



masson
cairns ESTD 1988

12 Grampian Crescent, Boat Of Garten, PH24 3BJ

UNDER OFFER £190,000

Contact us on 01479 874800 or visit www.massoncairns.com

solicitors and estate agents

UNDER OFFER - 12 Grampian Crescent is a three bedroom end-terrace home set within enclosed front and rear gardens in the sought-after Osprey village of Boat of Garten, with off-street parking available to the front. The accommodation begins with an entrance vestibule opening into the hallway, where stairs rise to the first floor and doors lead to the principal ground floor rooms. The sitting room is a comfortable front-facing reception space with a bay window overlooking the garden, while the kitchen/dining room sits to the rear and offers a practical range of units, space for everyday dining and a door through to the rear vestibule/office. This useful additional room provides flexibility for home working, storage and garden access. Also on the ground floor is a shower room, fitted with WC, wash hand basin and shower. Upstairs, the landing gives access to three bedrooms, with bedroom one a well-proportioned double to the front of the home and bedrooms two and three, both comfortable doubles as well. Externally, the front garden is enclosed with lawn, planting and a path leading to the entrance in addition to off street parking, while the rear garden is also enclosed and laid mainly to lawn with established shrubs, a garden shed and space for outdoor seating. The property could benefit from some refurbishment, offering buyers the chance to modernise and add value in a desirable Highland village setting. With local amenities nearby and excellent access to walking, cycling, golf and the wider Cairngorms National Park, this is a fantastic opportunity to acquire a home in one of the Highlands' most picturesque communities. EPC D, Council tax C. Home report available online at massoncairns.com

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Boat of Garten

Boat of Garten, known as the Osprey Village, is a peaceful Highland community of friendly folk set amongst heather clad hills and native woodland in the Cairngorms National Park. Abundant wildlife, magnificent scenery, many sporting and leisure activities and a traditional Highland welcome await you. Play at the superb 18-hole golf course or fish the Spey. Unique bird watching opportunities abound, especially at nearby Loch Garten; tranquil woods and dramatic hillsides are yours to walk, climb or ski. Cycle on excellent tracks and quiet roads or travel on a scenic steam railway - it's all here for your Highland living. Ideally located and lying adjacent to the mighty River Spey in the Cairngorms National Park, Boat of Garten lies in an area of outstanding natural beauty, centrally located but easily accessible in the Highlands of Scotland. Within the village are a shop, post office, gallery, Strathspey steam railway, very active community hall and highly rated primary school with education to secondary standard at Grantown on Spey.

Transport Links

From Boat of Garten, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 31 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 83 miles away, providing a wider range of domestic and international flights.

Train Stations: Boat of Garten Railway Station: Located within the village, it is part of the Strathspey Steam Railway, which connects to Aviemore. Aviemore Railway Station: Approximately 6 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A95: This arterial road connects Boat of Garten to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A939: This scenic route connects Boat of Garten to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Boat of Garten serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating D

Entrance Vestibule

2.12m x 1.18m (6'11" x 3'10")

Access to the home is from the front garden and through a upvc and glazed door into the entrance vestibule where there is ample space to store outerwear and shoes / boots. A further window to the front provides natural light and there is also ceiling lighting, carpet flooring, an understairs storage cupboard and a further door through to the hallway.

Hallway

A welcoming hallway with staircase rising to the first floor and access to the ground floor accommodation, with doors leading through to the sitting room and shower room. There is carpet flooring and ceiling lighting.

Sitting Room

3.90m x 3.96m (12'9" x 12'11")

The sitting room is a well-proportioned reception space with a broad bay window overlooking the front garden and allowing good natural light into the room. A focal fireplace

sits to one wall, with ample space for freestanding lounge furniture. There is carpet flooring and ceiling lighting with doors connect through to the kitchen / dining room and back to the hallway.

Kitchen / Dining

4.24m x 3.02m (13'10" x 9'10")

The kitchen / dining room is set to the rear of the home and provides a practical everyday space with room for a dining table and chairs. The kitchen area is fitted with base, drawer and wall units, worktop space, sink with window above, there is a freestanding cooker, fridge and washing machine which are included in the sale. A door leads through to the rear vestibule / office, with a further door connecting back through to the sitting room. There is vinyl flooring and ceiling lighting.

Shower Room

1.92m x 2.21m (6'3" x 7'3")

The shower room is positioned off the hallway and is fitted with a modern white suite comprising WC with concealed cistern, integrated wash hand basin and vanity storage, together with an accessible shower area with electric shower. Finished with wet-wall panelling, vinyl flooring, ceiling lighting, an extractor and an opaque window.

Rear Vestibule / Office

2.94m x 2.03m (9'7" x 6'7")

The rear vestibule / office is a useful additional space with timber lined walls, a window overlooking the garden and a door giving direct access outside. Currently arranged with a desk area, shelving and power points, it offers flexibility as a home office or hobby space.

Landing

The landing is reached by the staircase from the hallway and provides access to all three bedrooms on the first floor.



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A front-facing window brings in natural light and there is a loft access hatch, carpet flooring and ceiling lighting.

Bedroom One

4.32m x 3.25m (14'2" x 10'7")

Bedroom one is a well-proportioned double bedroom set to the front of the home, with a window enjoying an open outlook across the green and there is good floor space for freestanding bedroom furniture in addition to carpet flooring and ceiling lighting.

Bedroom Two

2.83m x 3.81m (9'3" x 12'5")

A further comfortable double bedroom positioned to the rear of the house, with a window overlooking the garden. The room offers space for freestanding furniture and has carpet flooring and ceiling lighting.

Bedroom Three

3.61m x 2.77 (11'10" x 9'1")

Bedroom three is another good sized double bedroom positioned towards the rear of the house, with a window bringing in natural light. The room includes an integral wardrobe, carpet flooring and a ceiling light.

Outside

Outside, the property enjoys enclosed garden grounds to both the front and rear. To the front, a gravel driveway-style approach leads to the entrance and offers off street parking and there are areas of lawn, planted borders, mature shrubs and hedging providing a pleasant setting. Communal off-street parking is also available nearby to the front of the home. The rear garden is also enclosed and mainly laid to lawn, with mature planting, shrubs, a timber garden shed and space for outdoor seating. There is a paved patio area, drying area and fenced boundaries, creating a private outdoor space for families, pets and gardening.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

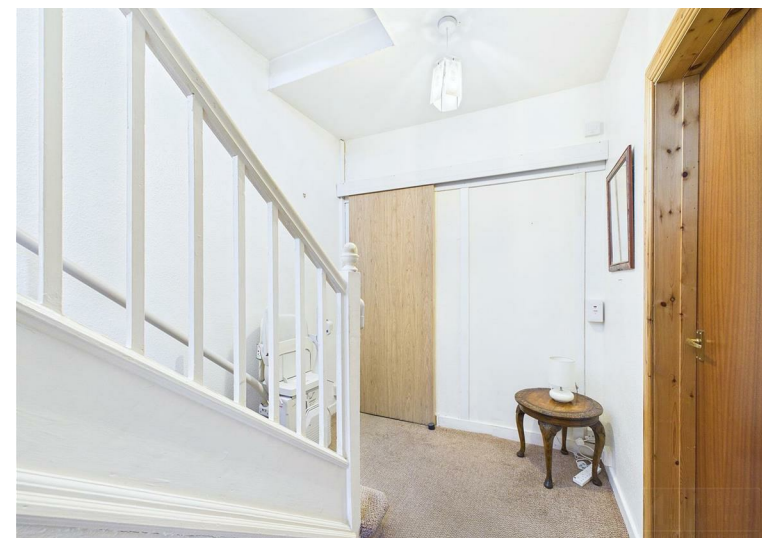
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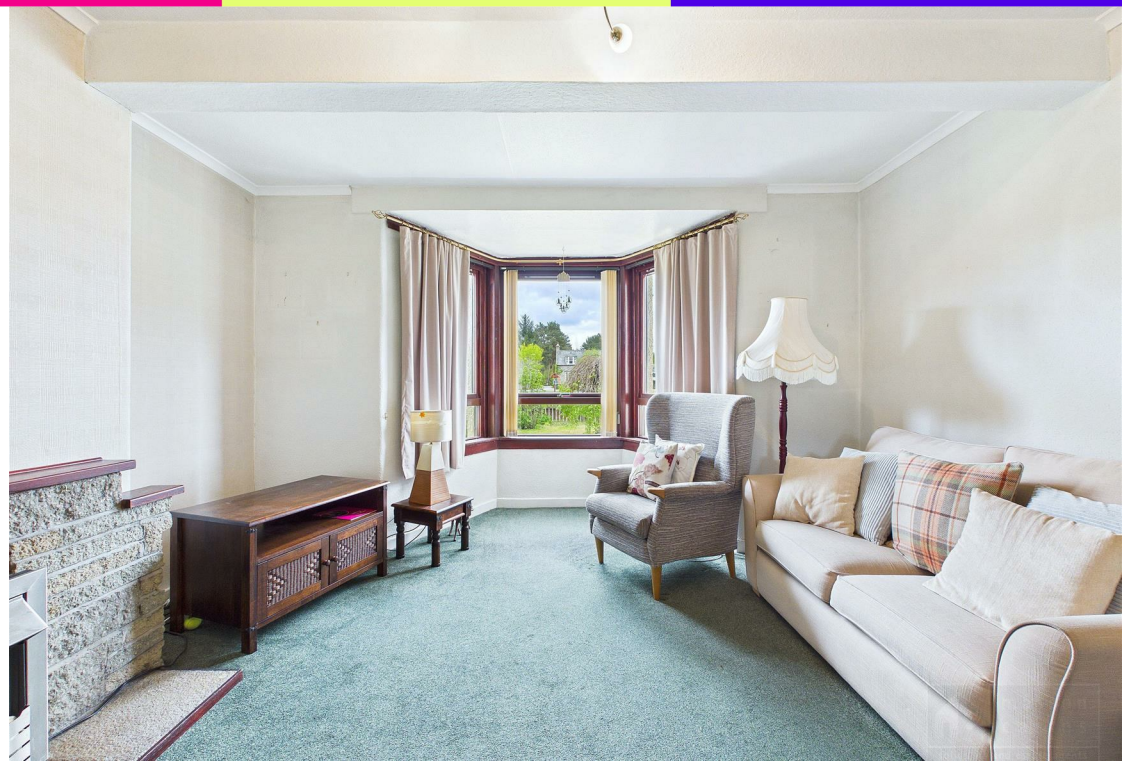
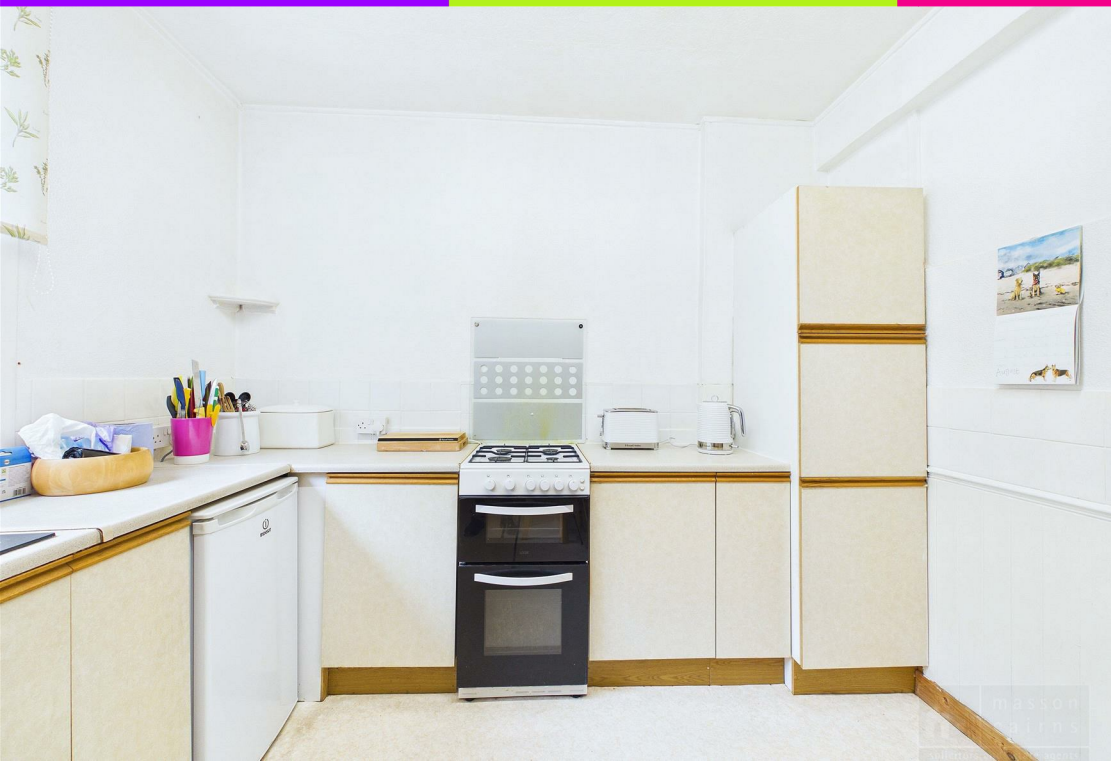
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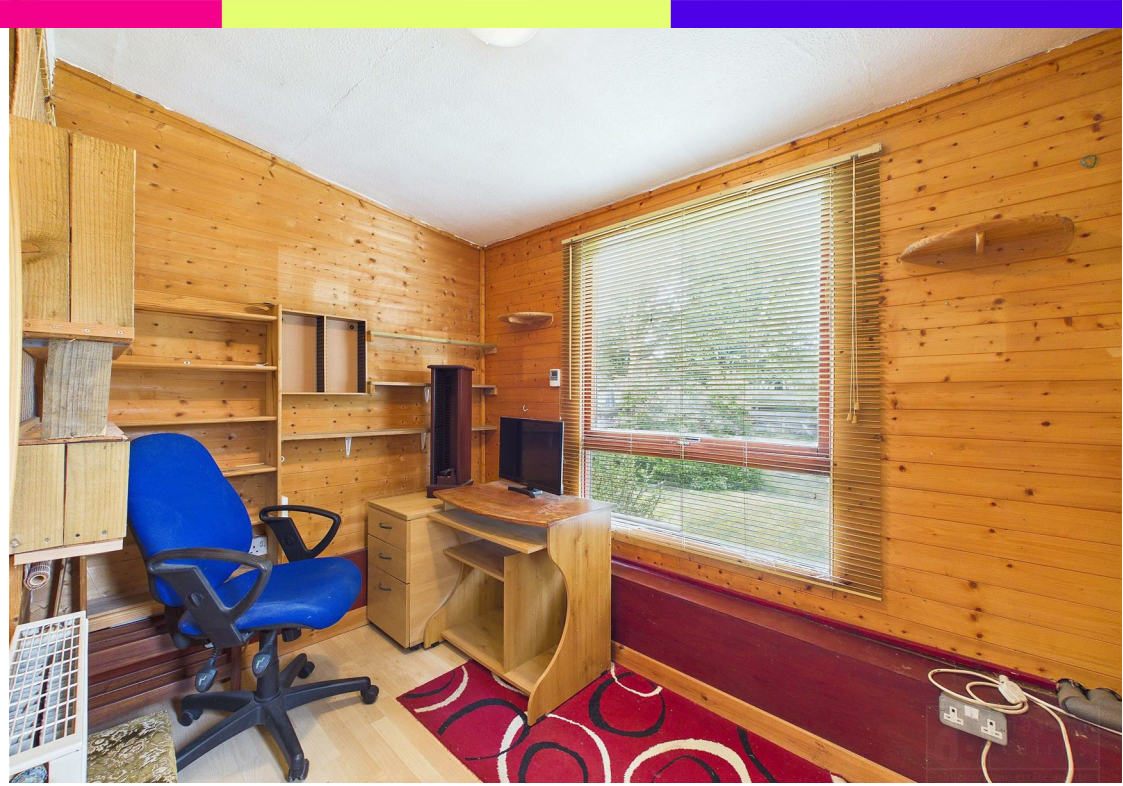
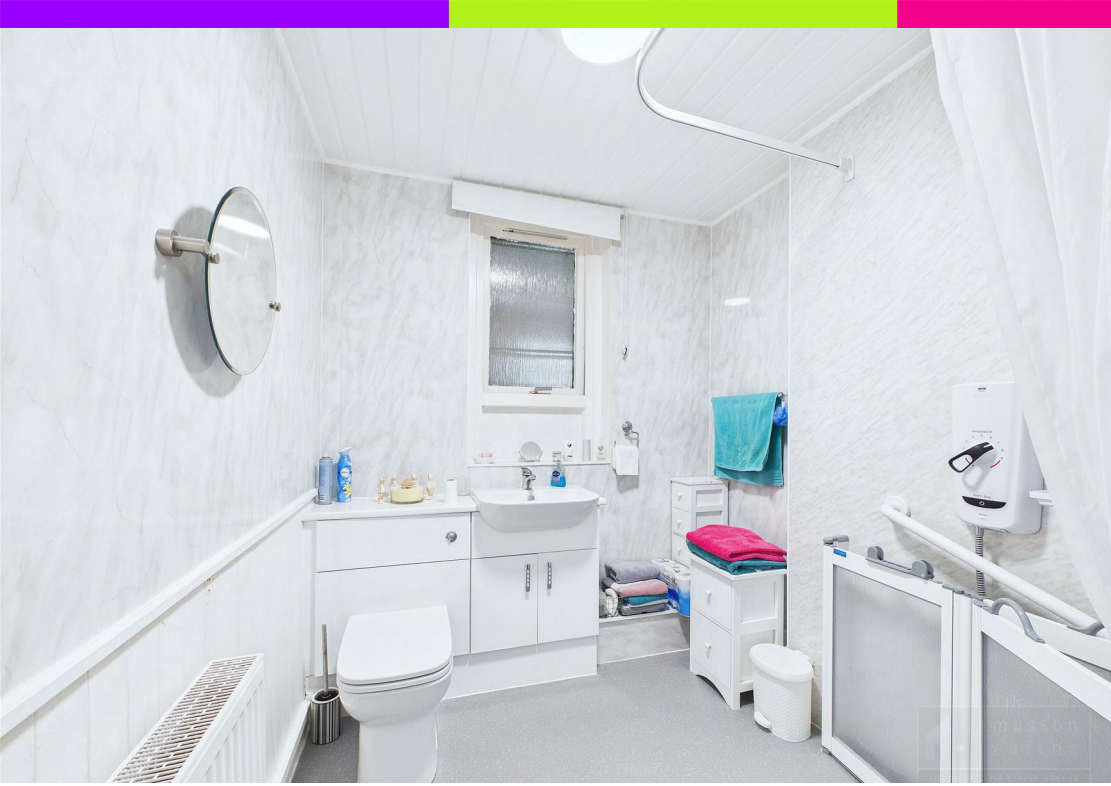
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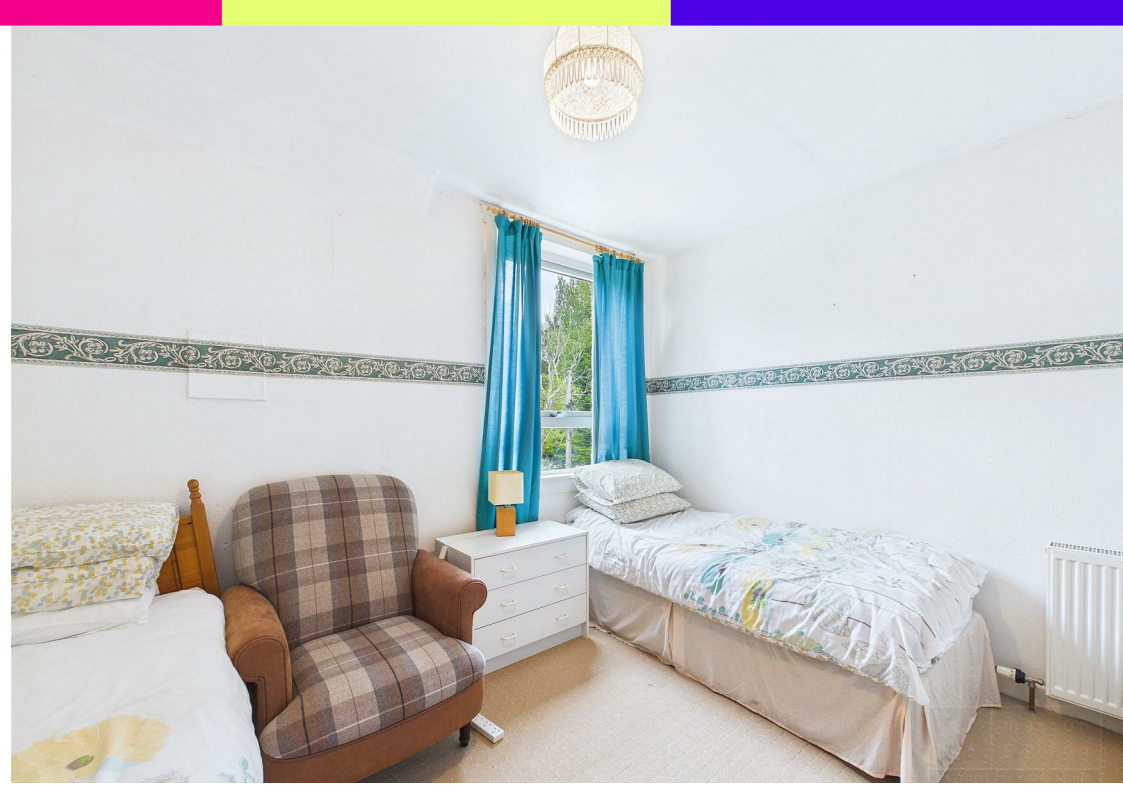
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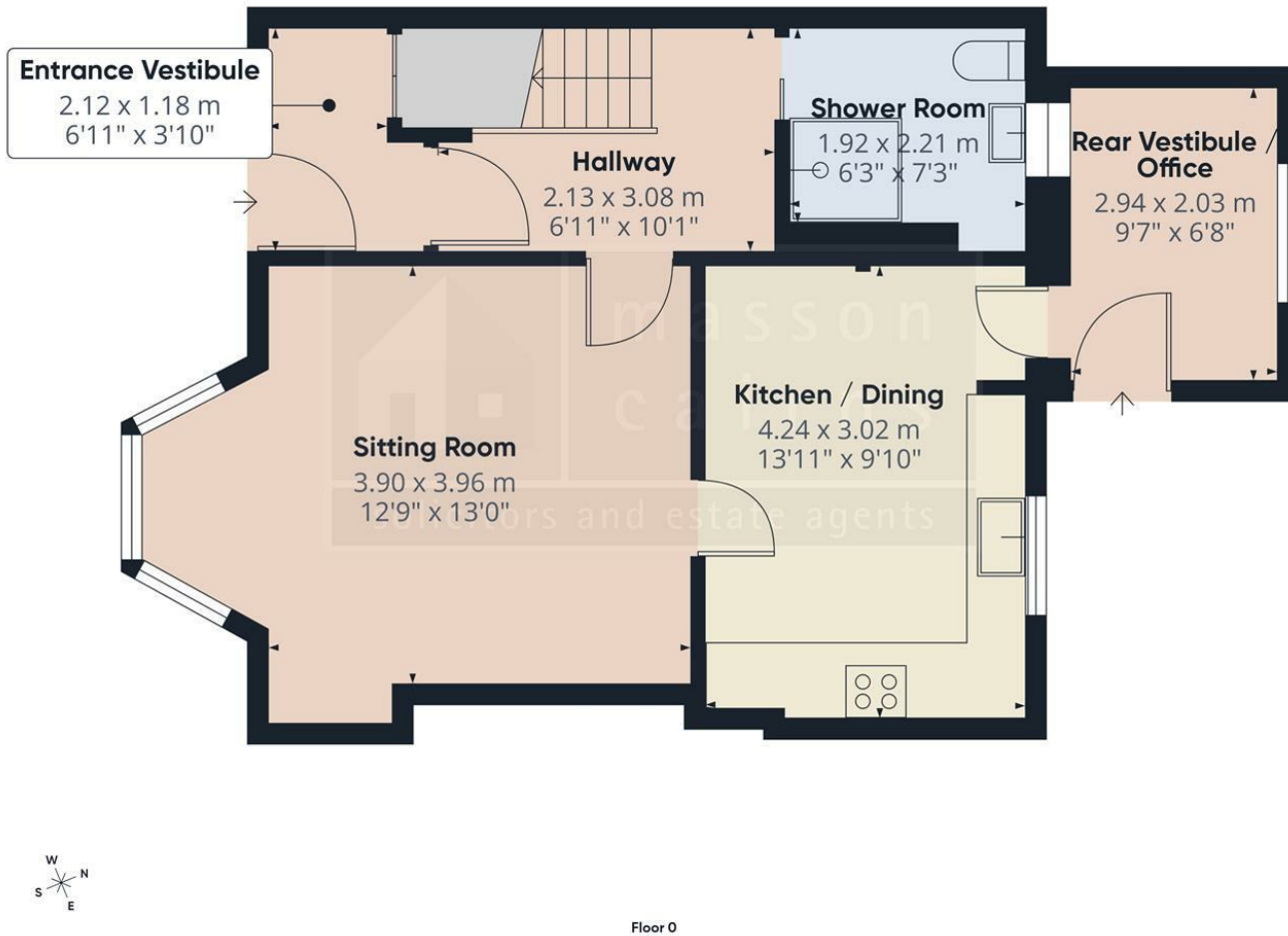
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Approximate total area⁽¹⁾
51.3 m²
552 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 69 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | EU Directive 2002/91/EC |  |



While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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