



Grantown-on-Spey 5 miles

Inverness 31 miles

Aviemore 9 miles

BALNACRUIE

GRANTOWN-ON-SPEY

A delightful two bedroom cottage with outstanding views and small paddock situated in the Cairngorms National Park.

Offers invited in excess of £185,000.

DIRECTIONS

From Grantown-on-Spey, head south on the A95 towards Aviemore. After approximately five miles, Balnacruie sits on the right hand side, signposted Balnacruie. As you turn into the group of houses, Balnacruie is straight ahead.

From Aviemore, head north on the A95. After approximately nine miles, turn left off the road, signposted Balnacruie. As you turn off the road, Balnacruie is straight ahead.

GENERAL OVERVIEW AND AMENITIES

Balnacruie has been let as a holiday cottage until relatively recently. The house benefits from all modern facilities including double glazing, electric storage heating, power shower and a fully fitted kitchen.

The house is set back from the main road and benefits from superb views over the Cairngorm mountains. There is a separate driveway, garage and paved patio to the side of the property. The garden is well maintained and largely down to grass for easy maintenance.

The property lies a short distance to the south-west of Grantown-on-Spey, which offers a wide range of services including primary and secondary schools, shops, restaurants and a petrol station. The town of Aviemore lies just nine miles to the south-west of Balnacruie and as well as offering the above amenities, also boasts a mainline railway station linking to Inverness and the central belt to the south.

LAND

The property is to be sold together with an adjoining paddock extending to approximately 0.5 acres or thereby. The land is currently down to grass.

SERVICES

The property benefits from mains electricity and water. Drainage is to a septic tank and soakaway.

ENERGY PERFORMANCE INDICATOR

The EPC band rating for this property is F(35).

POSTCODE

PH24 3BX.

LOCAL AUTHORITY

Cairngorms National Park Authority
14 The Square
Grantown-on-Spey, PH26 3HG

ACCOMMODATION

- Vestibule (1.60m x 1.00m).
- Hallway - with three storage cupboards.
- Master Bedroom (3.40m x 3.20m).
- Bedroom 2 (3.40m x 3.20m).
- Bathroom (2.50m x 1.60m) - with WC, power shower and wash hand basin.
- Living Room (5.80m x 3.40m) - with open fire.
- Kitchen (3.50m x 2.20m).
- Single garage (6.10m x 4.60m) - with up and over garage door.

COUNCIL TAX

The property is in Band E.

VIEWING

Interested parties may view the site by prior arrangement with Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

ENTRY

Early entry with vacant possession is available following legal settlement and payment of the purchase price.

OFFERS

Offers in excess of £185,000 (ONE HUNDRED AND EIGHTY FIVE THOUSAND POUNDS) sterling are sought for the property.

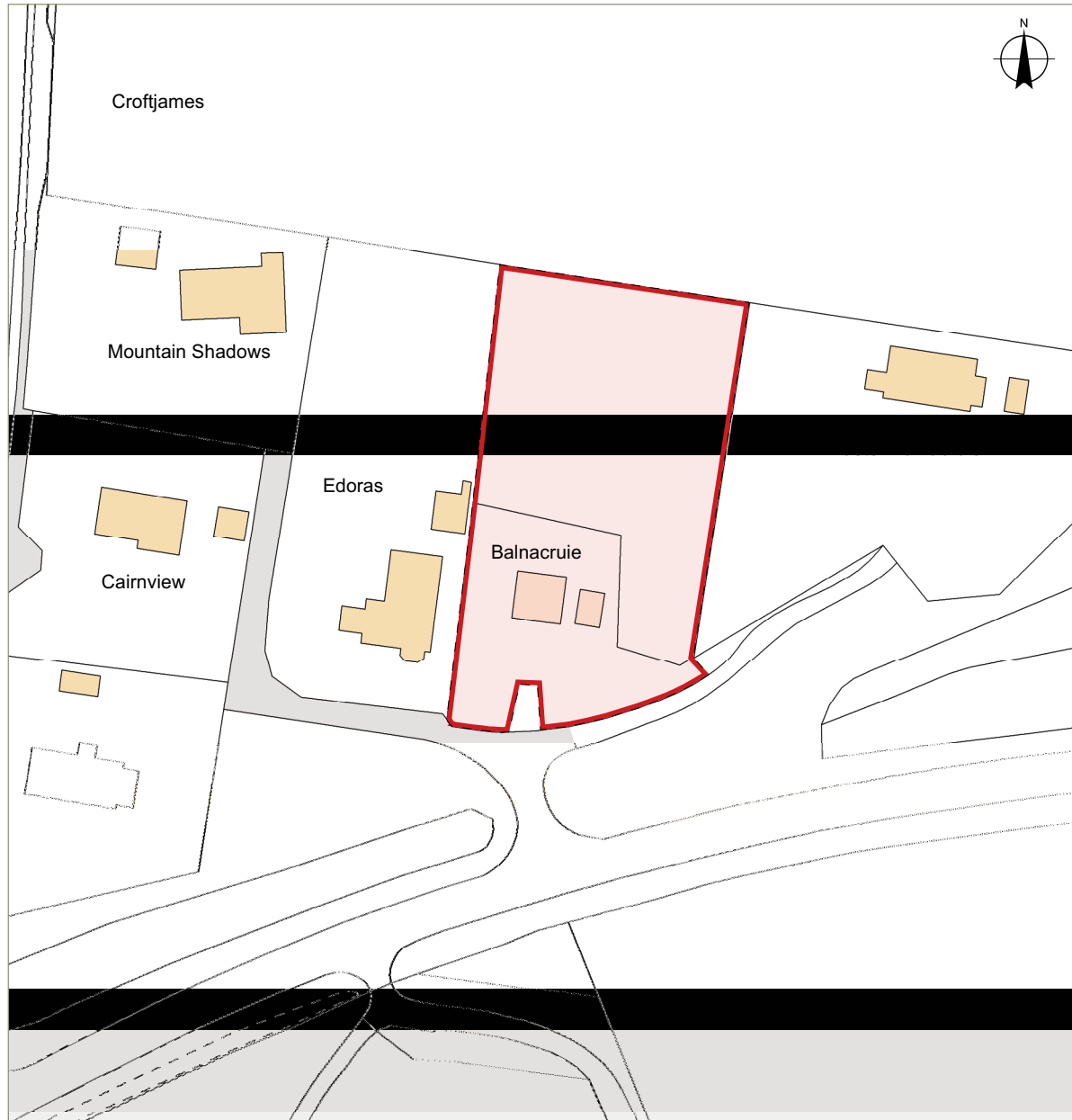
Offers should be submitted in formal Scottish legal terms to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

It should be noted that the vendor reserves the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendor will not be bound to accept the highest or indeed any offer for this property.

CLOSING DATE

In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us. It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying on email.

Land at Balnacruie Boat of Garten



Site Area (Approx): **3,569m²**

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

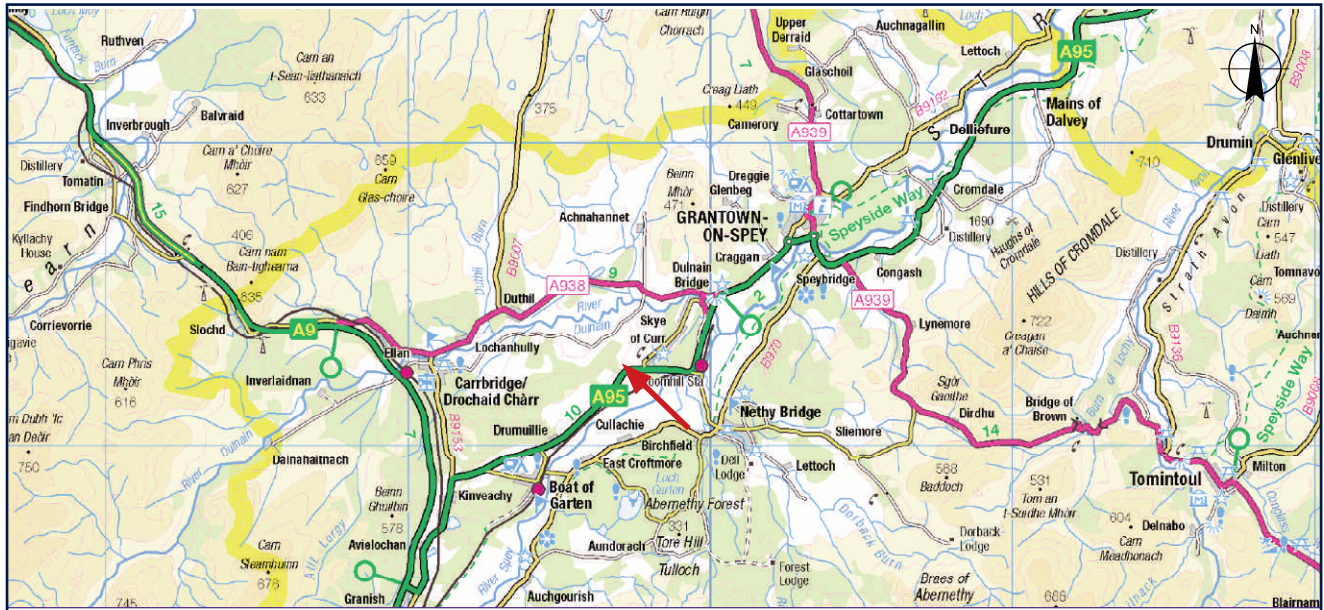
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Subjects for sale

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BOWLTS



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Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400
Fax 01343 890222



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Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

JP/AM/NH 3633 - Date Prepared 17th September 2018

01343 890400
www.bowls.com