3 Grampian Crescent
Boat of Garten
PH24 3BJ

Offers Over £200,000 are invited

Three Bedroom Semi-Detached
Property in Popular Residential Area









Features:

- Cosy Living Room with Multi Fuel Stove And Bay Window
- Solar Panels, Oil Fired Central Heating, Air Conditioning and UPVC Double Glazing
- Generous Garden Grounds with Timber Shed
- Off Street Parking
- Close to Local Woodland Walks, Bike Trails & Golf Course

CONTACT US :
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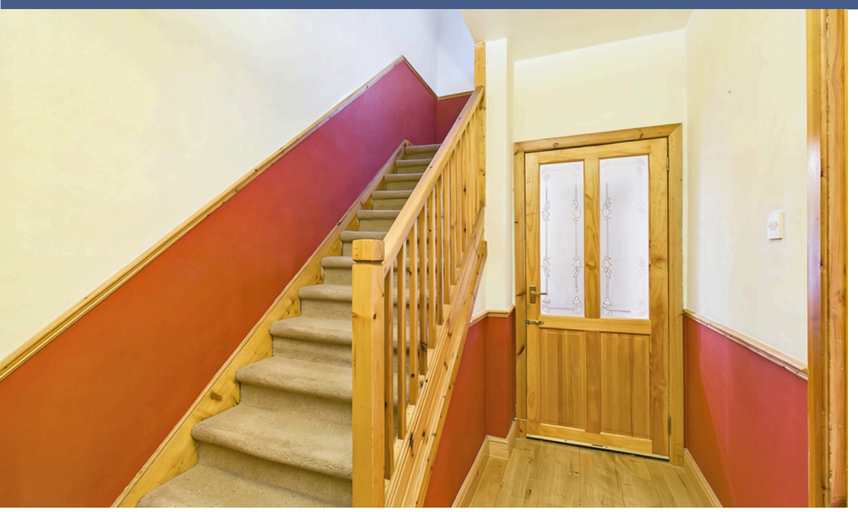
3 Grampian Crescent is a much sought after three-bedroom semi-detached home, situated in a popular residential area of Boat of Garten.

The property is centred around a welcoming and cosy living room, featuring a multi-fuel stove and a bay window. To the rear of the home, the kitchen provides ample space for appliances and enjoys views over the garden. Completing the ground floor accommodation are practical entrance porches to both the front and rear, along with a family bathroom benefiting from underfloor heating.

Upstairs, there are three spacious double bedrooms, all with built-in storage. Additional storage is provided by a landing cupboard and a partially floored loft, accessed via a ladder, offering excellent space for storage.
Further benefits include solar panels, oil-fired central heating, air conditioning, and uPVC double glazing throughout.

Offering comfortable and energy-efficient living in a sought-after village setting, 3 Grampian Crescent would make an excellent family home.









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

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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
The property occupies a generous plot, with the garden predominantly laid to gravel for ease of maintenance and complemented by patio areas, paved pathways, and a variety of established planting throughout. Wrapping around the property, the garden extends well to the rear where a timber garden shed is located, providing useful outdoor storage. The grounds are enclosed by a low timber fence and benefit from a rotary clothes dryer. Off-street parking is available for one vehicle, with additional on-street parking conveniently situated directly outside the property.

INCLUDED
All floor coverings, blinds and light fittings. White goods are included.

SERVICES
Mains electricity, water & drainage.

COUNCIL TAX
Band C £2032.28p.a (2026/27) including water rates.
Discounts are available for single person occupancy.







HOME REPORT
A Home Report is available for this property. Please use the following link:
·3 Grampian Crescent Home Report.pdf
·Postcode: PH24 3BJ
·EPC Rating: D
·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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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.