

# 30 South West High Street Grantown on Spey PH26 3QH

Offers Over £175,000 are invited

Affordable, End Terrace,  
Three Bedroom Property  
in Cul-de-Sac Location



## Features:

- Modern Fitted Kitchen and Family Bathroom
- Wood Burning Fire, Timber Double Glazing and Electric Storage Heaters
- Enclosed Rear Garden with Timber Shed and Wood Store
- Adjacent Garage and On Street Parking
- Close to Local Amenities, Walks and Cycle Paths

CONTACT US :  
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01479 810 531





30 South West High Street is an affordable, end terrace, three-bedroom home with spacious living accommodation. The property features a lounge with wood burner and stone hearth, modern fitted kitchen with dining area and upstairs three bedrooms with integrated wardrobes.

There is a family bathroom with Mira shower and heated towel rail, and a porch off the kitchen to the rear garden. A loft hatch is accessed above the landing on the first floor. The property is fully double glazed and fitted with electric storage heaters.



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

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 with swimming pool, a dentist and health centre.

The town is situated within the Cairngorms National Park and the magnificent scenery of Strathspey can be enjoyed with forest walks, climbing, mountain biking, shooting, fishing, an excellent 18 hole golf course, skiing close by at the Lecht and Cairngorm Mountain. 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.



## OUTSIDE

The front garden is open plan with paving slabs, gravel, shrubs and trees. The rear garden is fully enclosed and is laid to gravel with a patio area for garden furniture. There is a timber garden shed and separate woodshed. A porch off the kitchen gives access to the garden as well as a garden gate. Outside tap. Wall mounted clothes dryer. There is a garage adjacent to the gable end of the property. On Street Parking.

## INCLUDED

Fitted floor coverings, blinds and light fittings. All integrated kitchen appliances will also be included.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently council tax Band C. £1891 p.a. (2025/26) including water rates.

Discounts apply for single occupancy.



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## HOME REPORT

A Home Report is available for this property.

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

Postcode: PH26 3QH

EPC rating: Band F

Home Report Value: £175,000

## PRICE

Offers Over £175,000 are invited for this property. The seller reserves the right to accept or refuse an offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is 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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