

3 Craig View
Deshar Road
Boat of Garten
PH24 3BN

Offers Over £210,000 are invited.

Beautifully Finished Three Bedroom First
Floor Flat Benefiting From a Substantial
Refurbishment



Features:

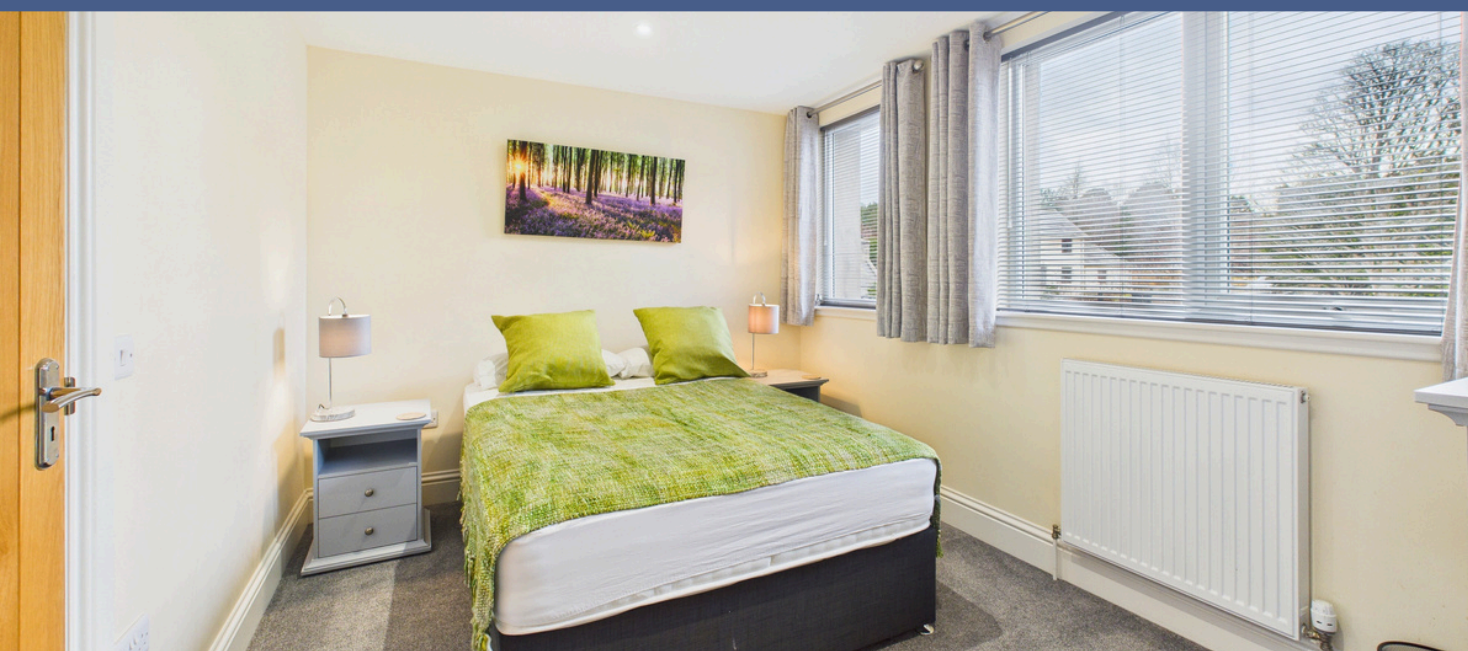
- Great Central Location Close To Local Facilities
- Generously Sized Communal Garden Grounds
- New Kitchen & Bathroom Suites
- Renovated To Exceptionally High Standard
- Close To Local Woodland Walks & Bike Trails

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



"3 Craig View" is three bedroom first floor apartment which has been recently renovated to an exceptionally high standard. The property benefits from three double bedrooms, three shower rooms, a bright and comfortable lounge and a beautifully finished kitchen and dining area. The property has benefited from substantial refurbishment which include new bathrooms, kitchens, internal doors, flooring and carpets as well as new radiators, electric boiler and added wall and ceiling insulation.

The flat is situated in a traditional stone and slate property which benefits from communal garden grounds and off street parking. The property is being sold in immaculate condition and offers great flexibility as a residential home or potential holiday home. Viewing is highly recommended to fully appreciate the exceptional quality of the recent renovation.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



The Cairngorms National Park, known as the outdoor capital of the North, is one of the most accessible parts of the Highlands having excellent links to both North and South via the A9 trunk road and the main line railway. The airport in Inverness gives access to all the main English cities and further afield. The surrounding countryside is a haven for wildlife, with red deer, badgers and squirrels amongst some of the abundant inhabitants. There is a wealth of excellent rural sporting facilities, such as stalking and grouse shooting, along with trout and salmon fishing. There are also many outdoor pursuits available within the National Park, such as hill walking, climbing, mountain biking, wind surfing, ski-ing and snowboarding. The village of Boat of Garten provides a post office/store, hotel with bar and restaurant, coffee shop & gallery, excellent restaurant, primary school and parish church. Leisure facilities include an 18 hole golf course and tennis courts.

Outside

The property is accessed via a timber gate to the front. A concrete staircase with cast iron balustrade leads to the small balcony and to the front door. The rear garden is accessed via a gravel driveway which leads to the communal parking area and shared garden grounds. Its mainly laid to lawn with some mature trees, plants and shrubs. Shared storeroom.

Included

Carpets, curtains, floor coverings and light fittings are all included. All other furniture is available by separate negotiation.

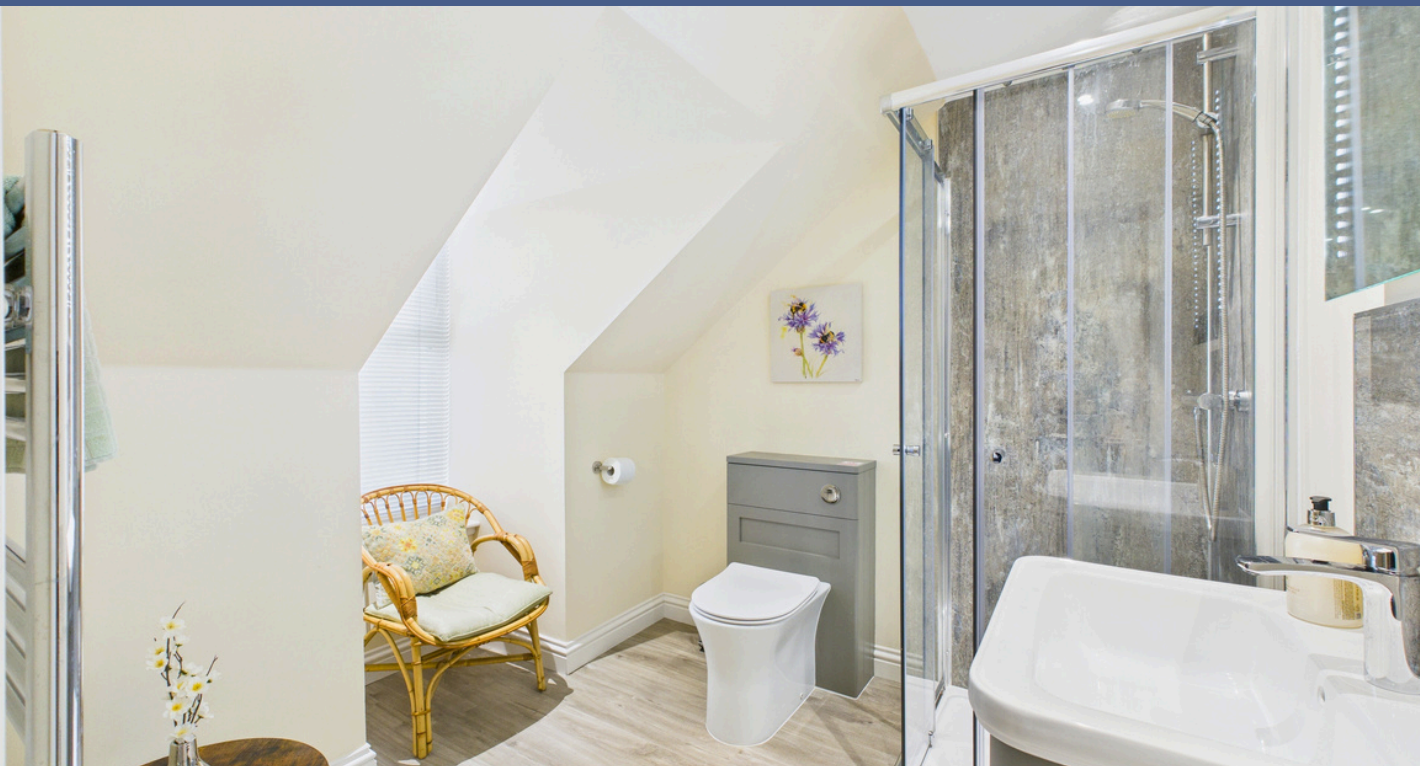
Services

Mains electricity, drainage and water.

Home Report

A Home Report is available from our website: www.caledoniaestateagency.co.uk. Or by using the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=larU55%2boGIdeYHoPIVep1w%3d%3d>
-
- Post Code: PH24 3BN
-
- Home Report Value - £210,000



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Council Tax

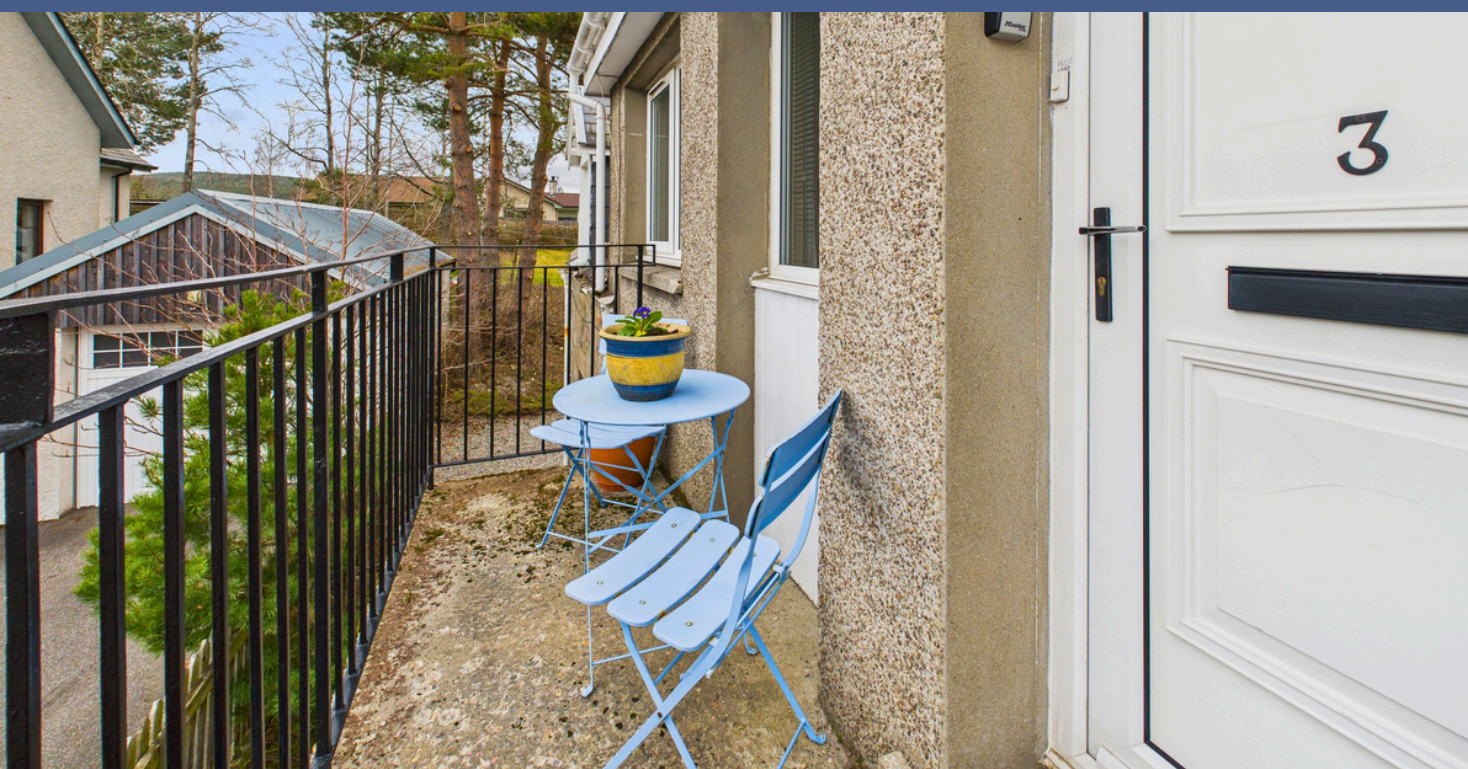
The property is currently council tax band A
(£1286 PA – including water rates) Discounts available for single occupancy.

Price

Offers over £210,000 are invited. The seller reserves the right to accept a suitable offer at any time.

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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