

INDEPENDENT ESTATE AGENTS
SALES & PROPERTY MANAGEMENT

Struie, 17 Birch Grove Boat of Garten, PH24 3BA



Set in sheltered garden grounds three-bedroom semi-detached bungalow with quiet and secluded location close to all amenities. This bright and sunny property offers an excellent opportunity to acquire an easily maintained and attractive family home / investment property within the much sought after village of Boat of Garten.

- Spacious sitting room
- Recently fitted contemporary kitchen
- Three bedrooms (two with fitted wardrobes)
- Family bathroom
- Economy electric heating / double glazing
- Extensive fully floored & lined attic area
- Large garage/ workshop/ power & light supply
- Sunny & sheltered front & rear garden



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

OFFERS OVER £235,000 ARE INVITED

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

BOAT OF GARTEN is a quiet and extremely attractive village with boundary to the River Spey and is situated approximately 7 miles from the popular year round resort of Aviemore in the heart of the Cairngorm National Park. This lovely village offers a wide range of amenities with a popular hotel and restaurant, well stocked shop and Post Office, modern Community Centre offering a range of activities and events, Primary School at Deshar with secondary education provided by Grantown Grammar, a championship 18 hole golf course with adjacent tennis courts, Strathspey Steam Railway, fishing on the River Spey and the famous Osprey hide at Loch Garten. From the village there is a regular bus service to Aviemore, easy access to the main line railway station at Aviemore and Inverness Airport offering regular daily flights to London, other UK destinations and Amsterdam. Distances – Grantown on Spey 10 miles, Inverness 28 miles, Edinburgh 132 miles, Glasgow 143 miles.

THE PROPERTY

Three-bedroom semi-detached bungalow with quiet location in the Birch Grove development. This bright and sunny property ideal for a family, retirement or holiday home use offers well laid out accommodation with recently fitted kitchen, electric economy heating, spacious fully floored and lined attic accommodation with power and light and separate spacious garage. A modern alarm system has been fitted to be compliant with the latest fire safety regulations. Satellite dish.

ENTRY

Entry from South, through timber and glass panel door to vestibule with second internal glazed door to hallway.

HALLWAY

Z shaped hallway with doors to kitchen, sitting room, 3 bedrooms and bathroom. Door to shelved airing cupboard housing hot water cylinder. Door to shelved cloaks cupboard with electricity control panel.

Dimplex Quantum storage heater.

Access hatch and stowaway ladder to extensive attic (7.88m x 2.77m). Fully floored and lined with 2 electric lights.



LIVING ROOM

(4.27m x 4.11m)

Windows to West.

Dimplex Quantum storage heater. Wood effect laminated flooring and ceiling light. 2 x TV point.



KITCHEN

(3.58m x 2.12m)

Twin windows with fitted roller blinds to West. Contemporary kitchen with comprehensive range of floor, wall and drawer units with complementary work surface. Lamona oven/grill with ceramic hob and cooker hood over. Stainless sink with plumbing for dishwasher. Electric wall panel heater, vinyl flooring, ceiling striplighting.



BEDROOM ONE

Window to East.

(3.90m x 2.66m)

Doors to two built in wardrobes. Storage with shelf and hanging rail. Wall mounted Dimplex panel heater. Fitted carpet. Ceiling light.

**BEDROOM TWO**

Window to East.

(2.85m x 2.40m)

Dimplex panel heater. Ceiling light.

**BEDROOM THREE**

Window to East.

(4.10m at the widest x 2.45m)

Door to built in double wardrobe fitted with shelf, hanging rail, and housing electricity control panel. Dimplex panel heater. Fitted carpet. Ceiling light.

**BATHROOM**

Opaque Window to South.

(2.45m x 1.55m)

Coloured three-piece suite comprising bath with Bristan electric shower and shower screen over, wash hand basin and WC. Heated towel rail. Complementary wall tiling. Vinyl flooring. Extractor fan. Ceiling light.



GARAGE

(6.20m x 3.20m)

Concrete block construction with up and over door and side door. Extensive shelving. Power and light supply.



GARDEN

The sunny and sheltered garden grounds are enclosed with timber fencing and laid to grass with some mature shrubs, a patio area and stone chipped driveway. There is an outside courtesy light and cold water supply.



DATE OF ENTRY

By negotiation with the vendor.

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

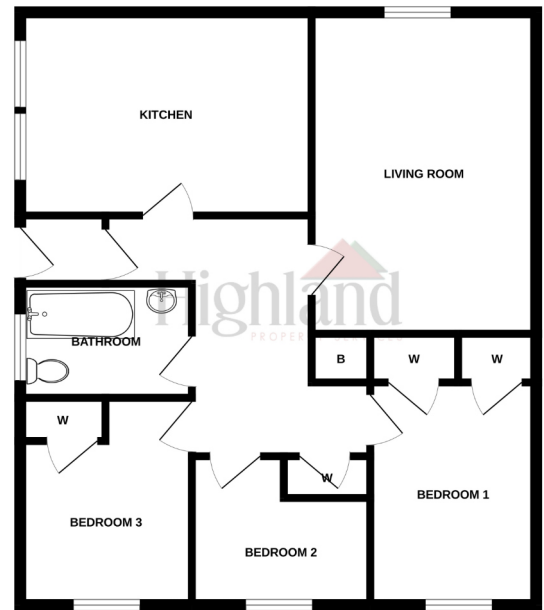
Linked from our website or available on request from our offices.

OFFER / SOLICITORS

All Offers 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 be set, we are only able to liaise with clients who have instructed their Solicitor to Note interest on their behalf.

Our Office will be pleased to arrange for a Scottish Solicitor to act on behalf of any potential buyers involved with the purchase of this Property.

GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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 fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX & ENERGY PERFORMANCE RATING

We understand this is rated at Band D currently £2127 approx, including water rates. The property's EPC rating is D (68).

SERVICES

We understand there are all mains services. TV. Telephone. Wi-Fi hub.

ADVICE & PROPERTY MANAGEMENT

Our office can offer guidance and advice to any prospective purchaser with our partner Company - Highland Holiday Homes regarding their established Holiday Rental Services or Residential Letting options which include a comprehensive property management service.

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