1 bedroom semi-detached house for sale, High Street, Grantown-On-Spey PH26 (1150

Location **Scotland, Nairnshire**
https://www.freeadsz.co.uk/x-160752-z

Ashgrove, 31A High Street is a beautifully presented semi detached one bedroom bungalow in the heart of the village yet far enough off the High Street to be secluded. It enjoys a short flat walk to the main street to shops and the towns amenities.The property is all on one level and has been recently renovated to a high standard which includes a new modern kitchen & bathroom, redecorated including floor coverings and an upgrade of electrics. The property is sold in excellent condition and is fully double glazed and enjoys a garden, parking for at least two vehicles, a timber garage and timber garden shed.The property is ideal for holiday, residential or as a commercial letting property.Viewings are by arrangement with the Ian Turner the selling agent.GardenA driveway extends from the High Street and reaches the end of a cul de sac where the semi detached properties are located. A large private garden lies to one side of the driveway. The timber garage (5.5 x 3.0m) and car parking lie to the other side. Timber garden shed.IncludedAll floor coverings, curtains, blinds and light fittings all where fitted. Can be sold furnished by separate negotiation.ServicesMains electricity, water and drainage.How to get thereTravelling north (from Aviemore) the turnoff is on the High Street on the left hand side after 'Ritches' then 'Ann's wool shop' (before the main square). Follow the driveway and bear right and continue. The property faces you with Ashcroft clearly written above the entrance door).Council TaxCurrently Band B. (£1229 p.a.2015/16).Includes water rates. Discounts apply for single occupancy and second home usage.Home ReportA Home Report is available for this property.Log on to* Reference No: HP416350* Postcode: PH26 3EGEPC Rating D.OffersFormal offers should be submitted to our office in Aviemore.ViewingViewing is by appointment through the Selling Agents.Entrance Vestibule - 6' 5" x 4' 10" (1.98m x 1.48m)Security door with opaque glazed viewing panels opens to a short hallway. Double storage cupboard suitable for coats and space for other storage. Recess with low level storage cupboard and display shelf above. Telephone point. Wall lights. Pendant light. Storage heater. Fitted carpet. Door to living area.Living AreaThe living area is open plan and contains the lounge and kitchen.Lounge - 13' 1" x 11' 5" (4m x 3.5m)Spacious bright room with two windows to the side. Space for lounge furniture. Satellite cable. Ceiling light. Fitted carpet. Open plan to kitchen.Kitchen - 12' 5" x 8' 10" (3.8m x 2.71m)Modern fitted kitchen with base, wall and display units incorporating hob & fan assisted oven, fridge, washing machine, stainless steel sink with mixer taps. Matching breakfast bar with two stools. Wall tiles above worktops. Built-in shelved storage cupboard. TV point. Two ceiling lights. Storage heater. Fitted carpet. Window overlooking the front. Door to inner hall.Inner Hall - 5' 9" x 3' (1.77m x 0.92m)Built-in linen cupboard which contains shelving, hot water tank, heating and hot water boost control unit and trip switch fuse boxes. Ceiling light. Fitted carpet. Doors to bedroom and shower room.Shower Room - 9' 3" x 6' 1" (2.82m x 1.86m)Modern three piece white suite comprising WC, vanity basin and corner shower with mixer taps. Waterproof panelling around shower. Wall tiles around basin. Wall mirror and shelf. Heated towel rail. Ceiling light. Vinyl flooring. Opaque window to the front.Bedroom - 12' 2" x 10' 5" (3.72m x 3.2m)Double/family bedroom with window to the side. Double wardrobe, [illegible] one [illegible] mirror doors. Pendant light. Paper heater. Fitted

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