

1 bedroom terraced house for sale, Ellanwood Road, Carrbridge PH23 (890 GBP)



Location **Scotland, Nairnshire**
<https://www.freedasz.co.uk/x-160751-z>

46 Ellanwood Road is a sought after one bedroom end terrace bungalow, built around the mid 1950's. It's centrally located within the heart of the local community and close to village amenities. The property is in good condition but does require some upgrading and redecoration. Benefits include excellent room sizes, open fireplace, economy electric heating, double glazing and good storage space. There's an excellent enclosed garden with the rear lawn south facing and a large lockable store. On street parking is available adjacent to the property. An ideal residential or buy to let investment property. Garden A good size garden and both front and rear are enclosed with timber fencing and gated. They both enjoy lawns, flower borders and pathways with the rear having a clothes drying line. Services Mains electricity, water and drainage. Telephone. Council Tax Band B £1229 p.a. (2015/16) including water rates. Discounts are available for single person and second home occupancy. Home Report A Home Report is available for this property. Please use the following link: * Reference: HP402044 * Postcode: PH23 3AQEPC Rating Band E Offers Formal offers should be submitted to our office in Aviemore. Viewing Viewing is strictly by appointment only through the Selling Agents. Entrance Vestibule - 6' 4" x 3' 5" (1.95m x 1.06m) Hardwood security door with glazed viewing panel leads into vestibule. Glazed side window. Pine panel ceiling and wall. Coat hooks. Wall light. Window to bathroom. Fitted carpet. Glazed door to hall. Hall - 13' 6" x 3' 9" (4.13m x 1.15m) High level window to front. Telephone point. Pendant light. Storage heater. Fitted carpet. Doors off to lounge, kitchen bedroom and bathroom. Wonderful deep storage cupboard with shelving and space for storage, pendant light. Also contains electric fuse boxes, hot water boost control unit, electrical fuse boxes and access to insulated loft which also contains the hot water tank. Lounge - 13' 8" x 10' 6" (4.19m x 3.22m) Comfortable lounge with two windows to the front. Tiled open fireplace. Sky cable. Pendant light. Storage heater. Kitchen - 11' 6" x 11' 5" (3.53m x 3.5m) - at widest Fitted kitchen with base and wall units incorporating worktops and stainless steel sink. Cooker. Plumbed for washing machine. Space for fridge and freezer. Extractor fan. Pendant light. Vinyl flooring. Window to rear. Rear door to open porch with access to the exterior lockable store. Bedroom - 10' 9" x 10' 4" (3.3m x 3.15m) Excellent size double room with large window to the rear. Double wardrobe and a single wardrobe all along on wall. Space for bedroom furniture. Pendant light. Storage heater. Fitted.

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