

14 Grampian Crescent Boat of Garten PH24 3BJ

Offers Over £200,000 are invited

Four Bedroom Semi-Detached
Property in Popular Residential area



Features:

- Cosy Living Room with Wood Burning Stove
- Electric Economy Heating and Double Glazing
- Generous Garden Grounds with Timber Shed & Outbuildings
- Off Street Private Parking for Two Cars
- Close to Local Woodland Walks, Bike Trails & Golf Course

CONTACT US :
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01479 810 531

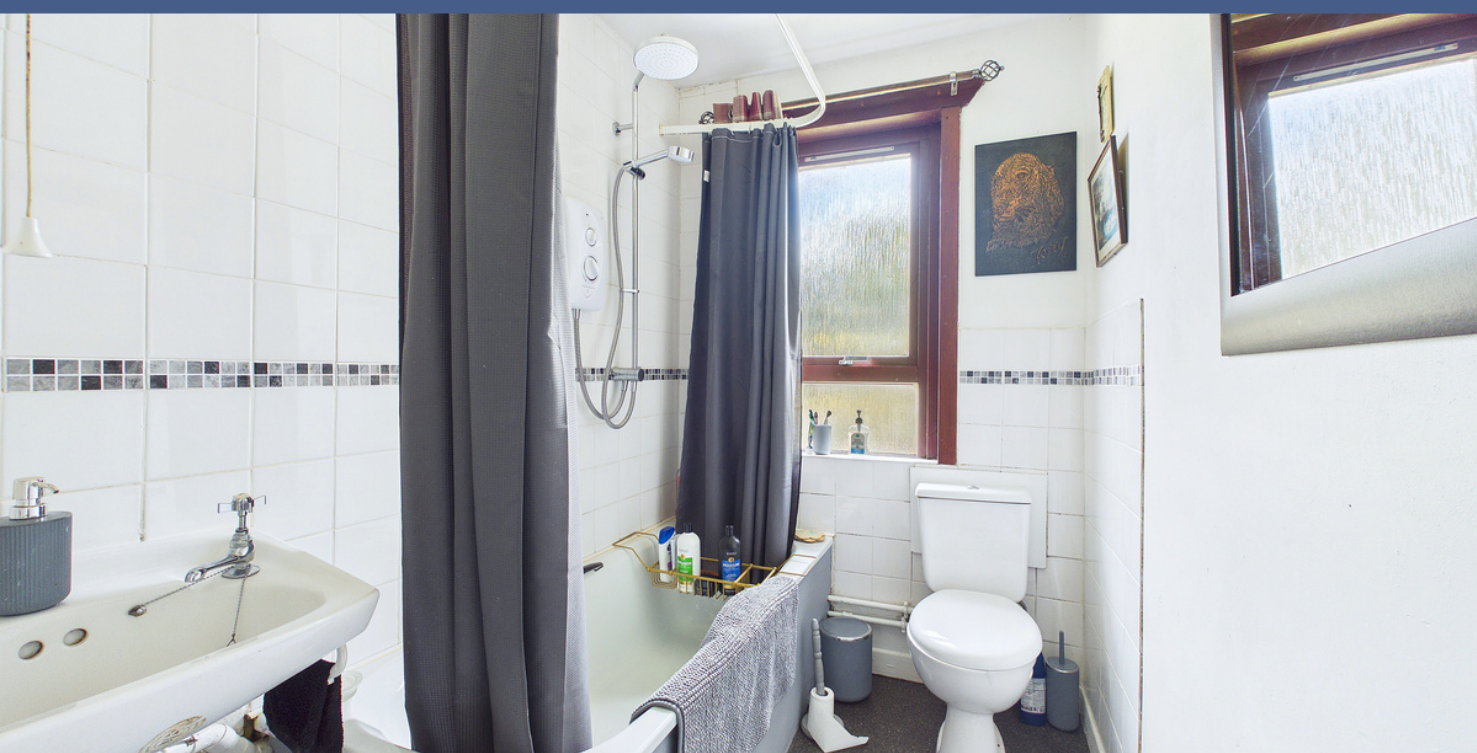


614 Grampian Crescent is a spacious four-bedroom semi-detached home, ideally situated within a popular residential area of Boat of Garten. Offering well-proportioned accommodation throughout, the heart of the home is the inviting living room, featuring a cosy wood-burning stove and attractive alcove shelving.

The kitchen enjoys views over the rear garden and provides direct access outside, making it ideal for family living. Completing the ground floor is a versatile fourth bedroom, which could equally serve as a home office or study.

Upstairs, there are three double bedrooms, a family bathroom, and a useful storage cupboard.

Further benefits include electric economy heating and double glazing throughout.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.



The Cairngorms National Park, known as the outdoor capital of the North, in 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, skiing and snowboarding. There are also a number of renowned golf courses in the area - including the championship Spey Valley course in Aviemore - all within stunning countryside settings. The village of Boat of Garten provides a post office/store, hotel with bar and restaurant, coffee shop, gallery, excellent restaurant, primary school, community hall and parish church. Leisure facilities include an 18 hole golf course and tennis courts.

OUTSIDE

To the front of the property, there is a lawned garden with off-street parking for up to two vehicles, together with a paved pathway leading to the front entrance and continuing around to the rear garden. Additional on-street parking is available directly outside the property, offering the option to utilise the front parking area as additional garden space if preferred. The fully enclosed rear garden provides a safe and private outdoor area, predominantly laid to lawn with a number of planted beds adding colour and interest. The garden also benefits from a timber shed and several useful outbuildings, offering excellent storage and practical workspace solutions.

INCLUDED

All floor coverings, curtains, and blinds.

SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Band C £2032.28p.a (2026/27) including water rates.

Discounts are available for single person occupancy.



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HOME REPORT

A Home Report is available for this property. Please use the following link:

·<https://app.onesurvey.org/Pdf/HomeReport>

·Postcode: PH24 3BJ

·EPC Rating: F

·Home Report Value: £200,000

PRICE

Offers over £200,000 are invited. The seller reserves the right to accept a suitable offer at any time.

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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