



Innes & Mackay

**24 Cairngorm Avenue
Granttown on Spey, PH26 3EX**

- SEMI DETACHED THREE BEDROOM VILLA
- ELECTRIC STORAGE HEATING
- GENEROUS GARDEN GROUNDS
- GREAT STARTER HOME FOR THE FAMILY
- WALKING DISTANCE OF THE TOWN CENTRE.

**Offers Over
£165,000**



DESCRIPTION

Located in the lovely town of Grantown on Spey this three bed semi detached villa offers anyone looking for a comfortable family home with generous gardens to the front, side and rear. The property which has been recently decorated and new carpets on the ground floor, benefits from a large lounge, dining room, kitchen and bathroom along with electric storage heating and full double glazing. Parking is on street.

LOCATION

Grantown on Spey is a well known Victorian town with a long distinguished history attracting tourists in both summer and winter. There are shops of all sizes selling a wide variety of goods, as well as restaurants, pubs and other forms of entertainment. The town has both primary and secondary schools. The Craig MacLean sports centre offers a wide variety of sporting and social events. There is a dentist, health centre, cottage hospital and many other facilities. The town is within the Cairngorm National Park and the magnificent scenery of Strathspey can be enjoyed with forest walks, climbing, horse riding, shooting, fishing, an excellent 18 hole golf course, skiing and outdoor curling in winter. The Strathspey Angling Association enjoys 7 miles on both banks on the River Spey and the River Dulnain. Within the area are numerous attractions and places of interest and Grantown offers a quality of life experience.

GARDENS

The gardens to the front are accessed via a gate which opens onto the steps leading to the front door. Laid with grass, the gardens extend round the side and rear of the property with fencing enclosing same. Good storage is provided by two stone built outhouses and a timber garden shed.

ENTRANCE VESTIBULE/HALLWAY

Front door opens into the entrance vestibule which has a

cupboard housing the electric meters. Further door opens through to the carpeted hallway where access is gained to the lounge and via stairs to the first floor landing. There is good understair storage.

LOUNGE

4.40m x 3.83m (14'5" x 12'6")

The lounge is a generous sized room located to the front elevation and benefits from a fifteen pane glass door opening through to the Dining room. A feature and focal point of this room is the log burning stove set on a tiled hearth and surround.

DINING ROOM

2.65m x 2.36m (8'8" x 7'8")

The Dining room, located to the rear offers an area for formal dining and has access through to the kitchen. Carpet completes this room.

KITCHEN

3.71m x 2.64m (12'2" x 8'7")

The kitchen is fitted with an ample supply of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter below the window to the rear is the one and a half bowl sink with drainer to the side and behind here is the electric hob with eye level electric oven to the side. The fridge freezer, dishwasher and washing machine are included in the sale. Tiled flooring and tiling between the units complete this room. Door opens out to the rear garden.

FIRST FLOOR LANDING

Carpeted stairs, currently with a stair lift fitted, lead to the landing where three bedrooms and the bathroom are located off. A glass hatch allows one access to the partially floored loft space.



BATHROOM

2.55m x 1.73m (8'4" x 5'8")

The bathroom is furnished with a three piece suite comprising a WC, wash hand basin and bath with electric shower over and screen to the side. Tiling above the bath and to dado height give the bathroom a pleasing finish along with the heated towel rail and window to the rear.

BEDROOM 1

3.61m x 3.16m (11'10" x 10'4")

Bedroom one is a double room located to the front elevation and is laid with carpet. This room benefits from fitted wardrobes located behind sliding mirrored doors.

BEDROOM 2

3.50m x 2.75m (11'5" x 9'0")

The second bedroom is located to the rear elevation overlooking the gardens. This room benefits from fitted wardrobes located behind sliding mirrored doors with a cupboard above.

BEDROOM 3

2.91m x 2.48m (9'6" x 8'1")

The third bedroom is a single room, located to the front and benefits from a built in cupboard with small cupboard above. Carpet.

HEATING

Electric storage heaters throughout.

GLAZING

Fully double glazed.

PARKING

On street parking.

COUNCIL TAX

Band C

EPC

Band G13

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, electric hob, oven, cooker hood, dishwasher, washing machine and fridge freezer.

SERVICES

Mains water, drainage, electricity, telephone and TV points.

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay Property department (01463) 251200,





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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