

Flat 2 Woodpark, Woodside Avenue Granttown-on-Spey, PH26 3JR



Spacious and bright one bedroom, ground floor apartment with attractive bay window and small private garden area. This attractive traditional property is in good condition and is one of a small number of spacious apartments in a secluded location in a popular peaceful residential area of Granttown-on-Spey.



- Double bedroom with views to side garden area
- Spacious bright open plan sitting room / dining room with feature bay window
- Fitted kitchen with appliances / external door to private garden
- Refurbished shower-room
- Night storage heating / Double glazed
- Communal security entrance
- External lockable walk-in storage shed
- Designated off road communal parking
- Great location as starter home

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STATION SQUARE GRAMPAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

OFFERS OVER £115,000 ARE INVITED

sales@highlandpropertyservices.co.uk
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GRANTOWN-ON-SPEY

Grantown-on-Spey is the capital town of Strathspey and is ideally placed within the Cairngorms National Park. It offers a range of local attractions including trout and salmon fishing in the River Spey, golfing on its renowned 18 hole golf course, swimming, excellent shopping facilities and the ever-popular Malt Whisky trail. Strathspey is also the premier ski area in the UK with both the Cairngorm and Lecht Ski area nearby. The town is approximately 45 minutes drive from Inverness, and has a growing population with a primary school, grammar school with swimming pool and new sports centre and an established health centre. The recently completed distillery adds attraction to this popular all year round traditional new town. Aviemore & mainline rail station is 12 miles. Inverness is 36 miles.

THE PROPERTY

PH26 3JR

This traditional stone and slate building stands in a bright open location with a small private garden, communal garden drying area and with its own communal parking. It has a well presented communal entrance hallway over two floors servicing the respective apartments. The building would appear to be in good condition overall.

Included in the sale are all light fittings, curtains, carpets and fitted window blinds and appliances.

This ground floor apartment benefits from an attractive bay window with open views to distant hills and woods. There is electric night storage and radiator heating and hot water. The property is double glazed throughout.

BUILDING ENTRANCE

Entrance to the building is via a communal doorway. The entrance hallway has a cupboard housing the individual electricity meters with a further rear external numbered secure walk in store / cupboard with lock.



APARTMENT ENTRANCE HALL

The apartment door opens directly into the inner hall with night storage heater. Coat rack. Linen cupboard partially shelved with water heater cylinder. Smoke alarm. Attic hatch to roof void space.

DOUBLE BEDROOM

(4.25m x 2.8m)

Bright spacious double room with window overlooking the side garden area. Fitted wardrobe cupboard with electric fuseboard. Radiator.



SHOWER ROOM

(2.m x 1.9m)

Tastefully tiled with electric shower and large walk in glass shower cubicle. WC and wash basin. Extractor fan. Electric heated towel rail. Mirror. Glass shelf. Ceiling spotlights. Vinyl flooring.



LOUNGE / DINING AREA **widest (5.4m x 4.15m)**

L shaped with large bright room with feature bay window with fitted blinds, overlooking the roadway and distant hills / woodlands. Adequate space for a dining area. Night storage radiator x 2 . TV point.

Open plan off the sitting room -



KITCHEN

widest (2.3m x 2.25m)

The fitted kitchen provides wall / floor units with worktop and wall mounted heating control unit. It includes the electric hob, oven and extractor, hotpoint washing machine and Beko under worktop fridge. There is also an external partially glazed side door to the small private garden area and gate access to the communal clothes drying area (stone chipped).





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COUNCIL TAX & ENERGY PERFORMANCE RATING

We understand this property is rated band B (£1440) for council tax. The energy efficiency rating for the house is band F (38).

DATE OF ENTRY

The seller is seeking a prompt settlement date.

VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

HOME REPORT

Linked from our website or available on request from our offices.

OFFER / SERVICES

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. Where an offer is accepted in principle, it is the responsibility of the purchaser's solicitors to do all ID checks under the 2017 AML Regulations (Anti Money Laundering).

GROUNDS

Side southerly facing small dedicated garden area with timber boundary fencing. Gate through to communal garden / drying area and pathway access to the rear parking area. Mostly lawn to the front of the property with mixed attractive mature trees. Parking space for apartments with additional visitor/service parking. Each apartment has a dedicated unit with a concrete block construction external store with lockable timber door.



SERVICES

Telephone with we understand broadband capability. Mains electricity, water and sewage

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park

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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