

# 35 Dulaig Court Grantown-on-Spey PH26 3QQ

Offers Over £120,000 are invited.

Affordable Two Bedroom Bungalow  
Benefiting From Spacious Accommodation  
& Private Off Street Parking



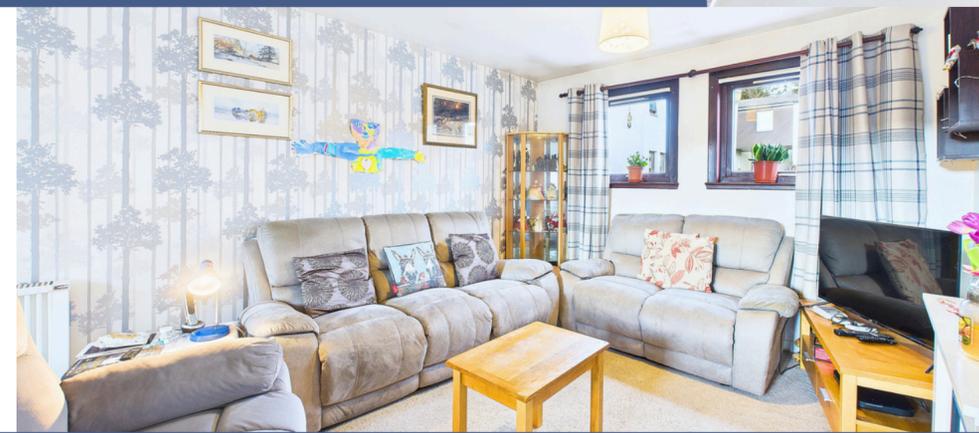
## Features:

- Generous Living Space & Two Good Sized Bedrooms
- Double Glazing & Electric Economy Heating
- Front & Rear Garden Grounds & Off Street Parking
- Great Central Location Close To Local Facilities

CONTACT US :  
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01479 810 531



35 Dulaig Court is an affordable two bedroom bungalow situated in a quiet cul-de-sac of similar properties in a popular residential area of Grantown-on-Spey. The property boasts a spacious, double aspect lounge and dining area, kitchen, two bedrooms and a shower room. Other benefits include the full double glazing and economy electric heating. Other benefits include both front and rear garden grounds and off street parking. The property offers a great opportunity for someone looking to downsize or even a young couple looking at getting on the property ladder. The town is within the Cairngorm National Park and the magnificent scenery of Strathspey can be enjoyed with forest walks, climbing, horse riding, shooting, fishing, an excellent 18 hole golf course, ski-ing and outdoor curling in winter. The Strathspey Angling Association enjoys 7 miles on both banks on the River Spey and the River Dulnain. Within the area are numerous attractions and places of interest and Grantown offers a quality of life experience.



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 is enclosed with timber fencing accessed via a pedestrian gate with paved pathway to front door. Gravel driveway offering off-street parking for one vehicle.

The rear garden is full paved and is bounded by timber fencing and gated. Rotary clothes dryer.

## 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: HP781109

Postcode: PH26 3QQ

EPC rating: Band D

Please note the Home Report price is valued at £120,000



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## COUNCIL TAX

Currently council tax Band B. (£1500 per annum - Includes water rates)

Discounts apply for single occupancy.

## PRICE

Offers Over £120,000 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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