

32 Kylintra Crescent

GRANTOWN ON SPEY, HIGHLANDS, PH26 3ES



Fantastic first-time buy or investment opportunity in the heart of the Cairngorms



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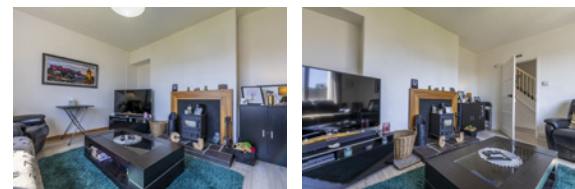


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Situated in the highly sought-after Highland town of Grantown-on-Spey, this well-proportioned three-bedroom terraced home offers an excellent opportunity for first-time buyers, families, or investors.

THE LOUNGE



The accommodation comprises a bright and welcoming lounge, creating a cosy focal point for relaxing family evenings. The kitchen offers a practical and well-proportioned space, ideal for everyday living.

THE KITCHEN





Upstairs, the property benefits from three bedrooms, all offering useful storage, together with a family bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



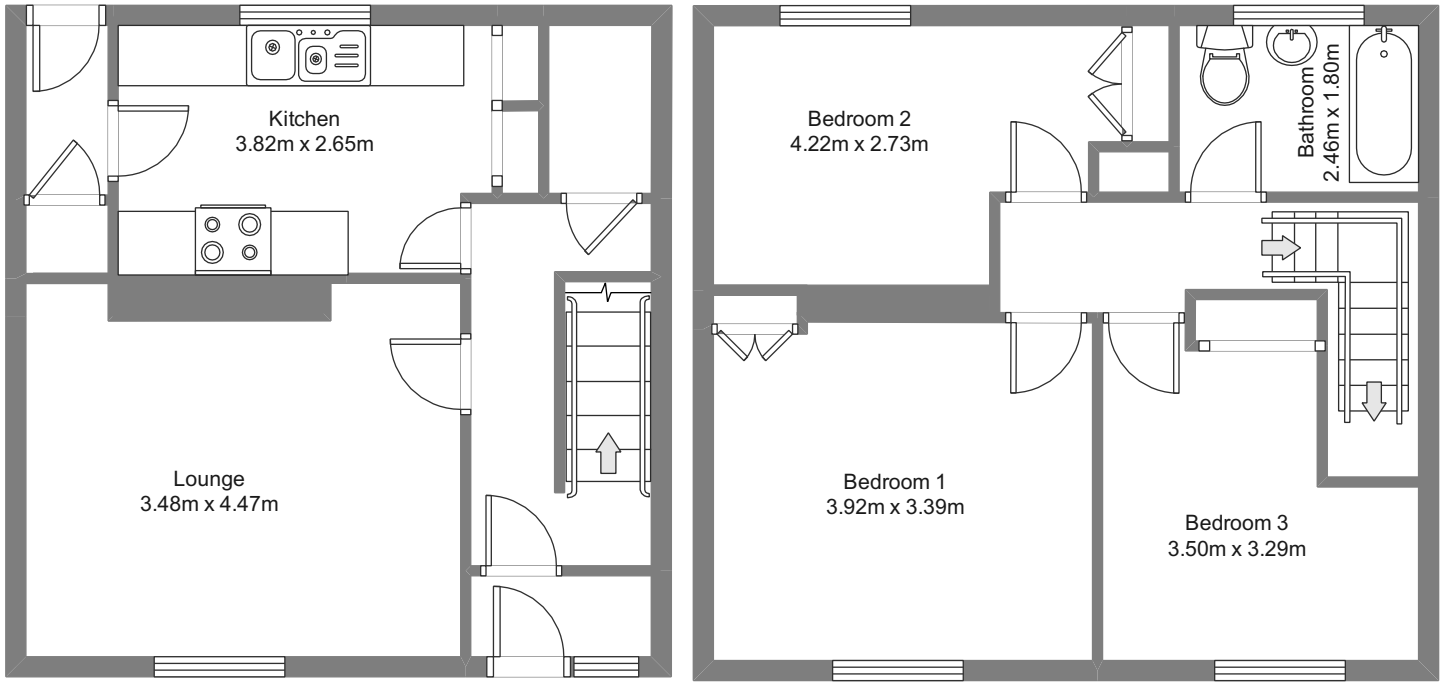
Grantown-on-Spey is renowned for its strong community spirit, excellent local amenities, outdoor pursuits and stunning Cairngorm National Park surroundings. Whether you're looking to take your first step onto the property ladder, secure a buy-to-let investment, or enjoy Highland living, this property represents an outstanding opportunity.

Early viewing is highly recommended.

EXTERNALS

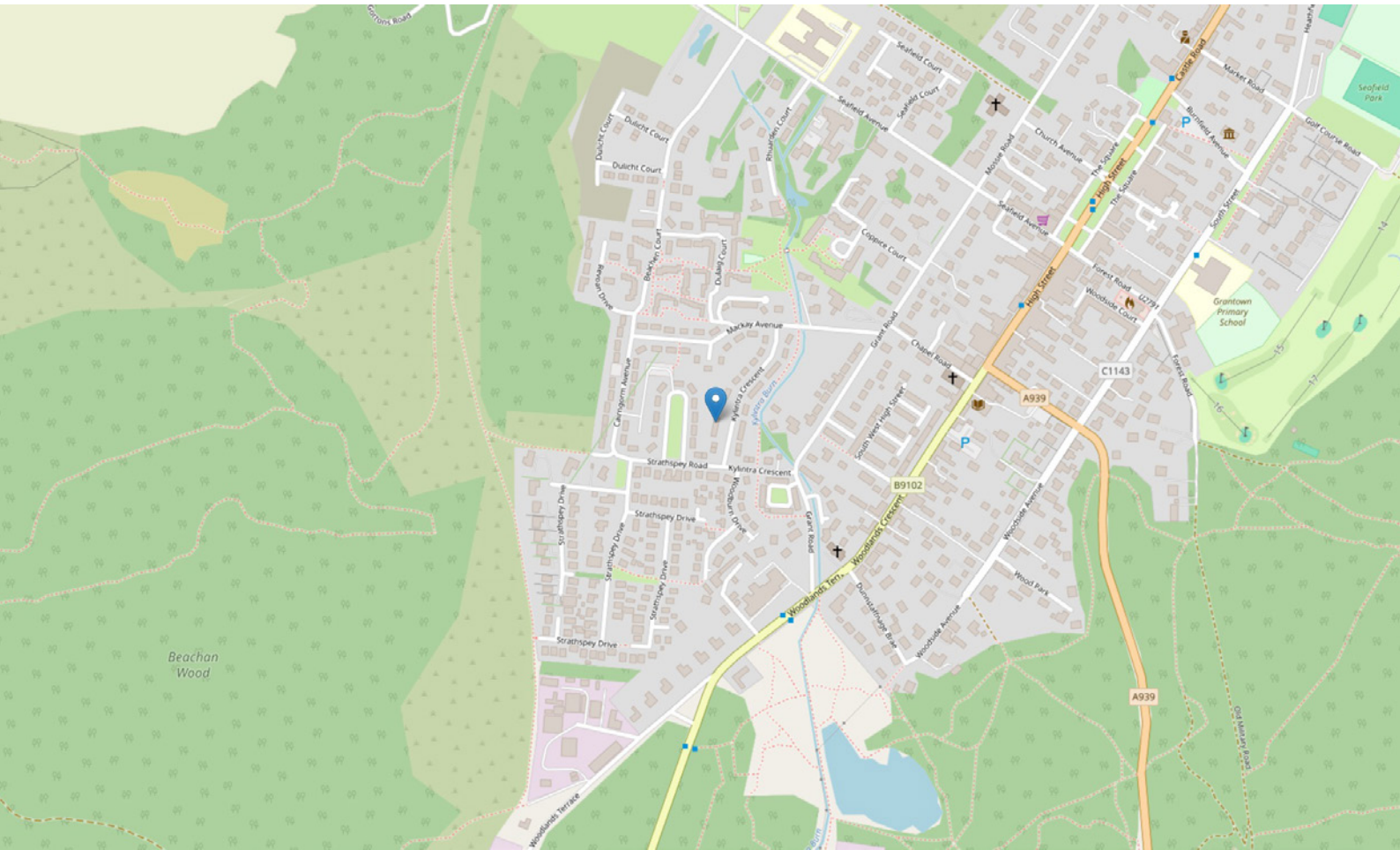


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 93m² | EPC Rating: F



THE LOCATION

Granttown-on-Spey epitomises the charm of Highland living, perfectly situated halfway between the breathtaking Cairngorms National Park and the exhilarating Lecht Ski Centre. Just 14 miles from the bustling hub of Aviemore, the town offers a seamless blend of serene landscapes and vibrant local amenities. The property enjoys a brilliant location, around half a mile from Granttown Primary School, making it ideal for families.





Grantown's thriving high street is less than 10 minutes on foot, its brimming with character, offering a superb range of shops, alongside an array of inviting restaurants, cafés, and bars. Outdoor enthusiasts are spoilt for choice, with walking and bird watching in the nearby Anagach Ancient Pine Forest, extensive skiing, hillwalking, and climbing in the Cairngorm mountains, or leisurely days on the fairways of the local golf course.

The surrounding area also boasts stunning waterways, including Loch Insh, Loch Morlich, and the majestic River Spey, perfect for water sports or tranquil days by the water. Adventure and wildlife experiences are abundant, from the Cairngorm Mountain Railway and Cairngorm Reindeer Centre to the Highland Wildlife Park in Kingussie, Landmark Forest Adventure Park, or the RSPB Reserve at Loch Garten.

With its unbeatable combination of natural beauty, recreational opportunities, and family-friendly amenities, Grantown-on-Spey offers a truly exceptional Highland lifestyle.




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