



**Harper
Macleod LLP**
Estate Agents & Solicitors



6 Tom-an-Uird View, Cromdale, Grantown-on-Spey, PH26 3QW
Offers over £130,000

Fabulous two bedroom semi-detached home with garden ground situated in the village of Cromdale within the Cairngorms National Park.

The accommodation comprises a vestibule, hallway, lounge/dining room, kitchen, bathroom and two bedrooms.

The home benefits from a storage shed at the rear which is under the main roof and two timber sheds in the rear garden.

Primary School pupils attend Grantown Primary School and secondary school pupils attend Grantown Grammar School.

The growing village has a lively Community Hall and a community pitch where two local football teams play.

The village is surrounded by beautiful unspoilt landscape and is the perfect location for enjoying a variety of outdoor pursuits to include walking, hiking, fishing, cycling and golfing. The Lecht Ski Resort and the Cairngorms ski resort are within easy reach.

The vibrant town of Grantown-on-Spey is approximately 4 miles from Cromdale. Grantown-on-Spey is a popular tourist destination in the Scottish Highlands with a great community spirit. It has a variety of independent shops, supermarket, restaurants, caravan park, hotels, B & B's, a cottage hospital, dentist and chemist. There is 18 hole golf course, museum and a leisure centre.

The City of Inverness is approximately 37 miles from Cromdale and has a good range of shops, restaurants, leisure and business facilities. Inverness Airport offers national and European flights.

Viewing highly recommended.

Rooms

Vestibule

2'11" x 6'5" (0.89m x 1.96m)

Patio doors opening into the front garden. Window to bathroom. Wood panelling to wall and ceiling. Tiled flooring.

Hallway

13'5" x 6'2" (4.10m x 1.88m)

Window to front. Doors to porch, bathroom, lounge/dining room and kitchen. Staircase to first floor. Storage cupboard. Storage space under the stairs. Smoke alarm. Vinyl flooring.

Lounge/dining room

10'6" x 21'6" (3.21m x 6.56m)

Double aspect to front and rear. Feature stone fireplace with open fire and slate hearth. T.V. point. Wall lights. Carpet.

Kitchen

13'10" x 7'8" (4.23m x 2.36m)

Window to rear. Modern fitted kitchen with wall and base units, worktop and splash back. Stainless steel sink with right

hand drainer. Plumbed for washing machine. Belling electric cooker. Wall extractor. Fridge. Freezer. Chrome towel radiator. Spotlights. Laminate flooring.

Bathroom

6'5" x 6'8" (1.98m x 2.05m)

Window to front porch. White WC and wash hand basin with vanity shelf above, mirror and shaver socket. Bath with mains power shower above. Tiling. Vinyl flooring.

First floor landing

5'2" x 2'7" (1.59m x 0.79m)

Doors to two bedrooms. Linen cupboard. Hatch to roof space with ladder. Mirror.

Bedroom 1

9'10" x 13'8" (3.02m x 4.18m)

Window to rear. Built-in wardrobe. Recessed wardrobe. Carpet.

Bedroom 2

8'11" x 13'9" (2.73m x 4.21m)

Window to rear. Recessed wardrobe. Carpet.

Outbuildings

Storage shed under main roof and two timber sheds.

Garden ground

The front garden is laid to lawn and bounded by a hedge and shrubs.

The enclosed rear garden is laid to lawn with a patio area.

Extras

All fitted floor coverings, fridge and freezer are included in the sale price.

Heating and glazing

Oil fired central heating and open fire. Double glazing.

Services

Mains electricity, water and drainage.

EPC Rating E

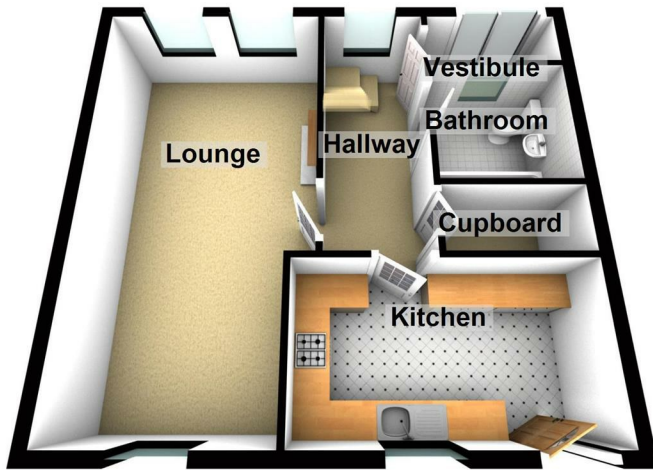
Council Tax Band C



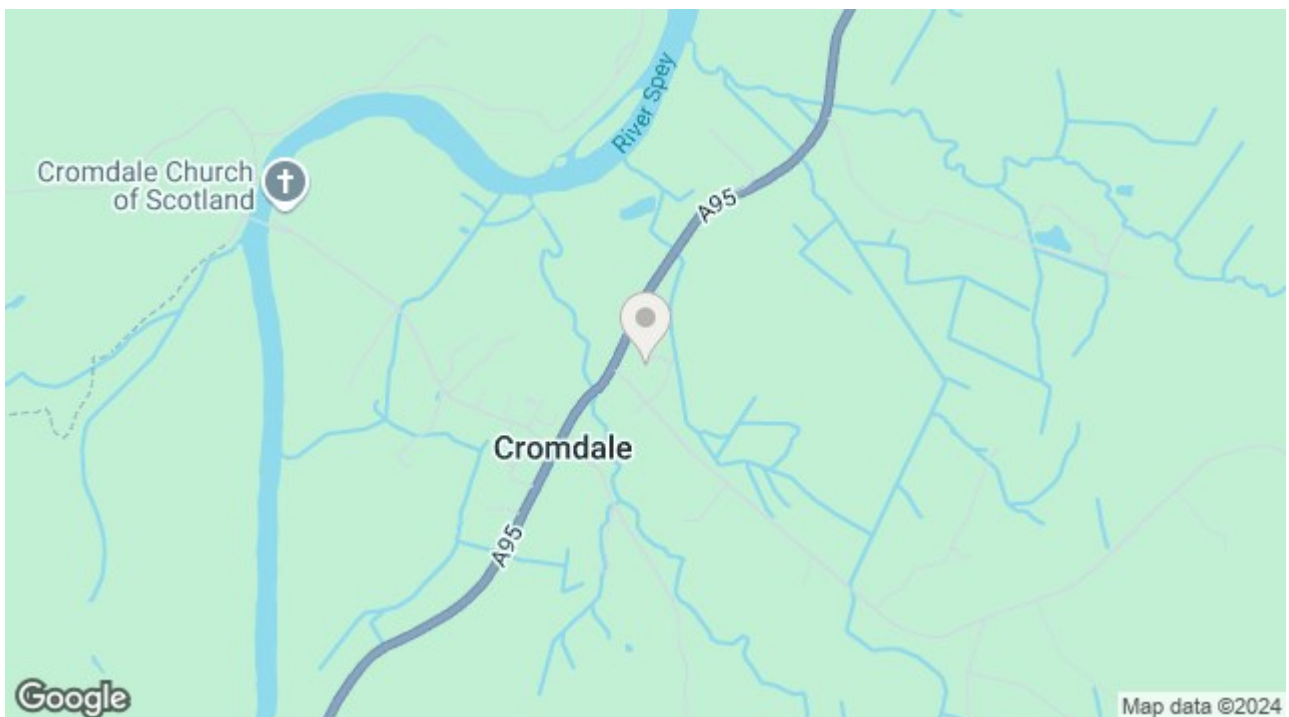
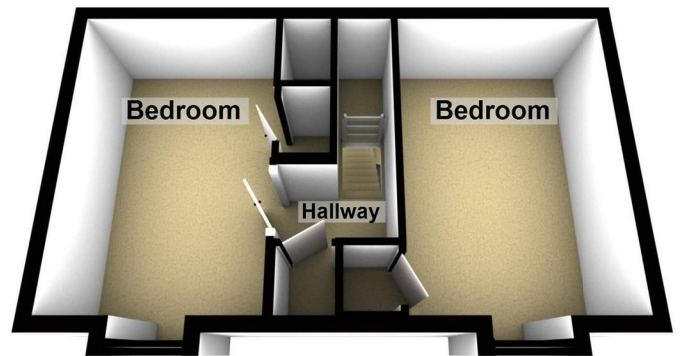




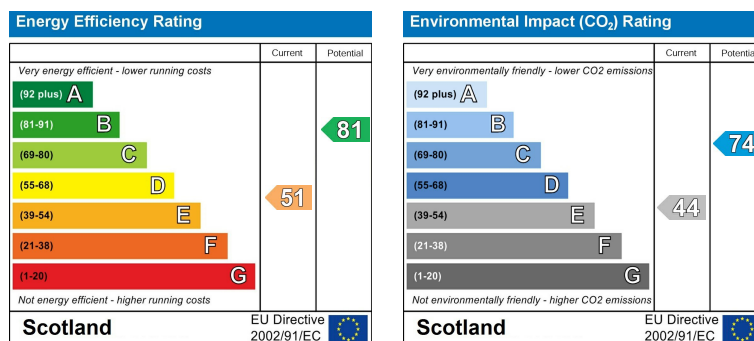
Ground Floor



First Floor



Energy Efficiency Graph



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