



Kylintra Crescent, Grantown-on-spey, PH26 3ES

Offers Over £160,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Three bedroom semi detached house
- Eco friendly Biomass boiler
- Double glazing
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- Loft conversion
- Off street parking
- Home report available on request
- Accompanied viewings by appointment only, 7 days a week
- Entry date by mutual consent

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Constructed in 1951, this property is in good condition for its age and has been well cared for. The house is accessed via steps to a grassy front garden, which opens onto a vestibule. The first room is a comfortable living room with alcoves and a chimney breast, giving the room character and shape. Carpeted in red and complemented with a feature wall decorated in red and white floral wallpaper, the room is fresh and cheerful and has a large south-facing window that overlooks the front garden.

The kitchen is L-shaped and spacious. Tiled in white with grey fronted cabinets and a dark worktop, there is space for a dining table and chairs and the kitchen benefits from a separate utility room in the rear vestibule from where, you can access the back garden.

With two bedrooms on the first floor and a third bedroom, which has been converted from the attic space above, this home offers plenty of space for a family.

The principal bedroom is decorated in a white shade and offers an attractive space with cupboard housing the hot water cylinder and an alcove. The second bedroom overlooks the front of the property and is decorated in quirky feature wallpaper.

A second flight of stairs leads to the loft, which has been converted into a beautiful bedroom with a coombed ceiling, a large window, and storage. The back wall features a display alcove and shelving with a deep purple backdrop. This is a charming room, a pleasant and appealing space.

The bathroom is simply decorated in white with a mocha-coloured wall, with a bath and electric shower over, WC and wash hand basin, the bathroom is spacious and offers the potential to upgrade.

Outside, there is a pretty garden that is enclosed by timber and wire fencing. The garden has a charming cottagey feel, enhanced by the steps leading to the lawns and areas of shrubbery and mature planting. The garden also includes a biomass boiler fed by timber pellets, which supply hot water to the property. There is also a wooden shed and a communal drive to the front of the property.

At 91 m², the property is generously sized, which is reflected in the scale of the rooms. While the house is in good condition, there is plenty of scope for updating the fittings and decor. With its three bedrooms, pretty garden and large rooms, it has excellent potential and its location in a strong, well-established community in one of Scotland's most iconic towns makes this an attractive opportunity.

ABOUT GRANTOWN-ON-SPEY

Just 33 miles from Inverness and 13 miles from Aviemore and with fabulous road, rail and bus networks, Grantown-on-Spey in the Scottish Highlands is justifiably famous for its beauty, rich history and warm community spirit. Founded in 1765 by Sir James Grant, the town is a popular attraction and a decently sized town with a population of 2,500. The High Street has a variety of independent shops, from general stores to artisanal bakeries and there are several larger stores and services in Inverness and Aviemore.

Grantown-on-Spey has an excellent primary school and its own grammar school. There is also a well-equipped medical centre, community hospital and leisure centre. Recreationally, Grantown-on-Spey is a haven for nature and outdoor enthusiasts. The breathtaking landscapes of the Spey Valley provide the perfect backdrop for activities like walking, golf, birdwatching and fishing in the River Spey. Winter months transform the nearby Cairngorm Mountains, with snow sports and winter activities attracting enthusiasts from all around the world.

Being part of the Cairngorms National Park, emphasises environmental conservation, with locals and authorities participating actively in initiatives to protect the region's natural wonders. Grantown-on-Spey offers a harmonious blend of history, nature and modern amenities and provides an inviting and fulfilling environment to live and work in.

GENERAL INFORMATION:

Services: Mains Water & drainage and electric.

Council Tax Band: B

EPC Rating: D (62)

Entry Date: By mutual consent

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

INCLUDED IN THE SALE:

All floor coverings curtains and blinds.

ANTI-MONEY LAUNDERING LEGISLATION

As with all Estate Agents, Hamish is subject to Anti Money Laundering Regulations. These regulations require us as selling agents, to perform various checks on the property buyers and any offer presented to us must be accompanied by the current address, date of birth, and of proof of funds for all purchasers and of any family members who may be gifting deposits. From time to time, certified photographic evidence of the buyer's identity and proof of address may also be required. We are unable to progress any sale to completion, until these requirements have been fully satisfied.



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PROPERTY PROFESSIONALS

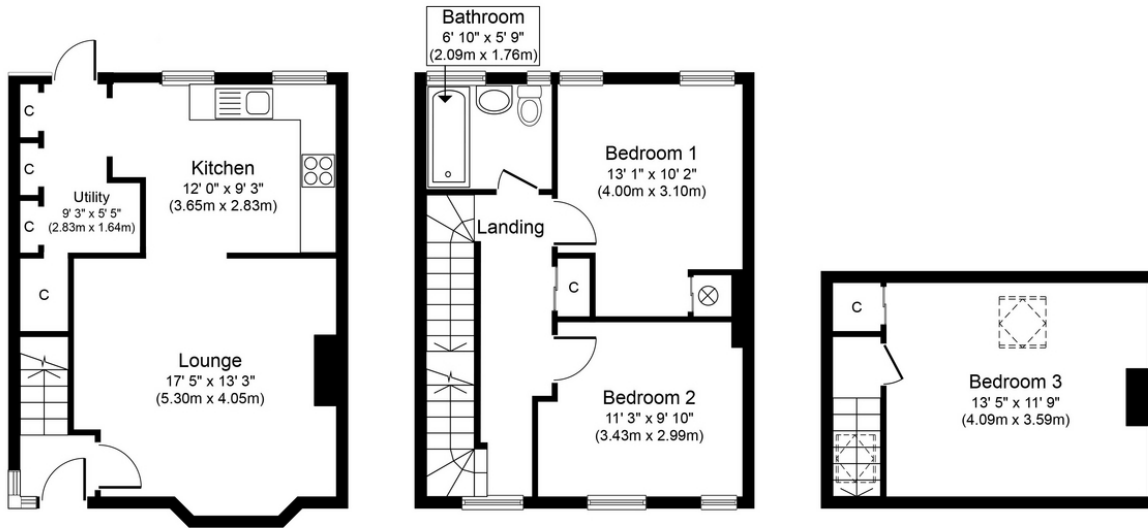


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 91 m²





Ground Floor
 Approximate Floor Area
 401 sq.ft.
 (37.3 sq.m.)

First Floor
 Approximate Floor Area
 395 sq.ft.
 (36.7 sq.m.)

Second Floor
 Approximate Floor Area
 205 sq.ft.
 (19.0 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+)	A		(92+)	A	101
(81-91)	B			B	
(69-80)	C			C	
(55-68)	D			D	
(39-54)	E			E	
(21-38)	F			F	
(1-20)	G			G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		62		91	
		77			
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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