

Brunstane, Heathfield Road, Grantown on Spey, PH26 3HX



Detached, spacious, two/three bedroom bungalow in a secluded popular location within a few minutes walk of the town centre. The property would benefit from upgrading / modernisation. There is a large garden area circa 0.33 acres and timber garage. This property is of a "Doran" non-standard construction which may not be suitable for lending purposes via some lenders / banks.

- Sitting room with open fireplace
- Fitted kitchen with water tank cupboard
- Dining room / bedroom 3
- Two good sized bedrooms
- Wet room shower / WC
- Rear utility porch / storage
- Oil central heating & double glazed
- Large established garden & timber garage with driveway
- Excellent potential

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

OFFERS OVER £230,000 ARE INVITED

sales@highlandpropertyservices.co.uk
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GRANTOWN ON SPEY

This is a popular town surrounded by extensive woodlands within the Cairngorms National Park, renowned for its varied sporting pursuits including golf, biking and fishing on the river Spey. It is the Capital of Strathspey and this attractive town hosts a variety of shops, hotels and restaurants. It is also the gateway to the Malt Whisky Trail with a new distillery nearing completion. There is a range of winter snow sports available nearby. It has a primary and grammar school / leisure centre and swimming pool. Local health centre and Dentist. Aviemore rail station is 15 miles, Inverness Airport is 35 miles.

THE PROPERTY

PH26 3HX

Detached and secluded two/three bedroom bungalow with extended timber garage with power and lighting. The bungalow has considerable scope for upgrading / modernisation within a large established garden of approx. 0.33 acres. It is located in a popular area of the town with local schools, leisure centre and other amenities nearby. This property is of a "DORAN" non-standard construction which may not be suitable for lending purposes via some lenders / banks.

All fitted appliances, floor-coverings, curtains, blinds and light fittings are included. Oil fired central heating. Double glazed.

ENTRANCE

Automatic door to internal hallway. Electrical services cupboard. Radiator.

HALLWAY

Radiator. Smoke alarm. Attic hatch.

KITCHEN:

3.45m x 2.75m

Rear window overlooking garden. Range of timber base and wall units, cream worktop, stainless steel sink, electric ceramic hob, twin wall ovens and cooker hood. Tabletop-dishwasher, fridge/ freezer, washing machine. Radiator. Hot water tank / airing cupboard. Laminate flooring.



SITTING ROOM

5.25m x 3.25m

Bright and airy dual aspect room with bay window to front. Open fireplace & surround. Radiator x 2. Wall lights x 4.



DINING ROOM / BEDROOM 3

2.75m x 2.1m

Compact room with window to rear. Twin storage cupboards. Radiator.



SHOWER WET-ROOM**1.95m x 1.95m**

Bright with opaque window to rear. Customised accessible room with shower and folding screen, wash hand basin, & "Clos-o-mat" variable height WC, radiator/towel rail.

**BEDROOM 2****3.95m x 2.75m**

Good sized room with window overlooking rear garden. Wash hand basin. Built in wardrobe. Radiator.

**MAIN BEDROOM 1****3.65m x 3.25m**

Spacious bright room with windows to front garden. Built in wardrobe. Radiator.

**UTILITY PORCH****2m x 1.25m**

External door to garden. Large shelved storage cupboard.

**GARDEN**

Stone walled front garden with lawn and mature trees and shrubs. Gravel driveway and slabbed parking for 2 / 3 cars. Rear garden / previous vegetable plot with timber boundary fencing.





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VIEWING

Is strictly by arrangement with the sole selling Agents by minimum 48hr 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.

GARAGE

single extended timber garage approx. (10' x 16') with power and lighting / fuse board. External oil boiler & oil storage tank.



SERVICES

All mains services including water/drainage, electricity.

COUNCIL TAX & ENERGY PERFORMANCE RATING

We understand that this property is rated in Band D approx. (£1785 p.a.) . EPC rating E (41)

DATE OF ENTRY

By arrangement.

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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Monday - Friday 9.00 am - 5.00 pm