



masson
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An Caladh, Market Road, Grantown On Spey, PH26 3HP
POA

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

solicitors and estate agents

UNDER OFFER - An exceptionally presented and well proportioned bungalow offering bright and contemporary accommodation which has been maintained to a high quality standard throughout enjoying a peaceful but convenient position. This delightful and warm home enjoys bright and airy living spaces with a spacious lounge with an open fireplace and large windows, a bespoke white gloss kitchen with special features in addition to a spacious dining area with a useful utility overlooking the rear garden, a stylish shower room and three double bedrooms with the master bedroom enjoying an en-suite shower room. Outside there is a sizeable tarmac driveway with parking for several vehicles, garage with electrically operated door and easily maintained but beautifully arranged gardens to the front and rear. This fantastic family home is in immaculate condition throughout and enjoys a fantastic location within this vibrant and popular Highland Town in the Cairngorms National Park with viewing highly recommended. Energy Performance Certificate Rating E, Council Tax Band E

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Tel: 01479 874800

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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.

Entrance Vestibule

1.80m x 2.00m 5'11" x 6'7"

Double timber doors with a full height glazed window to the side leads from the outside steps into the entrance vestibule which is flooded with natural light and enjoys views across to the Cromdale hills. There is laminate flooring and recessed down lighting. A further timber and glazed door leads through to the hallway.

Hall

The Z shaped hallway is very welcoming with luxurious carpet flooring and recessed down lighting, there are doors to the lounge and further doors lead through to the kitchen, shower room and

bedrooms. There is a large storage cupboard with hanging and shelving and loft access hatch with Ramsay ladder.

Lounge

5.12m x 5.45 16'10" x 17'11"

A beautifully spacious and luxurious lounge with large picture windows to the side and further glazed doors to the dining area which combine to fill the room with natural light. There is a focal stone fireplace which creates a lovely warming ambience and the luxurious pile carpet flooring and feature lighting complete this comfortable and relaxing room.

Dining / Utility

2.00m x 7.25m 6'7" x 23'9"

This is a bright and airy addition to the property which enjoys high levels of natural light from an expanse of glazing which lets in light and provides wonderful views over the private rear gardens. There is access to the dining area from the lounge through sliding glazed doors and there is ample space for a large dining table with chairs with carpet flooring and ceiling lighting. The utility area provides excellent amenity and enjoys a good range of gloss white base, wall and drawer units with granite work tops and a sink. There is plumbing for a washing machine, a door leads to the rear garden and there is a further door to the kitchen in addition to engineered oak flooring.

Kitchen

3.66m x 2.21m 12'0" x 7'3"

This bespoke kitchen has been thoughtfully planned to provide a bright and well proportioned room to create an attractive space with great amenity. The modern kitchen is highlighted with snow white gloss

units and complementary solid granite polished worktops with many special features including feature led under counter and recessed down lighting, integrated fridge and freezer, soft close drawers and glazed and illuminated display cupboards, oven, slimline dishwasher, microwave oven and lime glass splash backs. There is a sink with drainer and mixer tap and the ceramic hob with illuminated extractor completes the impressive specification. There is engineered oak flooring, a window and door to the utility area and a further door leads to the hallway.

Bedroom One

5.00m x 2.85m 16'5" x 9'4"

A beautiful and welcoming double bedroom with a large window to the front of the house enjoying views over the pretty front gardens and benefitting from ceiling lighting and carpet flooring. A further door leads to the en-suite shower room.

En-Suite Shower Room

1.92m x 2.31m 6'4" x 7'7"

A stylish and bright shower room comprising a modern wc with concealed cistern and shower cubicle housing a mira electric shower with contemporary wet wall. There is a mirror above the contemporary wash hand basin with waterfall tap and integral storage vanity cabinets. An opaque window is located to the rear and there is a ladder towel radiator and recessed ceiling lighting.

Bedroom Two

3.66m x 3.00m 12'0" x 9'10"

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



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Bedroom Three

2.43m x 3.63m 8'0" x 11'11"

Another double bedroom with a window to the front of the property. There is a large integral wardrobe with excellent hanging and shelved storage, deep pile carpet flooring and ceiling lighting.

Shower Room

2.43m x 1.785m 8'0" x 5'10"

A fresh and contemporary shower room consisting of a modern wc. The wash hand basin with chrome mono bloc mixer tap also enjoys an integral storage unit with illuminated mirror and the sliding door shower enclosure houses a mains pressure shower with contemporary wet wall splash back surround. There is ceiling lighting, warm air heater and shaver socket in addition to a large integral storage wardrobe for towel storage and which also houses the Megaflo water cylinder.

Outside

The property is surrounded by a variety of easily maintained but well stocked gardens with a patio seating area to the front with decorative gravel beds planted with ornamental trees and mature shrubbery bounded by a low level wall. To one side there is a sizeable tarmac driveway leading to the garage and to the other side there is a gated access to a further tarmac drive with parking for an additional vehicle and path to the rear garden with gate and wood stores. The rear garden is afforded a good degree of privacy by the surrounding timber ranch fencing and it is mainly laid to patio with well stocked raised planting to the rear. There is an oil storage tank, clothes line, timber garden shed and door access to the garage.

Garage

5.00m x 3.00m 16'5" x 9'10"

With an electrically operated up and over garage door and further access door to the side, this spacious garage offers good vehicle or secure sports equipment storage. There is concrete flooring, power and light in addition to the oil fired boiler.

Services

It is understood that the property has mains water, drainage and electricity. There is an external oil fired boiler in the garage 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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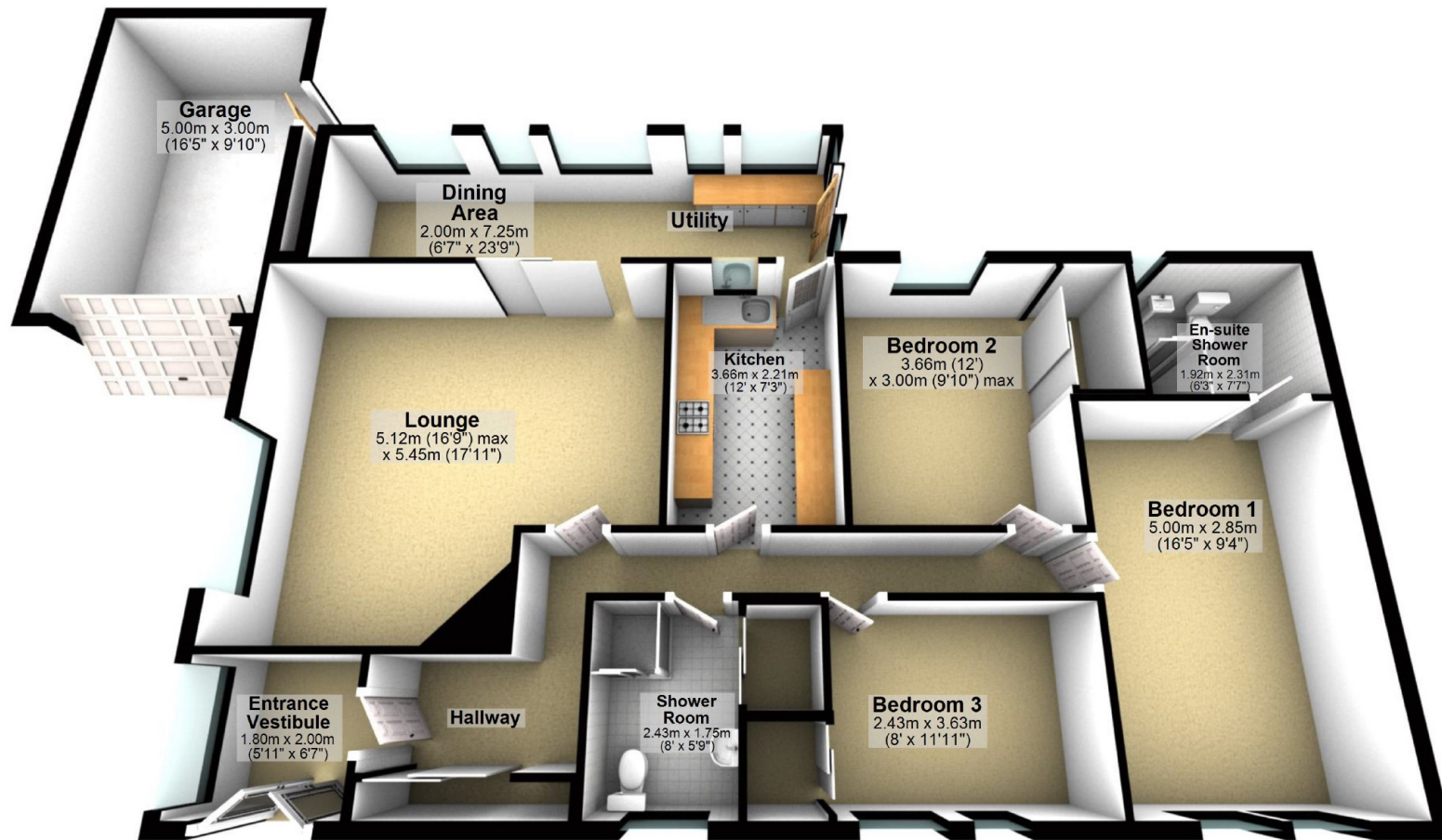
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Ground Floor



Plans not to scale, for illustration only



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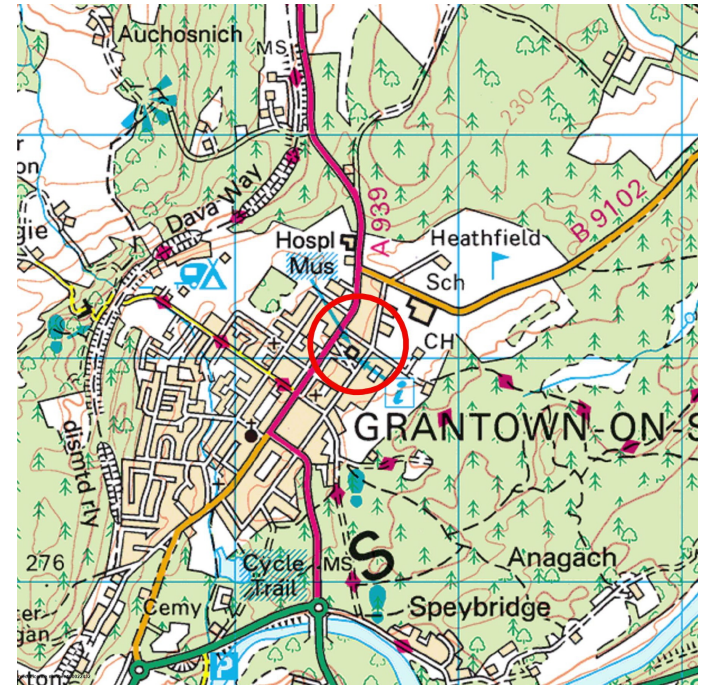
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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