

19 Mackay Avenue,
GRANTOWN-ON-SPEY, PH26 3EU



Spacious and well presented one bedroom semi-detached bungalow situated in popular residential area close to all local amenities. This comfortable property offers ideal accommodation for first time buyer, retirement home or investment property in this popular year round resort in the heart of the Cairngorms National Park.

- Sitting room with open fire
- Spacious dining kitchen
- Large double bedroom
- Fully tiled shower room
- Double glazing. Economy 7 heating
- Store / Workshop & Garden shed
- Front & rear garden grounds
- Viewing recommended



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OFFERS OVER £105,000 ARE INVITED

STATION SQUARE GRAMPIAN ROAD
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GRANTOWN ON SPEY

Grantown-on-Spey is the capital town of Strathspey and is ideally placed to offer local attractions including fishing, golf, swimming, excellent shopping facilities and the ever-popular Malt Whisky Trail. The town lies within the Cairngorms National Park and it also enjoys a wide reputation as one of the UK's foremost salmon fishing centres attracting worldwide interest. Strathspey is also the premier ski area in the UK with both the Cairngorm and Lecht ski areas nearby. The town is approximately 45 minutes drive from Inverness, with the holiday resort of Aviemore & main line railway station 20 minutes drive. There is a growing population with a primary school, grammar school and an established cottage hospital / health centre.

THE PROPERTY

Post code PH26 3EU

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ENTRY

High performance UPVC entrance door to front porch.

FRONT PORCH

2.85m x 1.05m

Double aspect windows. Shelving. Row of coat hooks. Ceiling light. Timber panelled door to hallway.

HALLWAY

2.35m x 1.05m

Glass panelled doors to dining kitchen and sitting room through to bedroom. Door to shower room. Storage heater with boost control. Wood laminate flooring. Ceiling light.

BEDROOM

4.45m x 3.00m

Window to rear with fitted vertical blinds. Wall mounted panel heater. Door to built in wardrobe with shelf and hanging rail. Carpet. Ceiling light.



DINING KITCHEN

3.90m x 3.05m

Window with fitted roller blind. Shelved storage cupboard. Comprehensive range of pine base, wall and drawer units with complementary work surfaces and tiled surround. One and a half bowl sink unit with plumbing for automatic washing machine. Electronic controls for water heating system. Wall mounted panel heater. Wood effect vinyl flooring. Ceiling light. External door to rear garden.

ATTIC

From kitchen, access hatch and fully retractable ladder to spacious attic area offering potential for conversion subject to the necessary consents. Skylight window to rear and electric light supply.



SITTING ROOM

4.20m x 3.30m

Window to front with fitted vertical blinds. Open fire with slate hearth and extended Fyfestone surround. Storage heater with boost control. Wood laminate flooring. T.V. point. Ceiling light.



SHOWER ROOM

2.20m x 1.50m

Opaque window to side with fitted roller blind. Three piece suite in white comprising double shower cubicle with high performance mains shower, wash hand basin in vanity unit and W.C.. Downflow fan heater. Heated towel rail. Extractor fan. Floor and wall tiling. Ceiling light.



OUTSIDE

GARDEN

The garden ground to the front of the property is partially enclosed with timber fencing with a stone chipped driveway to the side providing ample car parking space. The front garden is laid out for ease of maintenance being mainly stone chipped interspersed with a number of ornamental trees. The sheltered rear garden is screened with timber fencing and is again mainly stone chipped for ease of maintenance with an area of lawn. Timber workshop/store and separate garden shed and wood store. Outside cold water supply.

WORKSHOP / STORE 4.05m x 2.30m

Situated to the side and rear of the property is a driveway leading to a store / workshop of timber construction with galvanised steel roofing, double doors and side window. Power and light supply.



GARDEN SHED 2.50m x 2.10m

Situated to the rear of the workshop/store is a separate garden shed. Providing additional useful storage.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX / EPC

This property is rated in Band B for council tax. The Energy Efficiency rating for the house is Band E - (52).

OFFERS / SOLICITORS

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All Offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an Offer at any time. In the event that a Closing date is set, we are only able to liaise with clients who have instructed their Solicitor to Note interest on their behalf.



VIEWING

Is strictly by prior arrangement with the subscribers.

HOME REPORT

A Home Report is available for this property from our office.

DATE OF ENTRY

Entry is by negotiation.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding Holiday or Residential Letting / rental rates and a comprehensive property management and holiday rental service is available on request.

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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