



## SCHEDULE OF PARTICULARS



### **HOLMLEA, 1 FOREST ROAD, GRANTOWN ON SPEY**

END TERRACED HOUSE

HALL LOUNGE DINING KITCHEN 3 BEDROOMS SHOWER ROOM

WOODBURNER WITH RADIATORS FOR HEATING & HOT WATER DOUBLE GLAZING

SEPARATE GARAGE, CAR PORT & PARKING AREA

**OFFERS OVER £190,000**

Delightful 3 bedroomed family home located just off the square in Granttown on Spey with separate garage and off-street parking located close by. This characterful property is well presented and offers ideal space for modern living. There is a family dining kitchen to the ground floor along with the 3 bedrooms and shower room with the good-sized lounge located upstairs. The property has the benefit of double glazing and a wood burner system for hot water and radiator central heating. This property would appeal to a variety of purchasers and internal viewing is advised.

Granttown on Spey is situated within the Cairngorms National Park and is the capital of Strathspey. It is a popular tourist destination with first class hotels and guest houses. It is a popular with those who love an outdoor lifestyle and activities. There is fishing on the river Spey, tennis courts, bowling green and an 18-hole golf course. There are also numerous other sporting activities in the area including hill walking, skiing, and mountain biking. The highland village of Aviemore is approximately 15 miles away while Inverness is about 34 miles.

The accommodation comprises:

#### DOWNSTAIRS

The front door opens into a vestibule area which in turn leads into the hall.



#### HALL

Providing access to ground floor accommodation. 15 paned glazed door. Timber flooring.



## LOUNGE

6.84 x 3.60

The lounge is located upstairs and is accessed by an open timber staircase. Timber lined feature wall. Fireplace with timber mantle and granite effect hearth and inset. Complete with electric fire. Full paned glazed door providing access to the flat roof. 2 windows looking to the front. Wall light. Cupboard housing the water tanks. Fitted carpet.



## FAMILY DINING KITCHEN

5.41 x 4.04

This is a spacious family dining kitchen area. Ideal for modern living. There are a range of units to one side with complementary work tops and wall tiling. Space for free standing cooker and fridge freezer. Plumbing for washing machine. 1 1/2 bowl stainless steel sink. There is a wood burning stove connected to the heating system for radiators and hot water. Timber flooring. Built-in cupboard with shelving. Space for table and chairs. Two windows looking to the front. Open stair to Lounge.



## SHOWER ROOM

2.07 x 1.86

White coloured WC, wash hand basin with pedestal and vanity cupboards. Corner shower cubicle with electric shower. Fully tiled walls and flooring. Window to rear.



**DOUBLE BEDROOM 1 (front)**

4.16 x 2.51

Window looking to the front. Two double wardrobes hanging rail and shelf. Fitted carpet.



**DOUBLE BEDROOM 2 (rear)**

3.07 x 2.94

Window looking to the rear. Fitted carpet.



**BEDROOM 3**

2.46 x 1.90

Window to the rear. Fitted carpet.





### OUTSIDE

There is a gravel drive leading to the rear of the property which is communal. There is a garage with up-and-over door, carport and shed on ground separate to the house which provides off street parking and outside space.



### SPECIAL CONDITIONS OF SALE

The cooker hood in the kitchen is included in the sale price and whilst believed to be in good working order no warranty is given. The furniture in the house and electrical appliances including the cooker, washing machine and fridge and freezer are available by separate negotiation. A Home Report for the property is available from the Selling Solicitors.



COUNCIL TAX

Band B

ENERGY RATING

Band E

ENTRY

By arrangement

VIEWING

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

PRICE

As an indication of price range Offers Over £190,000 are invited.

CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date depending on interest. Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors. Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at any time without further intimation.

The above particulars are set out as a general guide for interested parties. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.

Property Department

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