

# 30 Cairngorm Avenue Grantown-on-Spey PH26 3EX

Offers Over £175,000 are invited.

Spacious Three Bedroom Family Home  
Benefiting From Generous  
Accommodation & Great Views of  
Surrounding Hills



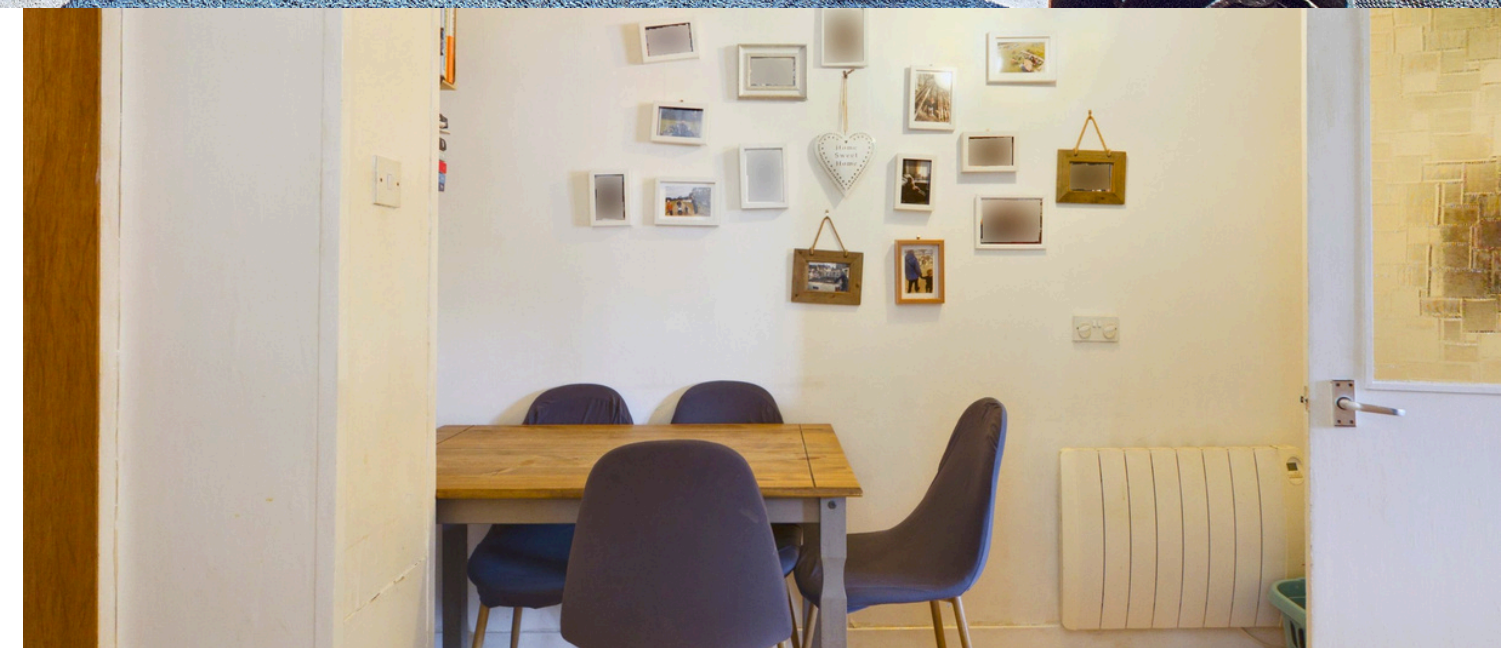
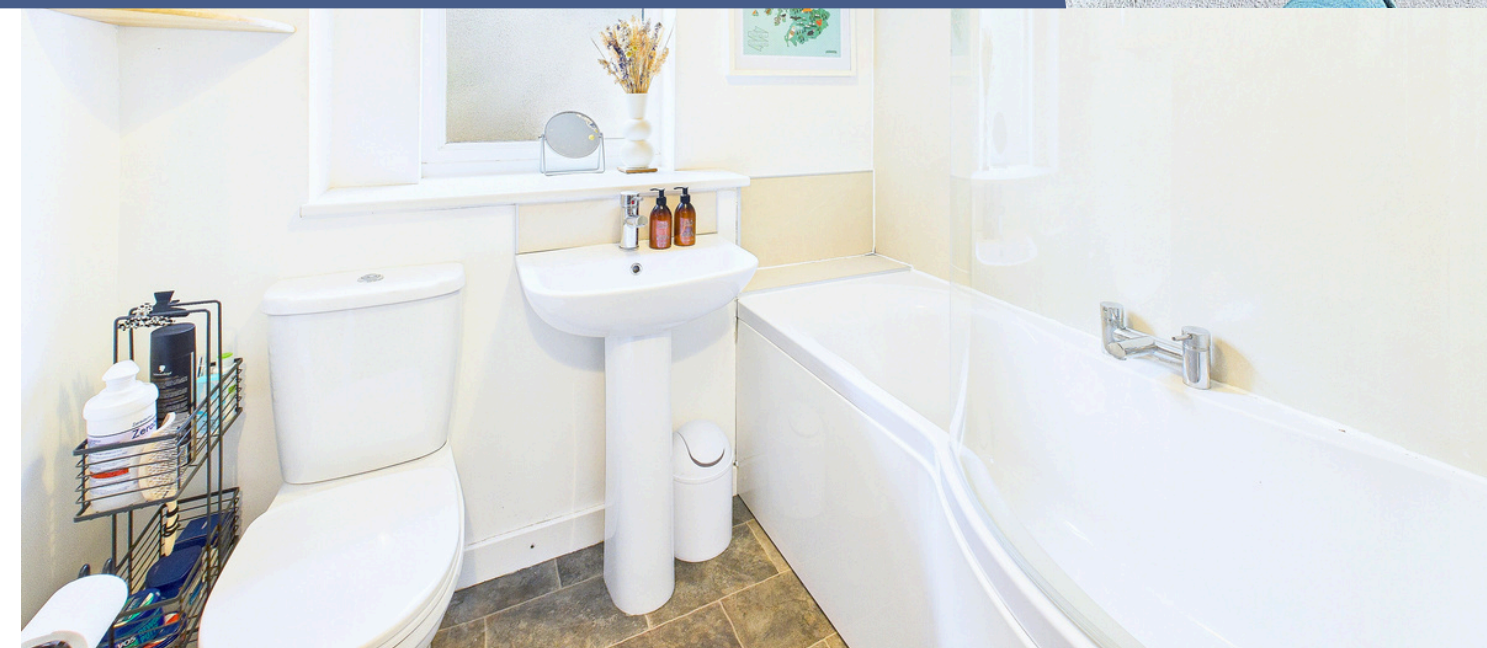
## Features:

- Well Presented Property In A Great Residential Area
- Double Glazing & Electric Economy Heating
- 12 PV Solar Panels
- Front & Rear Garden Grounds & Attached Single Garage
- Direct Access To Local Woodland Walks & Bike Trails

CONTACT US :  
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GRAMPIAN ROAD  
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01479 810 531



30 Cairngorm Avenue is a spacious and affordable three bedroom ex-local authority villa which sits on an elevated position and offers incredible views of surrounding hills. This comfortable family home benefits from three double bedrooms, a bright lounge offering great views, kitchen and dining area, family bathroom and both front and rear vestibules. Other notable benefits include the full double glazing, electric economy heating, feature open fireplace, private parking and an attached garage. The property allows enjoys front and rear garden grounds with direct access into the local woodland at the rear. This is a great opportunity for a young family to purchase an affordable home in a popular residential area of Grantown-on-Spey.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

Grantown on Spey is a well known Victorian town with a long distinguished history attracting tourists in both summer and winter. There are shops of all sizes selling a wide variety of goods, as well as restaurants, pubs and other forms of entertainment. The town has both primary and secondary schools, a new Craig MacLean sports centre has recently opened and offers a wide variety of sporting and social events, there is a dentist, health centre, cottage hospital and many other facilities.

## Outside

The front garden is mainly laid to lawn with parking for two vehicles. Paved path leads to the front door and garage. The rear garden is fully enclosed and is fully slabbed for easy maintenance. Pedestrian door to the garage. Gated access to local woodland.

## SERVICES

Mains electricity, water and drainage.

## HOME REPORT

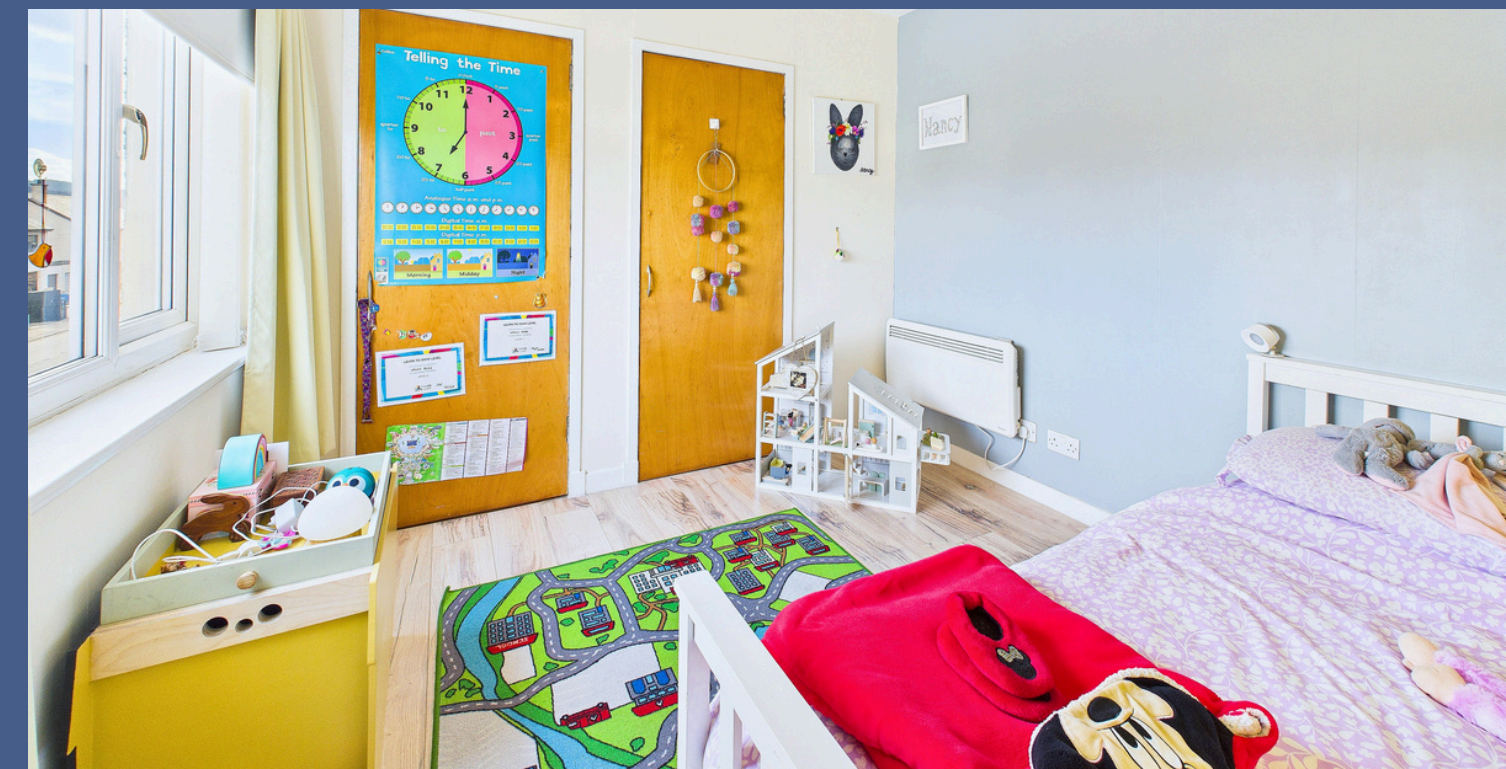
A Home Report is available for this property from [www.packdetails.com](http://www.packdetails.com)

Reference Number: HP781124

Postcode: PH26 3EX

EPC rating: Band F

Please note the Home Report price is valued at £175,000



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## COUNCIL TAX

Currently council tax Band C. (£1715 per annum - Includes water rates)

Discounts apply for single occupancy.

## PRICE

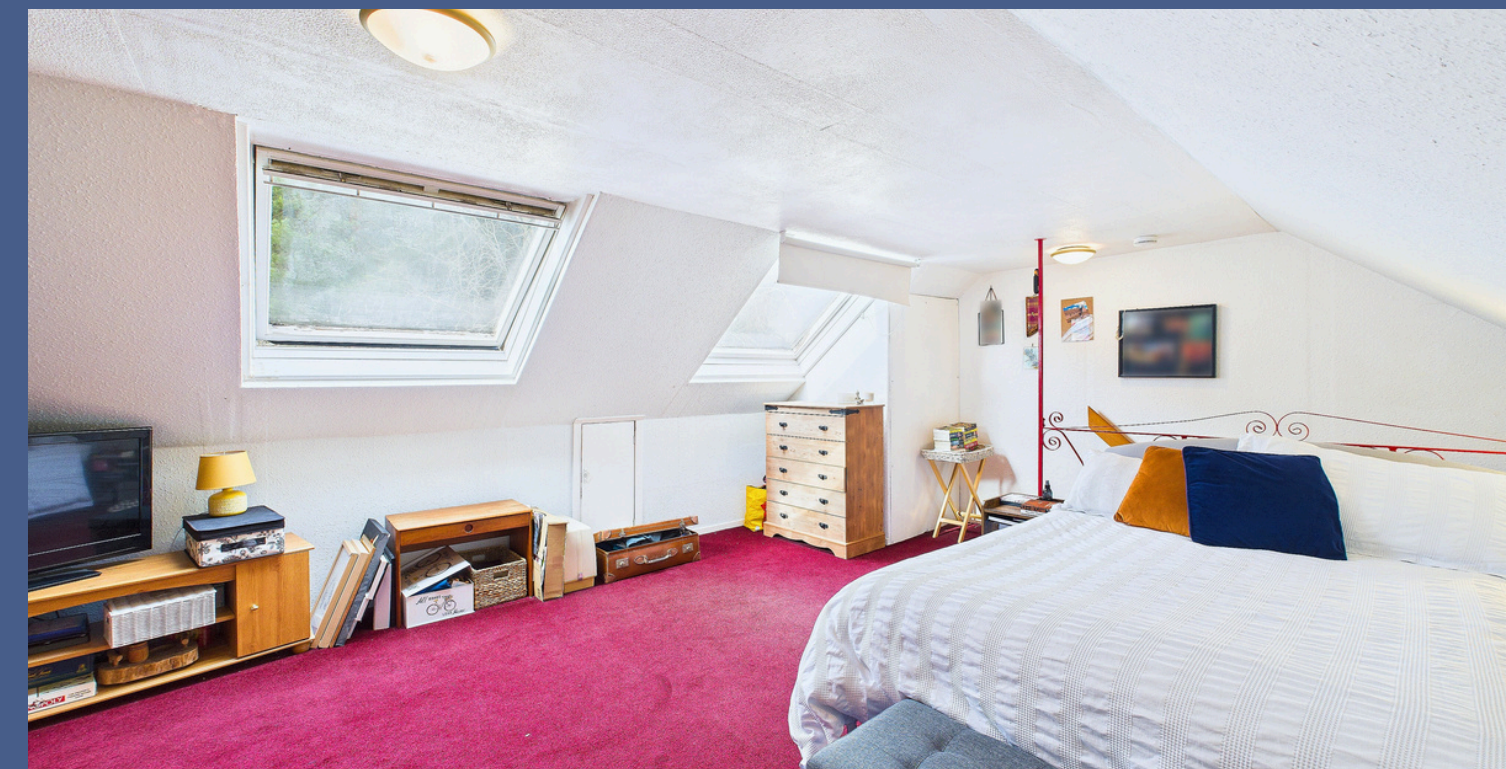
Offers Over £175,000 are invited for this property. The seller reserves the right to accept or refuse an offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is by appointment only through the Selling Agents.



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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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