

4 Grampian Crescent Boat of Garten PH24 3BG

OFFERS OVER £220,000 are invited.

Tastefully Finished Two Bedroom Semi-Detached Villa Benefiting From Generous Garden Grounds & A Detached Garage



FEATURES :

- Recently Refurbished To Include New Kitchen & Bathrooms
- Bright Lounge With Wood Burning Stove
- Two Double Bedrooms / 1 Bathroom / 1 Shower Room
- Home Office Space
- Eco-Friendly Biomass Heating & UPVC Double Glazing
- Single Detached Garage & Gravel Off-Street Parking

CONTACT US :
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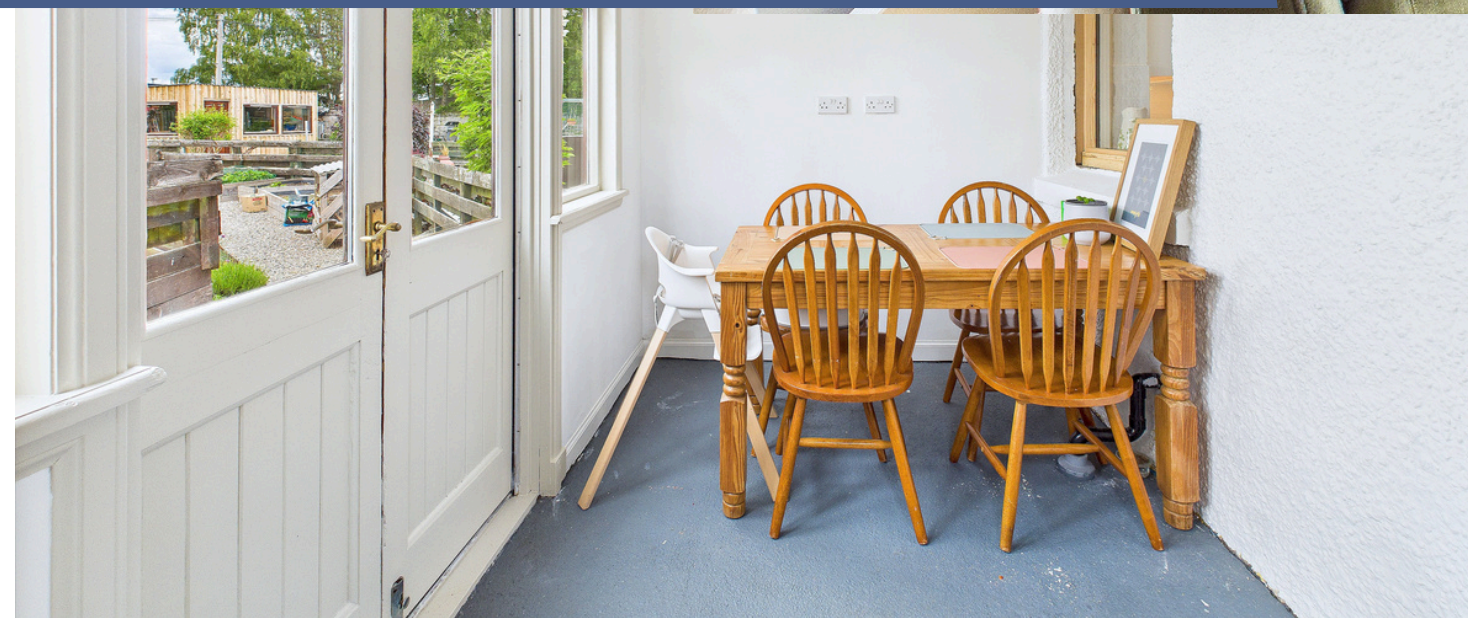
4 Grampian Crescent, Boat of Garten

A beautifully presented semi-detached home in the heart of the desirable Highland village of Boat of Garten. This stylish and spacious property has been thoughtfully modernised and extended, offering comfortable and flexible living in a peaceful setting.

The accommodation comprises two generous double bedrooms, a bright and welcoming lounge with bay window and wood-burning stove, and a newly fitted kitchen and extended dining area. A practical utility room and a downstairs shower room add further convenience.

Upstairs, a luxurious four-piece family bathroom includes a freestanding bath and walk-in shower, while a clever office nook above the stairwell offers a quiet space to work or study.

Recently redecorated and refurbished with a high standard of finish throughout, the home features quality flooring and internal doors as well as being re-wired, re-plumbed, electric cables run to rear garden and garage which now supports an EV charger. Ethernet cables have been run between the lounge, office and loft to give full WIFI coverage.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965



This spacious home also offers the option of extending up into the loft. The current owners have already put plans in place and have installed plumbing and electric to this area. Drawings can be shared on request.

Located in the charming village of Boat of Garten, known for its scenic beauty, outdoor pursuits, and close-knit community, this property offers an excellent lifestyle opportunity.

Boat of Garten is a popular holiday village situated beside the River Spey and located within the Cairngorm National Park. It boasts a renowned 18 hole golf course & tennis club, enjoys salmon & trout fishing and is popular with ornithologists for many varieties of birds. It is also close to R.S.P.B. nature reserves, the most famous being the Osprey reserve at Loch Garten. The village has a primary school, shops, post office, a hotel with award winning restaurant and another local popular restaurant within the village.

Garden

Outside, the property enjoys a private front and rear garden, timber garage, and off-street parking for two vehicles. The garage has an electric up and over door and has provisions in place for an EV charger.

The front garden is laid to lawn and full enclosed. A paved path leads to front door and around the side to the rear garden.

The rear garden is mainly laid to lawn with timber outbuildings and sleeper built planters. Gravel pathway leads to the rear entrance door.

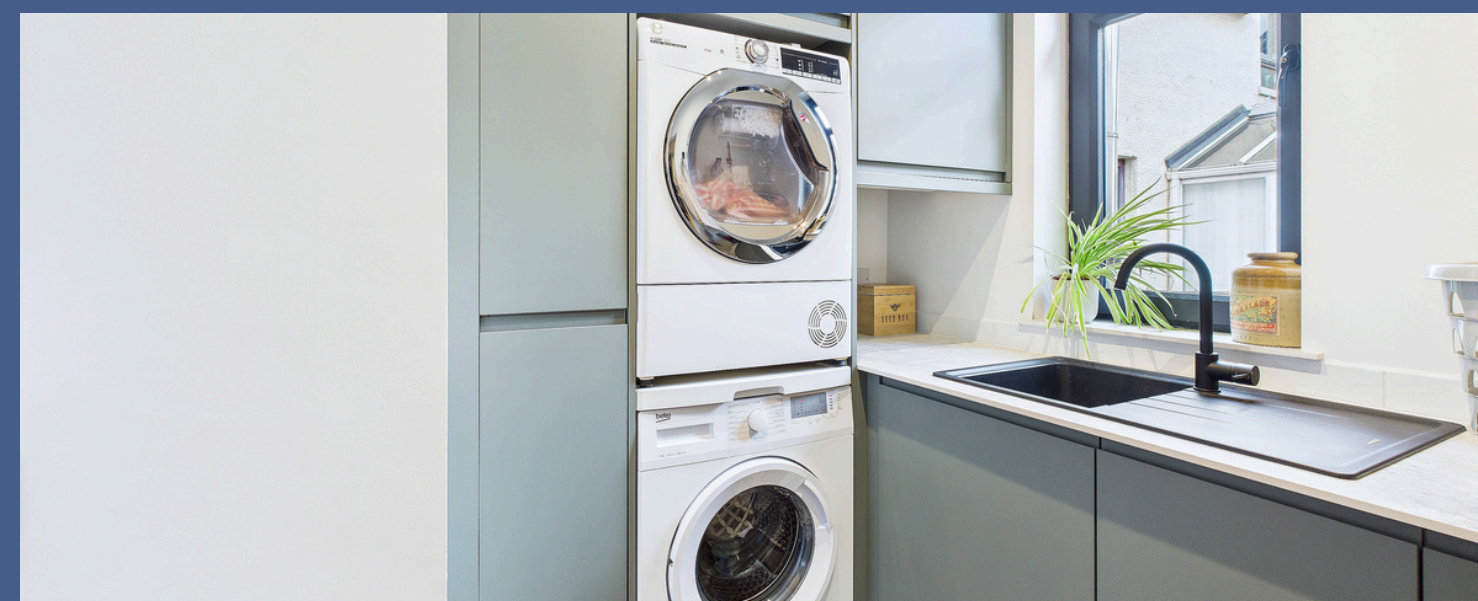
SERVICES

Mains electricity, water and drainage. Fibre broadband and telephone.

COUNCIL TAX

Currently Band C £1754 p.a. (2025/26) including water rates.

Discounts are available for single person occupancy.



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HOME REPORT

A Home Report is available for this property. Please contact the office directly to request a direct copy or use the following link:

Ref: [4 Grampian Crescent 2025.pdf](#)

Postcode: PH24 3BJ

EPC rating: Band E

Home Report Value: £225,000

PRICE

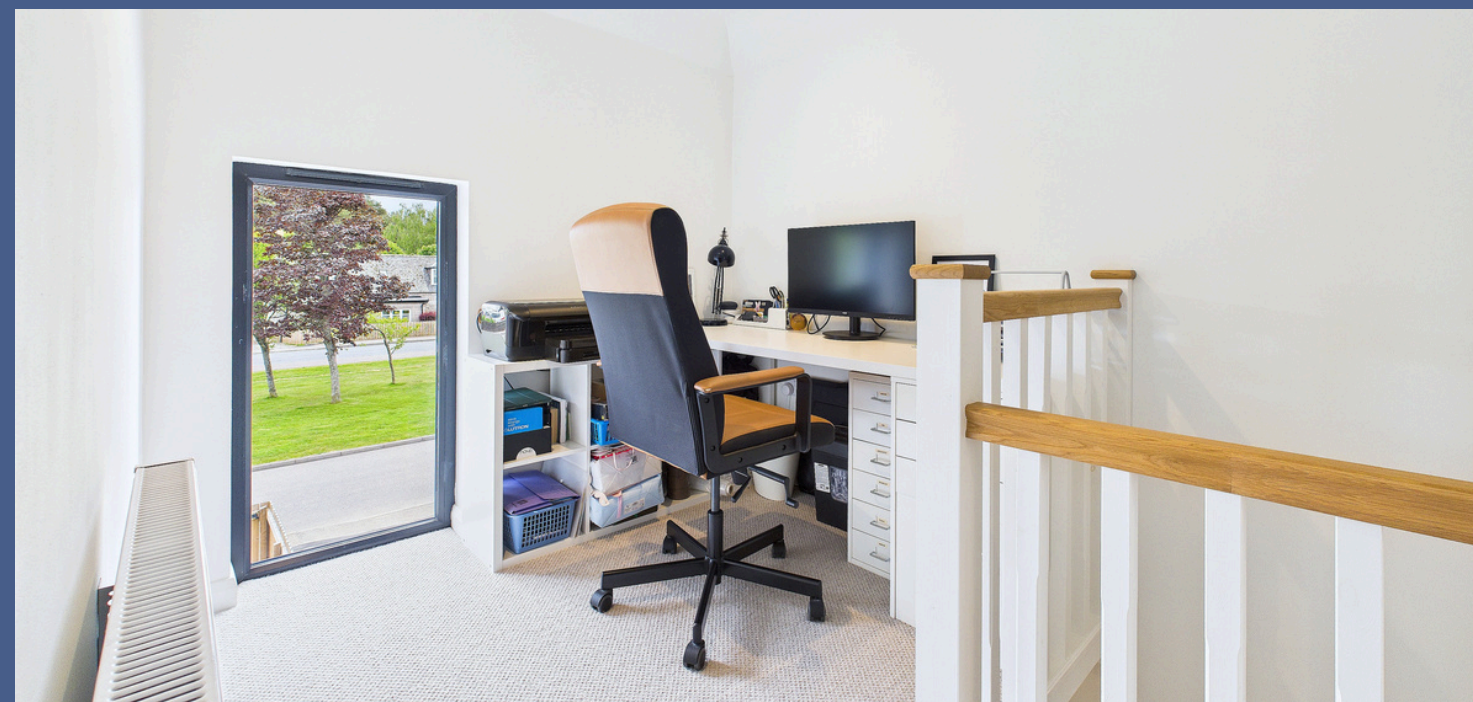
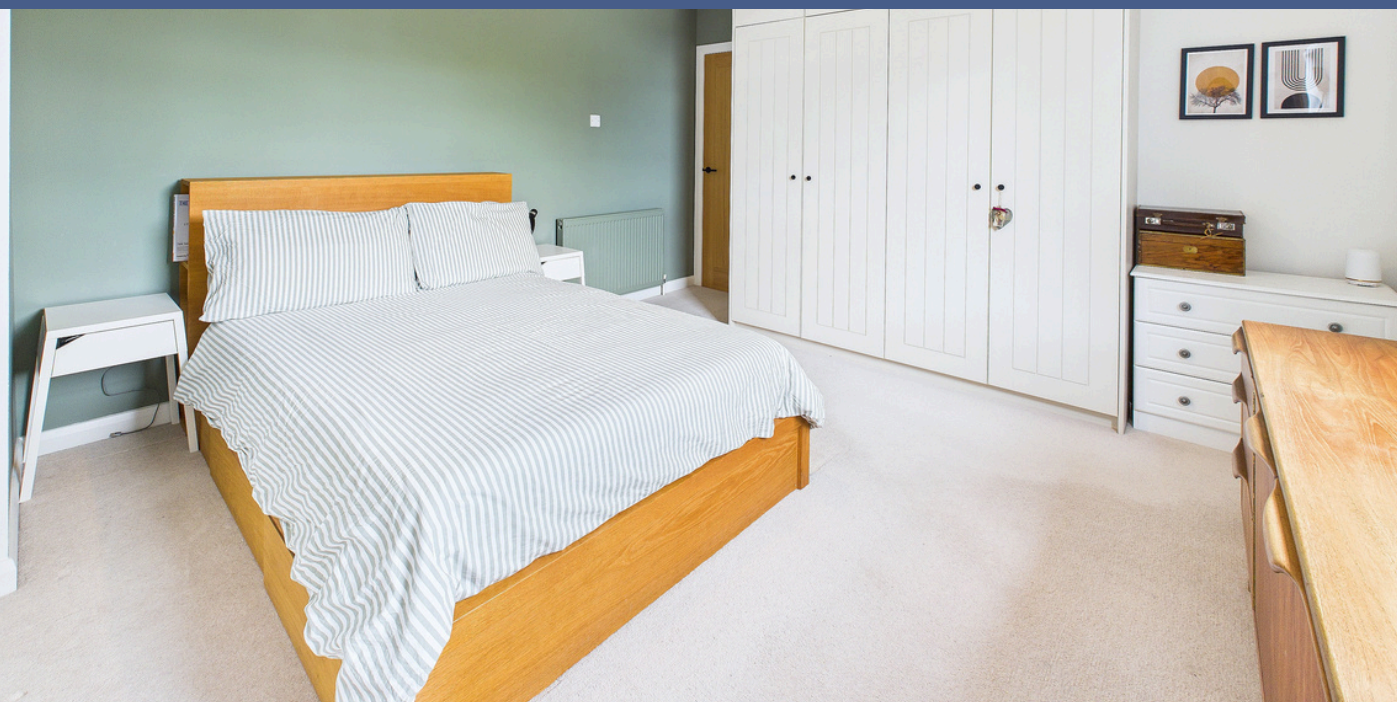
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OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is by appointment 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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