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solicitors and estate agents

Century House, 100 High Street, Grantown On Spey, PH26 3EL
POA

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

UNDER OFFER - A very well presented end of terrace family home of stone construction with slate roof including a large and immaculate rear garden with garage and several outbuildings. Located on the High Street of this popular planned Highland Town in the Cairngorms National Park, accommodation is arranged over two floors and comprises of rear hall, boot room, kitchen / dining room, entrance vestibule, bathroom, lounge, landing and four bedrooms. The property provides flexible and affordable living with superb amenity and would suit a variety of purchasers including those looking for a family, second or investment home in this desirable area with easy access to the local amenities and those of the wider National Park. The sizable and beautiful rear gardens and outbuildings are a particular feature of the property and offer rarely available convenience at this price level. Early viewing is recommended. Energy Performance Certificate Rating F, Council Tax Band D

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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 Vestibule

2.05m x 1.85m 6'9" x 6'1"

From the High Street a white upvc glazed door with glazed side panel opens into the inviting entrance vestibule where doors open to the lounge, dining room and bathroom. Carpeted stairs lead up to the first floor and there is a radiator, carpet flooring and a charming seven point ceiling light.

Lounge

4.50m x 2.82m 14'9" x 9'3"

A harmonious comfortable lounge enjoying windows to the front and rear allowing the natural light to flow

through. A beautiful feature of the lounge is an open fire with striking timber decorative surround incorporating an integral mirror and display features set on a marble hearth with a tiled ornate surround where there is currently an electric stove situated. There is a charming recessed shelved area with storage underneath as well as carpet flooring, a radiator and a lovely three point ceiling light.

Bathroom

2.71m x 1.85m 8'11" x 6'1"

An attractive bathroom comprising of a WC, wash hand basin with twin taps and a bath with twin taps housing a Mira Advance electric shower with glazed shower screen and quality wet wall surrounding. A slim storage cupboard provides good storage, an opaque window is located to the rear and there is vinyl flooring, ceiling lighting and a white towel radiator.

Dining Room

4.68m x 3.65m 15'4" x 12'0"

A lovely spacious room enjoying a window to the front featuring a stone surround fireplace with stone surround and timber mantle which currently situates an electric feature stove. There is a recessed display area with cupboard storage underneath, carpet flooring, ceiling lighting and a radiator.

Side Hall

The side hall connects the dining room and the kitchen / dining room and enjoys ceiling lighting and vinyl flooring.

Kitchen / Dining Room

3.12m x 5.19m 10'3" x 17'0"

A generous and bright room benefiting from windows which span the rear wall offering views over the immaculate garden grounds. The kitchen has a great range of timber base, wall and drawer units with

complementary worktop and tiling. Integrated within the kitchen is a one and half bowl sink with mixer tap, Diplomat Select 920 oven/grill and hob with extractor hood above, fridge, freezer, washing machine and dishwasher. There is a lovely six point ceiling light, a radiator and a mixture of vinyl and tiled flooring.

Rear Hall

A 15 panel glazed timber door opens from the kitchen / dining room into this well proportioned rear hall which provides access to the boot room and where a timber door at the side provides access into the beautiful rear garden. A window at the side allows the natural light to flood in and there is tile effect laminate flooring, ceiling lighting and a radiator.

Boot Room

1.67m x 3.84m 5'6" x 12'7"

A well placed generous boot room providing an array of storage within two double cupboards, shelving and hooks and providing a great space to situate further household appliances. The room enjoys laminate flooring and ceiling lighting.

Landing

From the entrance vestibule, carpeted stairs lead up to the first floor landing where doors open to all four bedrooms. Two Velux windows to the rear allow natural light to flood in, a high level cupboard houses the electrical switchgear and there is carpet flooring, ceiling lighting and a radiator.

Bedroom One

4.71m x 4.79m 15'5" x 15'9"

A charming and friendly double bedroom enjoying two windows which overlook the pretty high street. Benefitting from great storage provided within integrated wardrobes which surround the bed and



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two further double door integral wardrobes. This bedroom features an Armitage Shanks wash hand basin with twin taps and there is carpet flooring, ceiling and wall lighting and a radiator.

Bedroom Two

3.39m x 3.38m 11'1" x 11'1"

A light and airy double bedroom benefitting from a window to the front with carpet flooring, ceiling lighting and a radiator.

Bedroom Three

3.39m x 3.02m 11'1" x 9'11"

A delightful double bedroom with a window to the front providing lovely views over the well kept pretty High Street. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Four

4.77m x 3.05m 15'8" x 10'0"

A relaxing welcoming double bedroom enjoying a window to the front overlooking the lovely High Street and benefitting from fitted wardrobes with two sets of double glazed panel doors which span an entire wall and offer fabulous storage. There is ceiling and wall lighting, a radiator and carpet flooring.

Garage and Outbuildings

There is a garage and numerous outbuildings, some with power and light. These all provide excellent additional amenity and storage.

Outside

Located on the well maintained and pretty high street, Century House benefits from beautiful spacious garden grounds to the rear. From the high street car park, a large metal gate provides access into the rear garden where a large tarmac area provides parking and turning for several vehicles and

a gravel drive allows access to a further properties located at the rear. There is a large sunny lawn which is surrounded by a high level timber fence and interspersed with mature shrubs and bushes and a lovely decking area where you can sit in the sunshine with a drink and relax. There is an oil tank and outside tap.

Services

It is understood that the property is served by mains water, electricity and drainage. There is oil fired central heating and the oil tank is located in the rear garden.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.
EPC Rating F

Entry

By arrangement

Price

UNDER OFFER

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
Strathspey House
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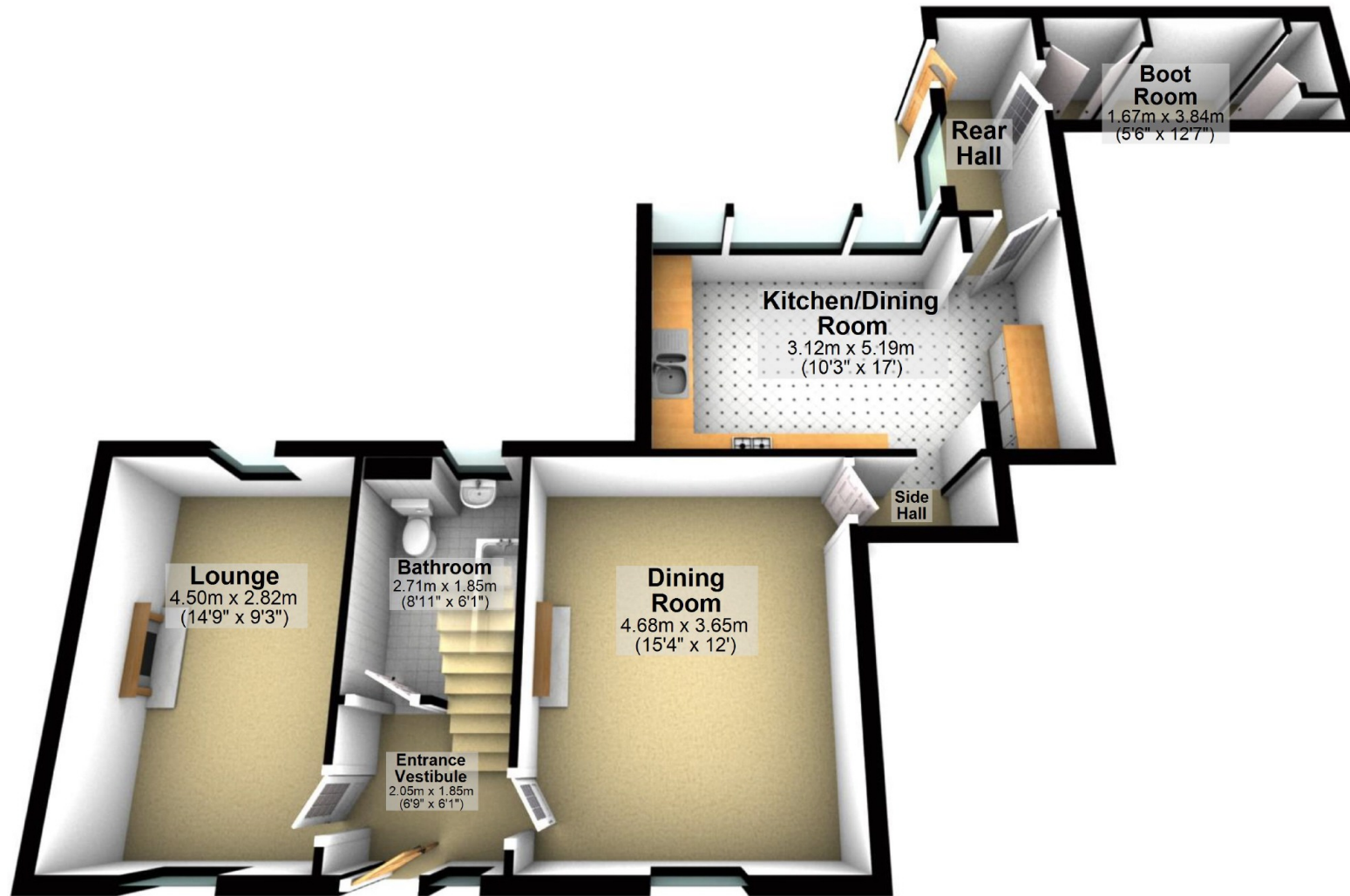
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Ground Floor



Plans not to scale, for illustration only



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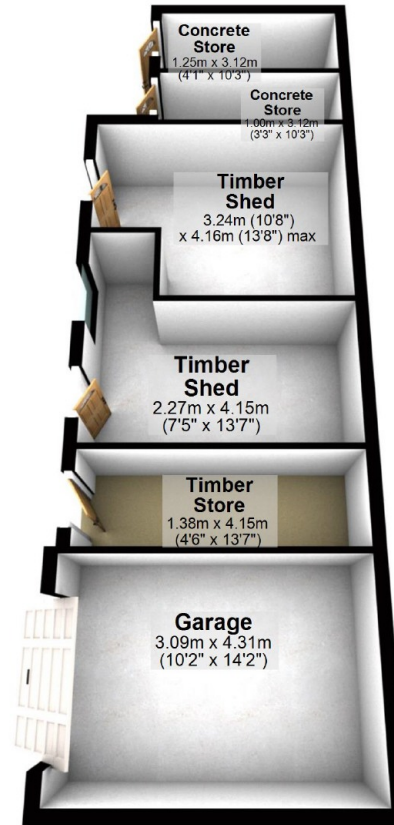
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Outbuildings



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