

4 Inverallan Court Grantown on Spey PH26 3QB

Offers Over £150,000 are invited

Fully Renovated and Well Presented
One Bedroom Property



Features:

- Modern Fitted Kitchen with Integrated Appliances
- Wood Burning Fire, Timber Double Glazing and Rointe Electric Heaters
- Enclosed Garden with Shed and Wood Store
- On Street Parking for Two Cars
- Close to Local Amenities, Walks and Cycle Paths

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4 Inverallan Court has recently been fully renovated to create a bright and welcoming one bedroom home. This well presented property benefits from a double bedroom with built in storage, modern fitted kitchen with integrated oven, hob, dishwasher and fridge/freezer and modern shower room. The living room features a wood burning stove as the centre piece of the room. The property benefits from timber double glazing throughout and electric economy heating with Rointe radiators. There are two spacious hallway cupboards and loft access with ladder to a floored loft space for additional storage.

This property offers an excellent opportunity for first-time buyers or those seeking a buy-to-let investment.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

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, the Craig MacLean sports centre with swimming pool, a dentist and health centre.

The town is situated within the Cairngorms National Park and the magnificent scenery of Strathspey can be enjoyed with forest walks, climbing, mountain biking, shooting, fishing, an excellent 18 hole golf course, skiing close by at the Lecht and Cairngorm Mountain. 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.

OUTSIDE

The garden is fully enclosed with timber fencing and two garden gates and is laid to grass with a patio area for garden furniture. There is a garden shed and covered wood store. On street parking for two cars.

INCLUDED

Fitted floor coverings, blinds and light fittings. All integrated kitchen appliances will also be included.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Council Tax Band B. £1778.24 p.a. (2026/27) including water rates.

Discounts apply for single occupancy.



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HOME REPORT

A Home Report is available for this property.

- Reference: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH26 3QB
- EPC rating: Band E
- Home Report Value: £150,000

PRICE

Offers Over £150,000 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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