room with twin windows to side. Radiator. Walk in to inner corridor with en-suite and bedroom off.



BEDROOM 3

3.6m x 2.45m

Double bedroom with window overlooking the large lawned rear garden. Radiator.



EN-SUITE
(1.65m x 1.25m)

Window to side. Walk in Mira Sport electric shower cubicle, WC, wash basin and mirror. Alcove shelved area. Vinyl flooring.



FAMILY BATHROOM

2.35m x 1.95m

Window to side. Bath, wash basin and WC. Mirror. Radiator. Vinyl flooring.



BEDROOM 2

3.55m x 3.5m

Good sized room with twin windows to the side. Radiator. Small over-stairwell landing open storage / office area.



GARDEN

Stone walled front garden with gate and lawn. Parking area off driveway. Large rear garden lawn with timber shed and picnic bench. Small side garden area - previous vegetable plot. Timber boundary fencing at side and rear.





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COUNCIL TAX & ENERGY PERFORMANCE RATING

This property is rated Band D for council tax. The energy efficiency rating for the house is band E (52).

DATE OF ENTRY

The seller is seeking a prompt settlement date.

VIEWING

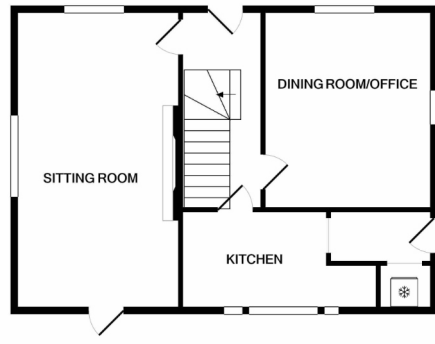
Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

HOME REPORT

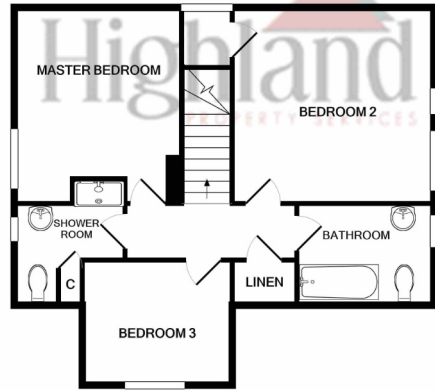
Linked from our website or available on request from our offices.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1147 SQ.FT. (106.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

All mains services including water/drainage, electricity. This property has a shared driveway with one other Property to the rear.

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

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