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58a Strathspey Drive, Grantown On Spey, PH26 3EY
POA

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

solicitors and estate agents

UNDER OFFER - An exceptionally presented home offering bright and contemporary accommodation which exudes quality throughout enjoying a peaceful position with mature woodland walks within a stone's throw and spectacular bedroom views across the town to the Cromdale Hills. This delightful and warm home enjoys bright and airy living spaces with a large lounge with wood burning stove, bespoke kitchen with special features in addition to a spacious dining area, a useful utility room, a fashionable shower room and three double bedrooms with the master bedroom enjoying a stylish en-suite shower room in addition to enjoying beautiful views. Outside there is a sizeable driveway with parking for several vehicles and the garage has been converted internally to provide an insulated and lined studio with separate office space perfect for home working, as a games room or for art / music lovers. This fantastic family home is in immaculate condition throughout and enjoys a fantastic location within this popular Highland Town with viewing highly recommended. Energy Performance Certificate Rating E, Council Tax Band E

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Grantown on Spey

Grantown on Spey is a fine example of Georgian town planning with beautiful architecture and protected buildings which is cradled by the magnificent Spey Valley in the Cairngorms National Park. The town has a good range of individual shops and services, including hotels, restaurants, leisure centre with swimming pool, community hospital, health centre and a petrol station.

There are endless walks in and around the town and a purpose built cycle trail in the Anagach Woods for everyone to enjoy and get the most out of this beautiful area with wildlife that can be seen throughout the year including red squirrel, deer, birds of prey, pine marten and many others. There are daily train services to Inverness and the south from Aviemore, and Inverness Airport provides a variety of domestic and European flights. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

Porch

1.28m x 1.06m 4'2" x 3'6"

A timber door with glazed side panel leads from the outside steps into the porch which has tiled flooring and ceiling lighting. A further timber and glazed door with glazed side panel leads through the hallway.

Hallway

The L shaped hallway is very welcoming with laminate flooring and feature ceiling lighting, there are doors to the lounge and further doors lead through to the kitchen / dining, shower room, utility and bedrooms. There is a storage cupboard and loft access hatch with Ramsay ladder.

Lounge

5.47m x 3.62m 17'11" x 11'11"

A beautifully spacious and luxurious lounge with a large picture window to the front and further window to the side which combine to flood the room with natural light. There is a focal stone fireplace with an inset wood burning stove which creates a lovely warming ambience and the luxurious pile carpet flooring and feature lighting complete this comfortable and relaxing room. A further door leads through to the kitchen / dining room.

Kitchen / Dining Room

5.47m x 4.25m 17'11" x 13'11"

This bespoke kitchen has been thoughtfully planned to provide a bright and well proportioned room which enjoys excellent levels of natural light from windows to the front and side to create a sociable and attractive space in which to relax with family or entertain friends. The chic kitchen with uninterrupted lines is highlighted with midnight black gloss units and complementary worktops with many special features including feature led plinth and ceiling lighting, integrated fridge, soft close drawers and bi fold storage cupboards, double oven, dishwasher and mixer tap and the ceramic hob with illuminated extractor completes the impressive specification. There is also ample space for a large dining table and chairs making this the heart of the home. This spacious room boasts impressive flooring, recessed ceiling lighting.

Utility Room

2.10m x 1.75m 6'11" x 5'9"

This useful utility area enjoys a good range of base units with worktop in addition to some cupboard units and storage shelves. There is plumbing for a washing machine and space for larder freezer. There

is an external door to the side and a coat rack provides excellent storage for outerwear. There is a mat well, vinyl flooring and ceiling lighting.

Master Bedroom

3.86m x 3.83m 12'8" x 12'7"

A beautiful and welcoming double bedroom with a double window to the rear enjoying views over the rooftops to the Cromdale Hills and benefitting from an oak door wardrobe providing an abundance of shelved storage. There is ceiling lighting, laminate flooring and a radiator. A further door leads to the en-suite shower room.

Ensuite Shower Room

1.93m x 1.91m 6'4" x 6'3"

A stylish and bright shower room with luxurious full height tiling and comprising a modern wc with concealed cistern, wash hand basin with mixer tap and double walk in shower cubicle housing a mains pressure shower with rainforest shower head and contemporary wet wall. There is an illuminated mirror above the contemporary wash hand basin with waterfall tap and integral storage cabinet. An opaque window is situated to the side and there is a ladder towel radiator, recessed ceiling lighting and an extractor fan.

Bedroom Two

4.01m x 3.22m 13'2" x 10'7"

This is a fantastically spacious and bright double bedroom with good integral storage space, a window to the rear with great views, laminate flooring, wall lighting and ceiling lighting.

Bedroom Three

3.57m x 3.02m 11'9" x 9'11"

Another double bedroom with a window to the side of the property, deep carpet flooring and ceiling lighting.



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Shower Room

1.93m x 1.68m 6'4" x 5'6"

A fresh and contemporary shower room consisting of a modern back to wall wc with concealed cistern and integrated vanity storage with a display shelf and wall mounted storage unit with mirrored doors. The wash hand basin with chrome mono bloc mixer tap also enjoys an integral storage unit and the double sliding door shower cubicle houses a mains pressure shower with contemporary splash back surround. There is recessed ceiling lighting, an extractor fan, warm air heater and shaver socket in addition to a chrome ladder towel radiator.

Outside

The property is surrounded by a variety of gardens with a gravelled seating area to the front with a raised lawn bounded by timber ranch fencing. To one side there is a large gravel driveway leading to the garage (now a studio) and to the other side there is a patio area and path to the rear garden. The rear garden is afforded a good degree of privacy by the surrounding timber ranch fencing and there is a lawn area in addition to a seating area. There is an oil fired boiler, oil storage tank and clothes line.

Studio

4.22m x 5.20m 13'10" x 17'1"

Originally a double garage, the studio is accessed by a door to the side and has been internally framed, lined and insulated to offer a fantastic studio space with separate office area. The garage door has been retained and the design of the studio is such that the incoming purchaser can easily remove what is in place at present to utilise the space as a garage. In its current format, this is a really useful space which benefits from electric wall heaters and a window to the side to offer superb amenity for numerous uses

including home working, art or music use, craft or games room. The studio consists of a main area with shelved storage, space for furniture and a separate desk and leads to a separate smaller workspace with integral desk. With power and light this space offers fantastic added value and convenience.

Services

It is understood that the property has mains water, drainage and electricity. There is an external oil fired combi boiler which feeds radiators to all rooms and provides hot water.

Home Report

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

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating E

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

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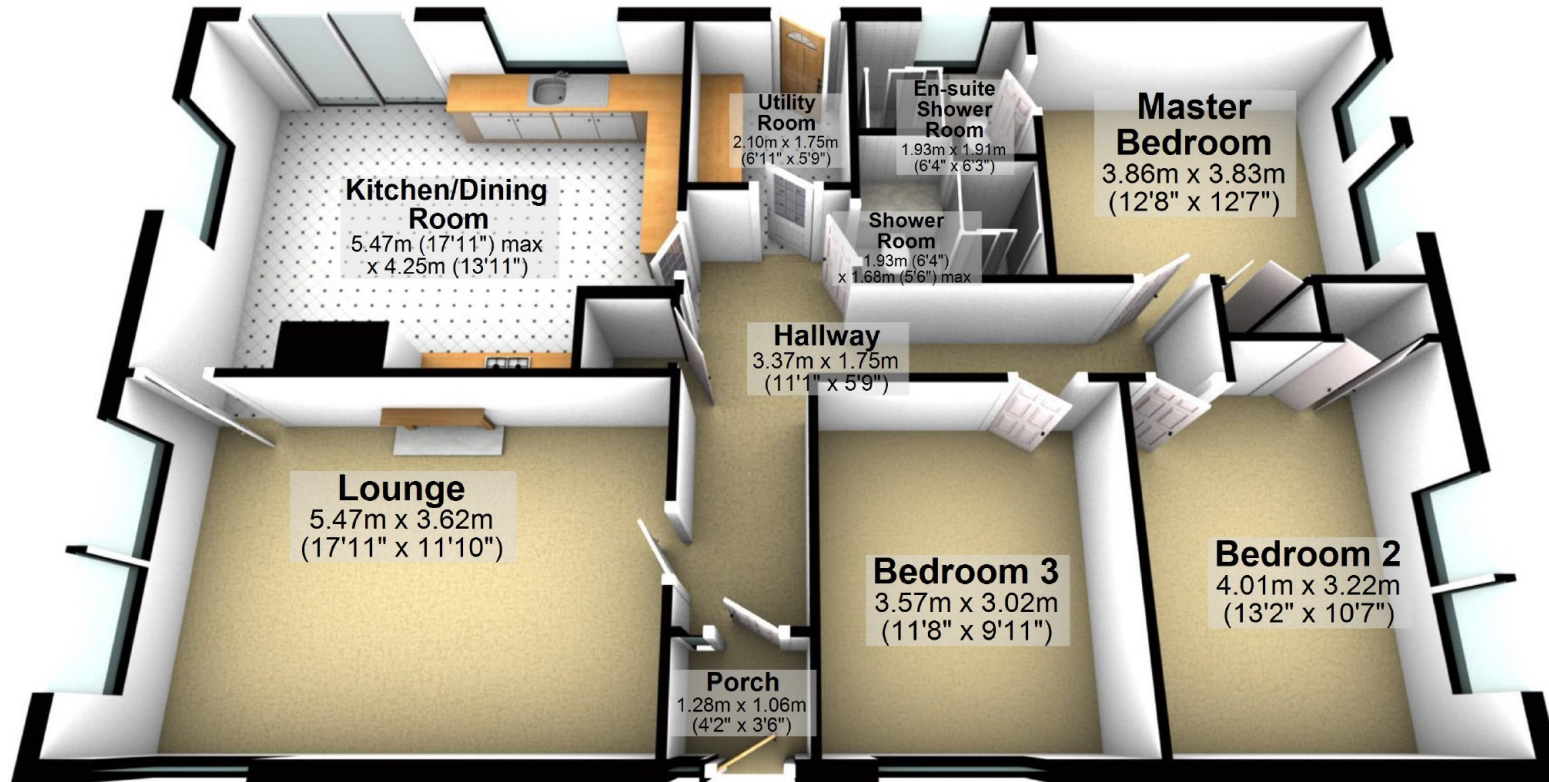








Ground Floor



Plans not to scale, for illustration only



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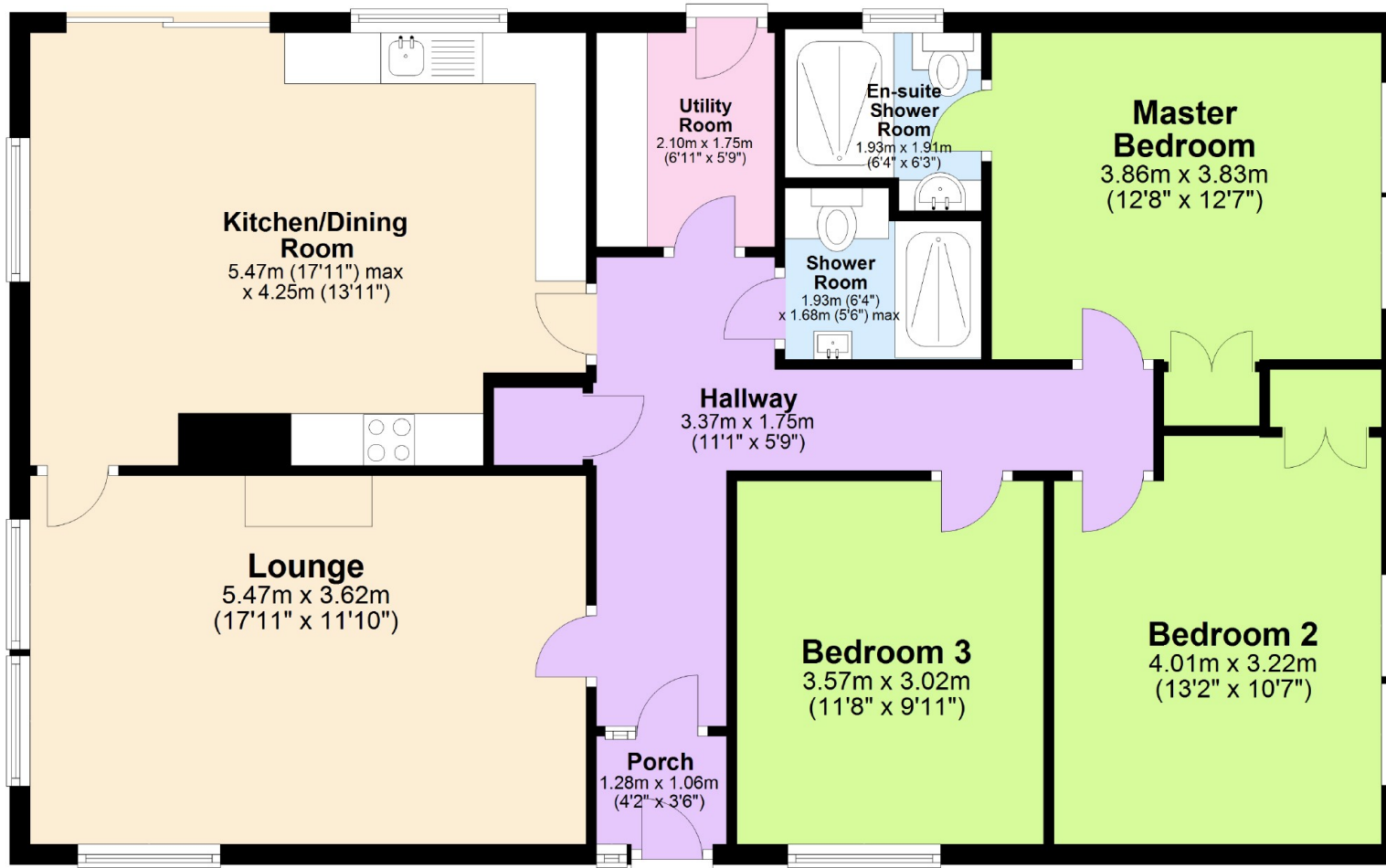
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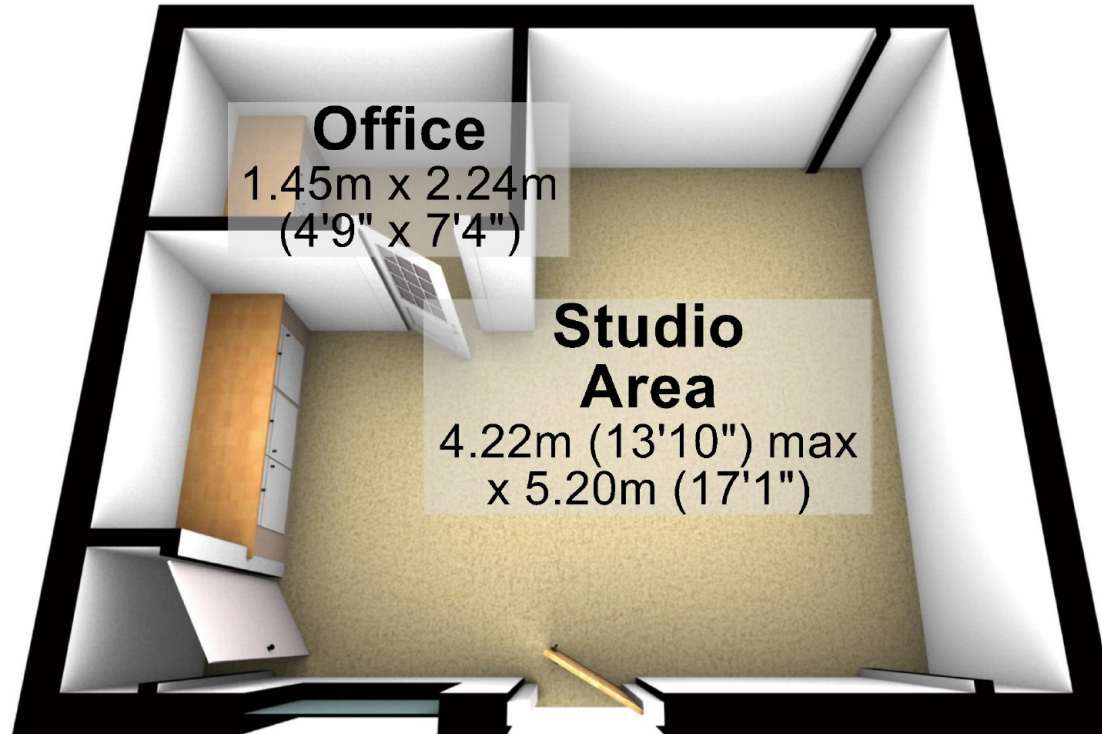
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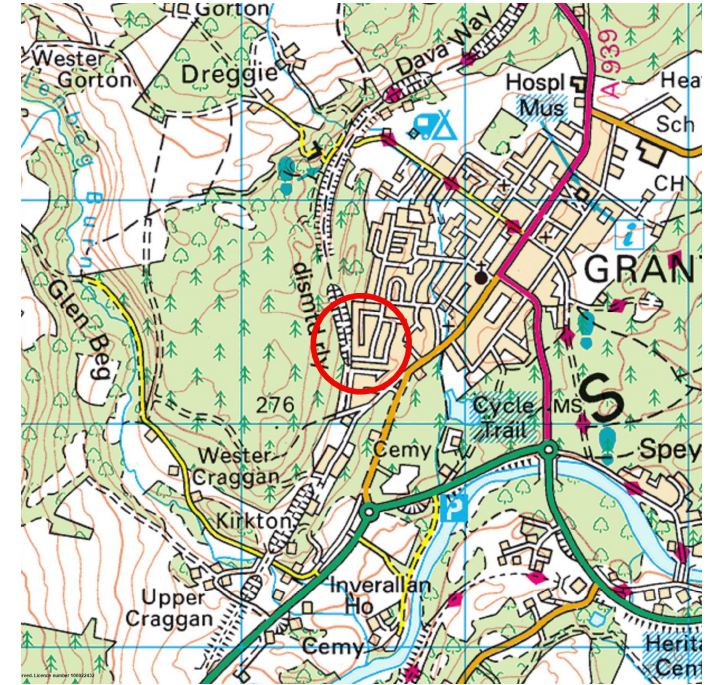
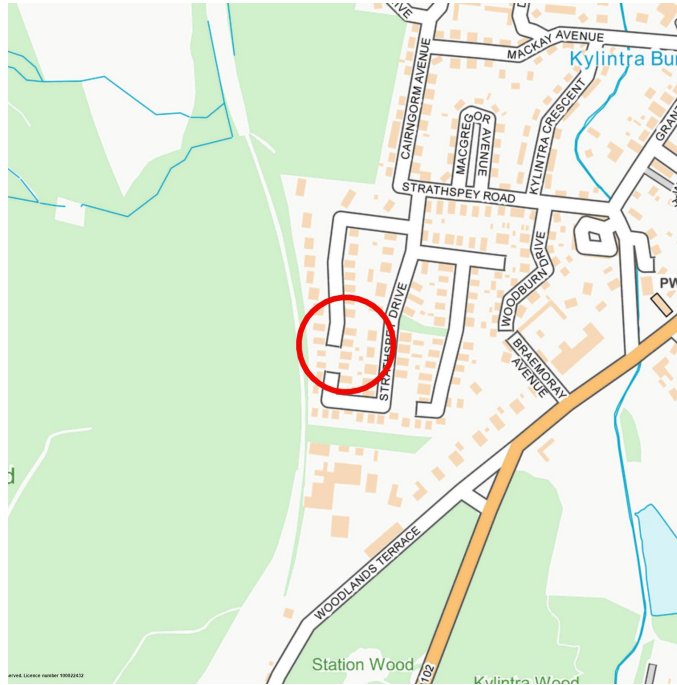
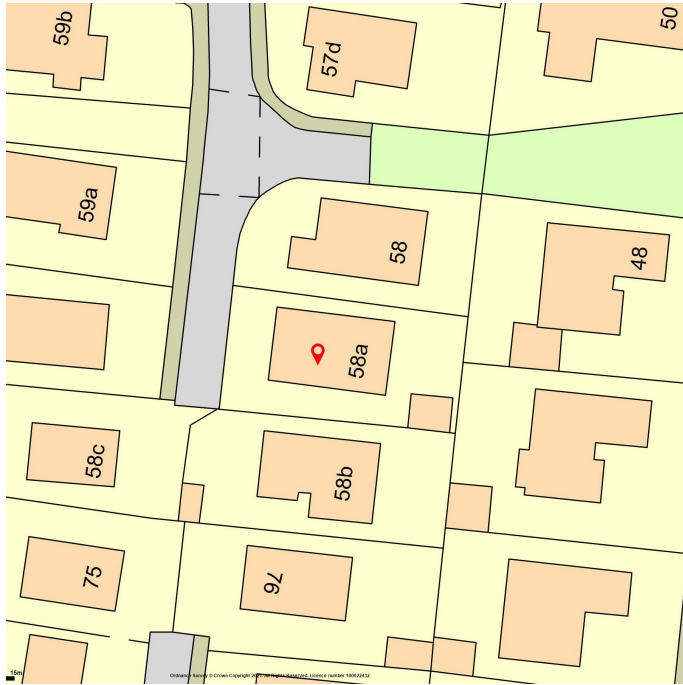
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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