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Coilntra Cottage, Dunstaffnage Brae, Grantown On Spey, PH26 3JS
Fixed asking price £149,950

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

solicitors and estate agents

Coilntra Cottage is a one and a half storey 3 bedroom traditional stone cottage in need of full restoration which has full planning for the construction of a single storey side extension to the existing dwelling house. The property offers a truly unique opportunity to acquire spacious accommodation amidst wonderful surroundings in Grantown On Spey within the Cairngorms National Park. This property is ideally located in a private and tranquil location within walking distance of the town centre and local amenities and set in approximately 0.27 acres of garden grounds. The current accommodation is arranged over two floors and consists of a lounge, family room, kitchen / dining room, store room, family bathroom and three bedrooms. The plans for the extended accommodation provides great potential to own an incredible home in this friendly town, viewing is recommended. This property is exempt from a home report as it is uninhabitable.

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Grantown On Spey

Situated within the Cairngorms National Park Grantown is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard, Cottage Hospital and Health Centre. Sporting facilities include 18 hole golf course, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail. The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

Entrance Porch

1.34m x 1.86m 4'5" x 6'1"

Entry is through double timber doors into the bright entrance vestibule where a window to the front allows in great natural light.

Hallway

The hallway provides access to the lounge, and family room and stairs provide access to the first floor. There is ceiling lighting.

Lounge

4.65m x 3.56m 15'3" x 11'8"

A well proportioned lounge benefitting from a window to the front that allows for lovely views over the garden. There is a fireplace, storage cupboard and ceiling lighting.

Family Room

4.84m x 3.18m 15'11" x 10'5"

A spacious room enjoying a window to the front looking out over the spacious garden grounds. There is a fireplace,

ceiling lighting and a high level electrical switchboard.

Kitchen / Dining Room

4.84m x 3.31m 15'11" x 10'10"

This sizeable kitchen / dining room benefits from a window to the front and rear providing excellent levels of natural light and a timber door provides access into the garden. There are wall shelving units and ceiling lighting.

Bedroom Three

2.66m x 2.69m 8'9" x 8'10"

With a window to the rear allowing in natural light. This room could be extended into the family room to create a spacious bedroom with dressing room or en-suite.

Store Room

2.77m x 2.89m 9'1" x 9'6"

Accessed from the kitchen / dining room and benefitting with a door opening directly into the garden, this room would make an excellent utility room.

Landing

The landing provides access to bedroom one, bedroom two and the bathroom. A Velux window to the rear allows in natural light and there is a cupboard and wall lighting.

Bedroom One

4.0m x 3.67m 13'1" x 12'0"

A spacious double bedroom benefitting from a bay window to the front overlooking the garden. There is a fireplace.

Bedroom Two

4.0m x 3.25m 13'1" x 10'8"

This double bedroom enjoys a bay window to the front overlooking the spacious garden grounds and there is a fireplace and ceiling lighting.

Bathroom

1.90m x 2.65m 6'3" x 8'8"

The bathroom benefits from three windows to the front which allow in great natural light. There is ceiling lighting and a bath.

Outside

The spacious garden grounds extend to approximately 0.27 acres and are laid to lawn and bounded by a combination of beautiful natural stone wall and post and wire fencing. Access is at the side of the property from Dunstaffnage Brae.

Planning for Side Extension

Full planning permission was granted by the Highland Council on the 12th Dec 2016 for the construction of a single storey side extension to the existing dwelling house. To view further details please visit the Highland Council E-Planning website at <http://wam.highland.gov.uk/wam/> and enter reference 16/04647/FUL

Services

It is understood that the property is served by mains water, electricity and drainage.

Home Report

A home report is not required for this property as it is uninhabitable.

Entry

By arrangement

Price

Fixed Price of £149,950

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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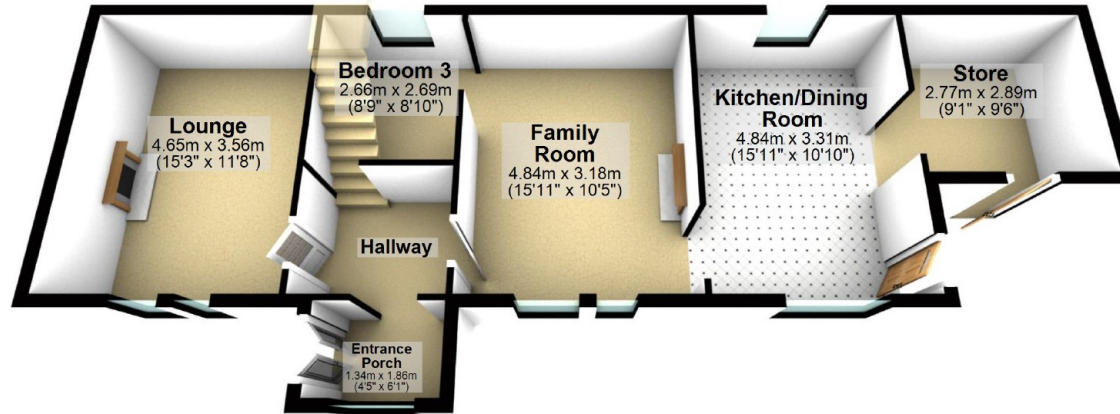
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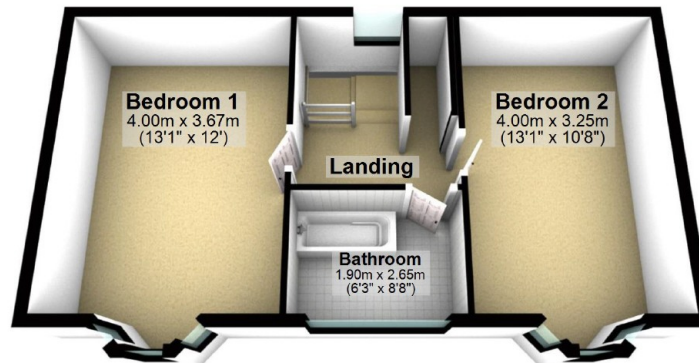




Current Ground Floor Plan



Current First Floor Plan



Plans not to scale, for illustration only



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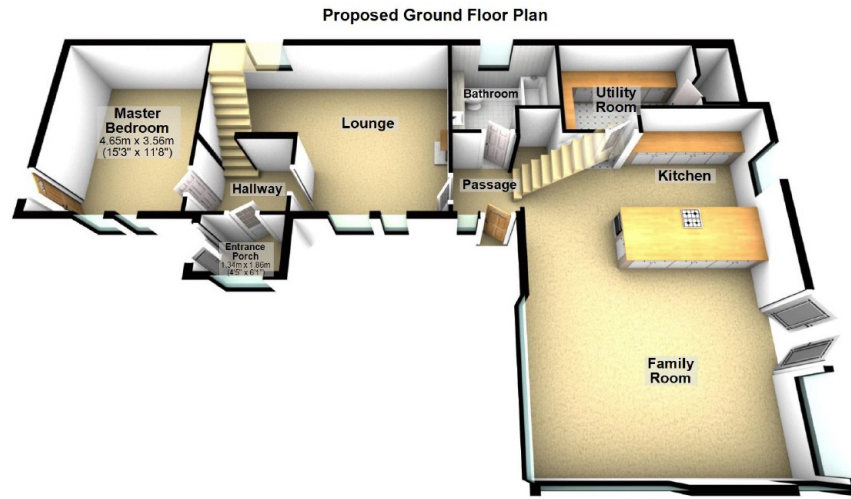
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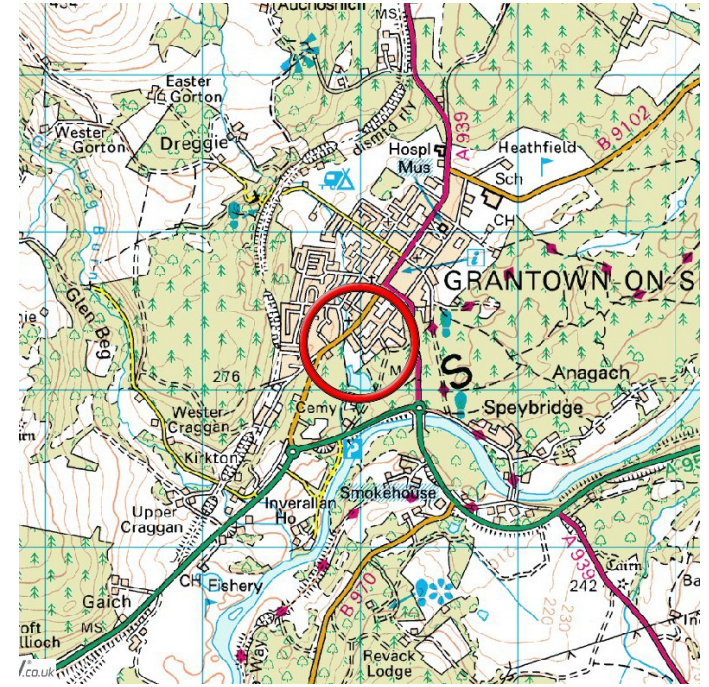
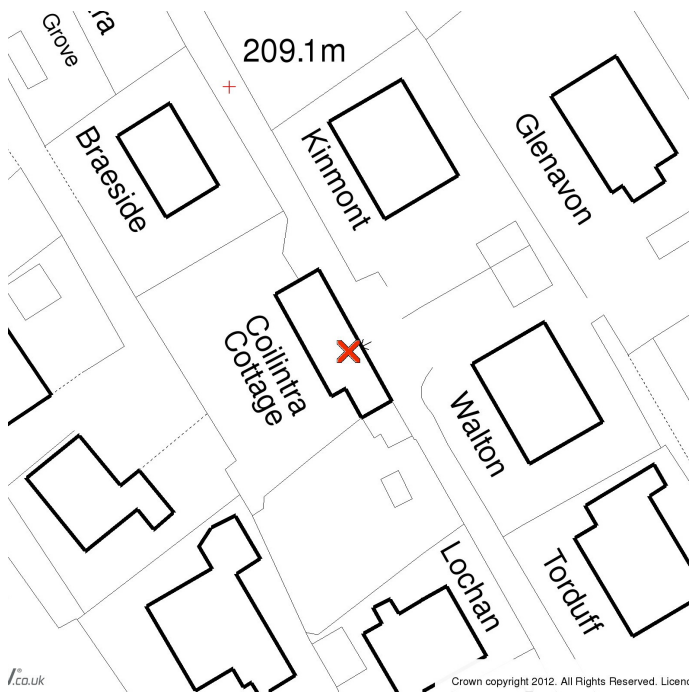
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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