

COCKBURNS
(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

**LYNWOOD
HIGH STREET
GRANTOWN ON SPEY PH26 3EN**



DETACHED BUNGALOW

- ◆ **HALL LOUNGE DINING KITCHEN 2 DOUBLE BEDROOMS BATHROOM WITH OVER BATH SHOWER**
- ◆ **FULL OIL-FIRED CENTRAL HEATING DOUBLE/TRIPLE GLAZING**
- ◆ **GARDEN GARAGE**

Offers Over £175,000

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Partners Colin Styles, David Adams | **Solicitors** Henrietta Macpherson, Claire Sutton



This highly desirable, 2 bedroomed bungalow lies overlooking the Park in a quiet location just off Grantown High Street. It has the benefit of oil-fired central heating and a mix of triple and double glazing. It is complemented by an easy to maintain front garden, parking to the rear for several cars and a single garage with up-and-over door. The bright rooms are a good size and are ready for someone to stamp their own personality on them.

Lynwood is a lovely home and in the perfect location for those who enjoy outdoor recreation. There are a number of activities close by which include hill walking, skiing at the Cairngorms and the Lecht, mountain biking at Glenlivet trails and also through the Glenmore forest. There are a number of golf courses in the area along with fishing on the River Spey. Grantown-on-Spey is the capital of Strathspey and is a leading tourist resort with first class hotels, guest houses, primary and secondary schools, cottage hospital and health centre. Inverness airport is within a 45-minute car journey and trains stop at Aviemore which is approximately 10 miles away.

Internal viewing is highly recommended to appreciate the views to the front and the quiet, central location.

The accommodation comprises:

9 paned timber front door with glazed side screen leads to the vestibule area. In the vestibule there is a small cupboard housing the consumer unit. A 9 paned glazed door leads to the spacious hallway.

HALL

In the hallway there is a cloak cupboard and another large cupboard housing the hot water tank. Hatch to the attic which is partially floored providing additional storage space.

LOUNGE

4.82 x 3.58

Bright room with a large window looking to the front with views to the Park, an additional window looking to the side. Fireplace with tiled hearth and timber mantle complete with electric fire. 2 x wall lights.



DINING KITCHEN**3.68x3.62**

Comprehensive range of timber effect wall and floor units with complementary worktops. Stainless steel sink and drainer. Space for fridge, freezer and washing machine. Window looking to the side garden. Large built-in pantry cupboard, electric hob and cooker hood. Ample space for a dining table and chairs.

BATHROOM**2.02x1.99**

White coloured 3-piece suite comprising WC, sink with pedestal, bath with over bath shower and complementary wall tiling. Window looking to the rear. Wall mounted fan heater.

DOUBLE BEDROOM 1 (front)**3.64x3.34**

Good sized room with window looking to the front with views to the park. Built-in wardrobe with sliding mirrored doors, shelf and hanging rail.

DOUBLE BEDROOM 2 (rear)**2.92x2.21**

Large window to the rear. Built-in wardrobe with sliding doors, hanging rail and shelf.

OUTSIDE

There is a large gravel area for the parking of several cars. A vegetable plot lies to the side the garage which has an up-and-over door and a rear access door. The bungalow faces in the direction of the park with the back door being approached from the car parking area.

The front garden is laid out in easy to maintain gravel with shrubs. There is a green house to the side garden.

LOCATION

The property lies at the top of a quiet lane which runs from the High Street between Dunstaffnage Brae and the Tulach Aird B&B.

SPECIAL CONDITIONS OF SALE

The hob and cooker hood are included in the sale price and whilst believed to be in good working order no warranty is given. It is understood that the electric cooker in the kitchen is not functioning.

The central heating boiler is located in the garage.

A Home Report from the property is available from the Selling Solicitors or on www.onesurvey.org/

COUNCIL TAX

Band E

ENERGY RATING

Band D

ENTRY

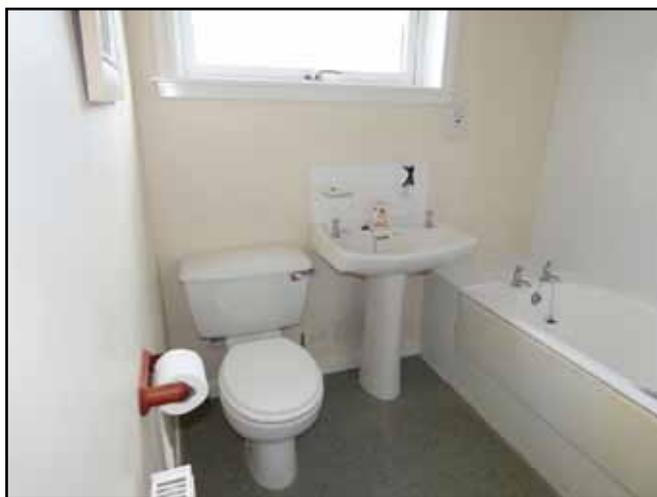
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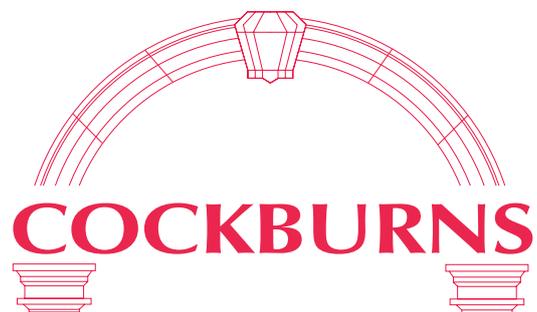
VIEWING

Strictly by appointment by telephoning the Selling Solicitors on 01479 872025

PRICE

As an indication of price range offers over £175,000 are invited.





CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date.

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 anytime without further intimation.

The above particulars are set out as a general guide for interested parties. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. 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.