

Burnroad House 73 High Street Grantown-on-Spey PH26 3EW

Offers Over £175,000 are invited.

Traditional Stone & Slate Two
Bedroom Villa With Modern
Kitchen & Outdoor Space



Features:

- Great Sized Accommodation Throughout
- Full Double Glazing, Electric Economy Heating & Wood Burning Stove
- Modern Kitchen & Dining Area
- Private Off - Street Parking
- Central Location In The Heart of The Town

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“Burnroad House”, 73 High Street, is an affordable two-bedroom traditional granite and slated terraced town house, situated at the south end of Grantown High Street, within easy reach of all amenities and facilities. It offers comfortable, spacious accommodation in walk-in condition and benefits from electric economy heating, bioethanol fuel stove and full double glazing. The property enjoys a recently refurbished kitchen and dining area with integrated appliances which offers great space for hosting friends and family. There is parking to the rear of the property, leading to a private area of fenced garden ground offering adequate space for garden furniture.

Internal viewing is recommended in order to fully appreciate this desirable property.



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



Grantown on Spey is a well known Victorian town with a long distinguished history attracting tourists in both summer and winter. There are numerous shops selling an extensive array of goods, as well as hotels, restaurants, pubs and other forms of entertainment. The town has both primary and secondary schools. The Craig MacLean sports centre offers a wide variety of sporting and social events. There is a dentist, health centre, cottage hospital and many other facilities. The town is within the Cairngorms National Park and the magnificent scenery of Strathspey can be enjoyed with forest walks, climbing, horse riding, shooting, fishing, an excellent 18 hole golf course, ski-ing and outdoor curling in winter (weather permitting). The Strathspey Angling Association enjoys 7 miles on both banks of the River Spey and on the River Dulnain.

ACCOMMODATION :

Hallway 2.88m x 1.57m

Double timber storm doors open to entrance hallway. Understairs storage cupboard. Staircase to first floor landing. Doors off to the lounge and kitchen. Pendant light. Laminate flooring.

Lounge 4.46m x 3.65m

Tastefully decorated lounge with windows overlooking the main street. Feature bioethanol fuel stove with tiled surround, marble hearth and timber mantle. Space for furniture. Storage shelving and low-level storage. Pendant light. Radiator. Laminate flooring.

Kitchen 4.68m x 3.86m

Modern, spacious kitchen and dining area offering great space for hosting friends and family. Kitchen island offering additional seating and storage space. Integrated appliances that include, oven, hob, fridge, freezer, microwave and composite sink with drainer. Space for dining room table. Storage shelving. Recessed lighting. Pendant lighting. Vertical radiator. Laminate flooring. Door to utility area.

Utility Area 2.78m x 2.13m

Base units with worktop and stainless-steel sink. Plumbed for washing machine. Space for tumble dryer. Coak hooks. Storage space. Door to rear garden.



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Returning to inner hall and staircase to first floor landing.

Landing

From the front hallway, a feature stairway leads to the bright and spacious landing. Doors off to all bedrooms and bathroom. Storage cupboard. Loft hatch. Fitted carpet. Window to the front.

Bedroom 1 4.38m x 3.50m

Double bedroom with window to the front offering natural daylight. Adequate space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bedroom 2 4.34m x 2.93m

Double aspect bedroom with windows to the front and side offering views up the high street and an abundance of natural daylight. Storage cupboard. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bathroom 3.21m x 2.86m

Three-piece white suite comprising of a WC, pedestal wash hand basin and bath with shower over and glazed side screen. Waterproof wall panelling. Ceiling light. Vinyl flooring.

OUTSIDE

There is a mutual pedestrian and vehicular access from Grantown High Street, leading to a large area of shared ground to the rear with private storage sheds and parking. This individual property benefits from its own secure garden grounds which is mainly laid to gravel with path to the rear entrance door. Understairs storage.

INCLUDED

All fitted carpets, light fittings and blinds. All integrated appliances. White goods are available on separate negotiation.

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COUNCIL TAX

Currently band C (£1715 - 2023/24)

Includes water rates. Discounts available for single occupancy.

PRICE

Offers Over £175,000 are invited for this property. The seller reserves the right to accept or refuse an offer at any time.

HOME REPORT

A home report is available for this property. Please contact our office on info@caledoniaestateagency.co.uk to request a copy.

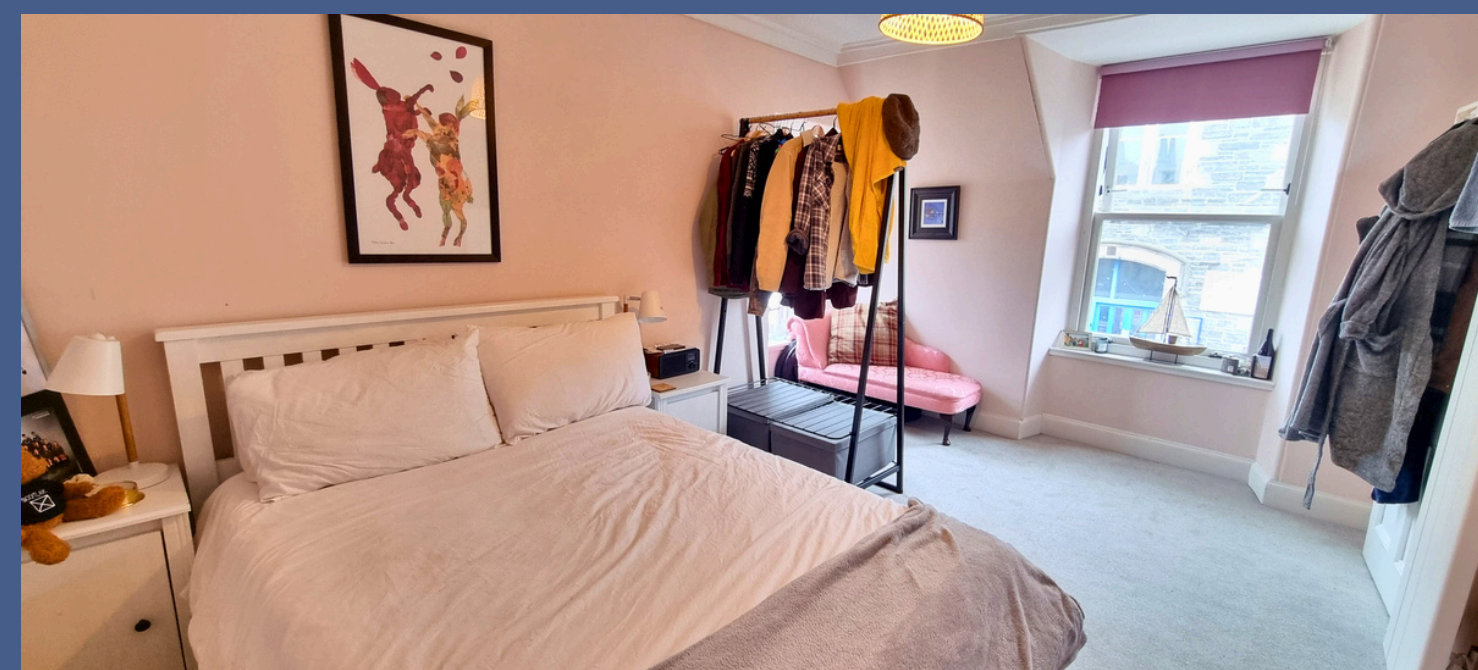
EPC Rating F

OFFERS

Formal offers should be submitted to our office in Aviemore.

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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