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solicitors and estate agents

Kinnaird House, 8 High Street, Grantown On Spey, PH26 3HB
POA

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

UNDER OFFER - An impressive and well presented six bedroom townhouse in this picturesque Highland town. The property is entered into via an entrance vestibule and through to a hallway which leads to the first floor accommodation including a grand dining room and a large lounge, well proportioned kitchen, shower room and two bedrooms. On the second floor there are a further four bedrooms and a family bathroom. The property benefits from a wealth of period features including ornate cornice, ceiling roses, original and ornate fireplaces and attractive wooden balustrades. The property offers flexible accommodation which would suit a variety of purchasers including those looking for a rental income or larger family home at an affordable price. 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.

Entry

Kinnaird House is accessed from Forrest Road, over a communal gravel area at the rear of the property.

Entrance Vestibule

1.57m x 1.81m 5'2" x 5'11"

A timber door opens into the entrance vestibule where a further timber door leads into the hallway. There is carpet flooring and ceiling lighting.

Hallway

A spacious hallway where stairs provide access to the accommodation. A sizeable cupboard utilising the space underneath the stairwell provides useful storage and there is carpet flooring, ceiling lighting, a radiator and the electrical switchgear is placed here.

First Floor Landing

Carpeted stairs lead up to the generous attractive first floor landing where doors open to the lounge, kitchen, dining room, bedrooms one and two and the shower room. A further stairwell leads up to the second floor, a handily placed cupboard provides good storage, a window to the side allows in natural light and there is carpet flooring, ceiling lighting, a radiator and a telephone door entry system.

Lounge

5.04m x 4.44m 16'6" x 14'7"

A wonderful, spacious and bright lounge enjoying large windows to the front providing views over the lovely well kept High Street and allowing in an abundance of natural light. A lovely feature of the room is a warming open fire set on a black slate hearth with ornate tiled surround and timber mantle. There is beautiful decorative cornicing, carpet flooring, ceiling lighting and a radiator.

Kitchen

3.69m x 3.84m 12'1" x 12'7"

A sizeable kitchen providing a good range of base, drawer and wall units with complementary worktop and tiling. Incorporated within the kitchen is a stainless steel sink with twin taps and a Siemens white extractor hood. There is plumbing for a washing machine and space for a cooker,

fridge and freezer. A large cupboard houses the Heatrae Sadia magaflo water tank, the Worcester Greenstar Camray 18/25 boiler is situated here, a window to the rear allows views over to the Cromdale Hills and there is vinyl flooring, ceiling lighting and a radiator.

Bedroom One

3.86m x 4.56m 12'8" x 15'0"

A double room situated to the rear of the property and enjoys a window to the side allowing in lovely natural light. There is carpet flooring, ceiling lighting and a radiator.

Shower Room

1.81m x 1.85m 5'11" x 6'1"

A well proportioned light room comprising of a WC, Heritage wash hand basin with twin taps and a large sliding door shower enclosure housing a mains pressure shower with white tiling surrounding. A window to the side shines in lovely light and there is tiled flooring, recessed ceiling lighting, a shower extractor light and a white towel radiator.

Bedroom Two

3.69m x 3.93m 12'1" x 12'11"

A relaxing double bedroom with a tall window to the rear enjoying views over to the Cromdale hills. There is carpet flooring, ceiling lighting and a radiator.

Second Floor Landing

A carpeted staircase with timber balustrade provides access to the second floor which in turn allows access to bedrooms three, four, five and six and the bathroom. A Velux window to the rear



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allows natural light to flow over the landing and there is carpet flooring, ceiling lighting and a radiator.

Bedroom Three

4.32m x 3.34m 14'2" x 10'11"

A generous inviting double bedroom with a Bay window to the front enjoying views over the pretty High Street. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Four

3.10m x 2.18m 10'2" x 7'2"

A charming single bedroom which would be equally at home as a study which benefits from a window to the front overlooking the High Street. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Five

4.32m x 3.34m 14'2" x 10'11"

A spacious double bedroom enjoying a Bay window to the front allowing views over the lovely well kept High Street. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Six

3.0m x 3.25m 9'10" x 10'8"

This charming bedroom has a window to the rear overlooking the communal access and to the Cromdale hills beyond. There is carpet flooring, ceiling lighting and a radiator.

Bathroom

3.00m x 3.78m 9'10" x 12'5"

A spacious bathroom suite in grey comprising of a Twyford's WC, pedestal wash hand basin with twin taps and a bath with a mixer shower tap and fresh tiling surrounding. A window to the rear allows in

natural light and there is tiled flooring, recessed ceiling lighting, a radiator and an Xpelair extractor.

Outside

Kinnaird House overlooks the High Street and the communal grounds at the rear are laid with gravel and provide an allocated parking space. There is an oil tank serving the property.

Services

It is understood that the property is served by mains electric, water and drainage. There is oil fired central heating.

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

Grantown on Spey

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Ground Floor



Plans not to scale, for illustration only



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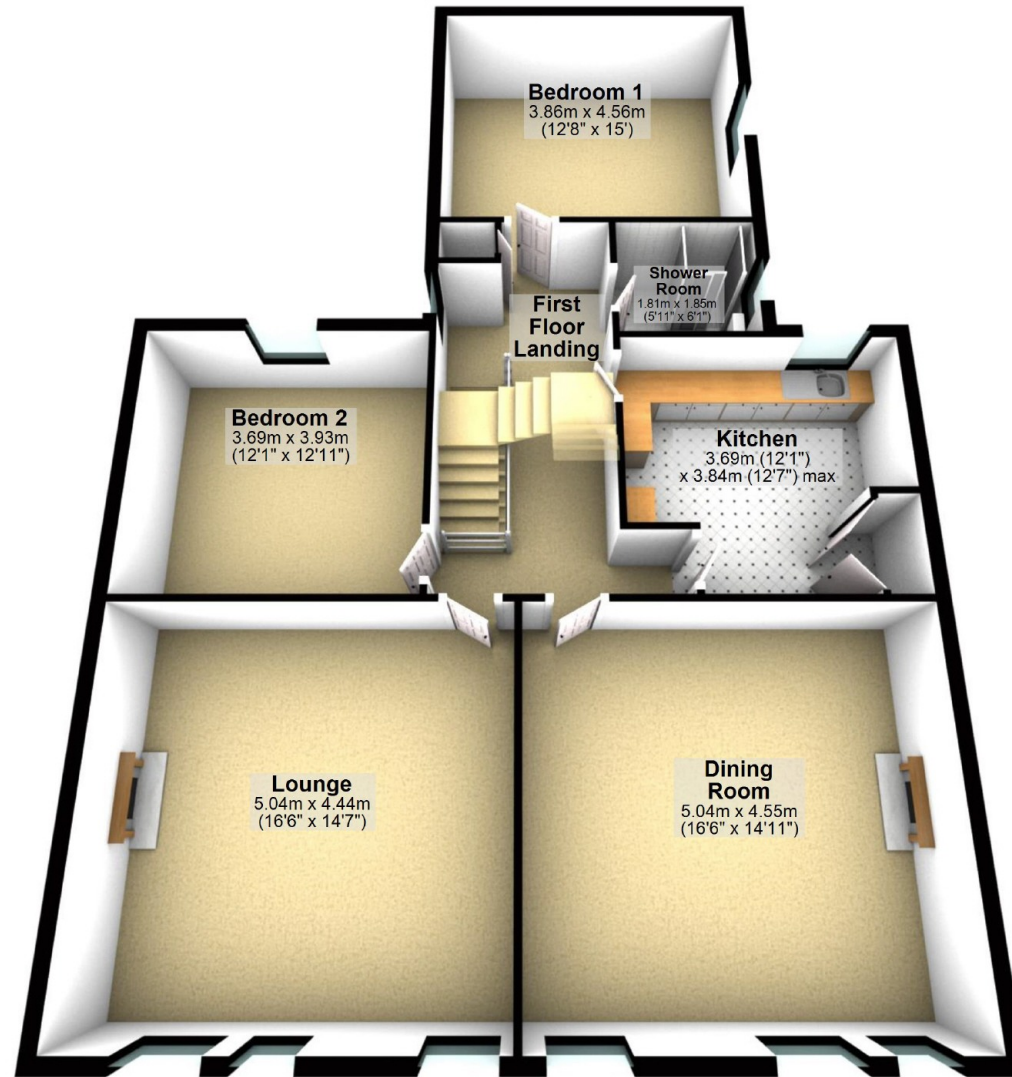
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First Floor



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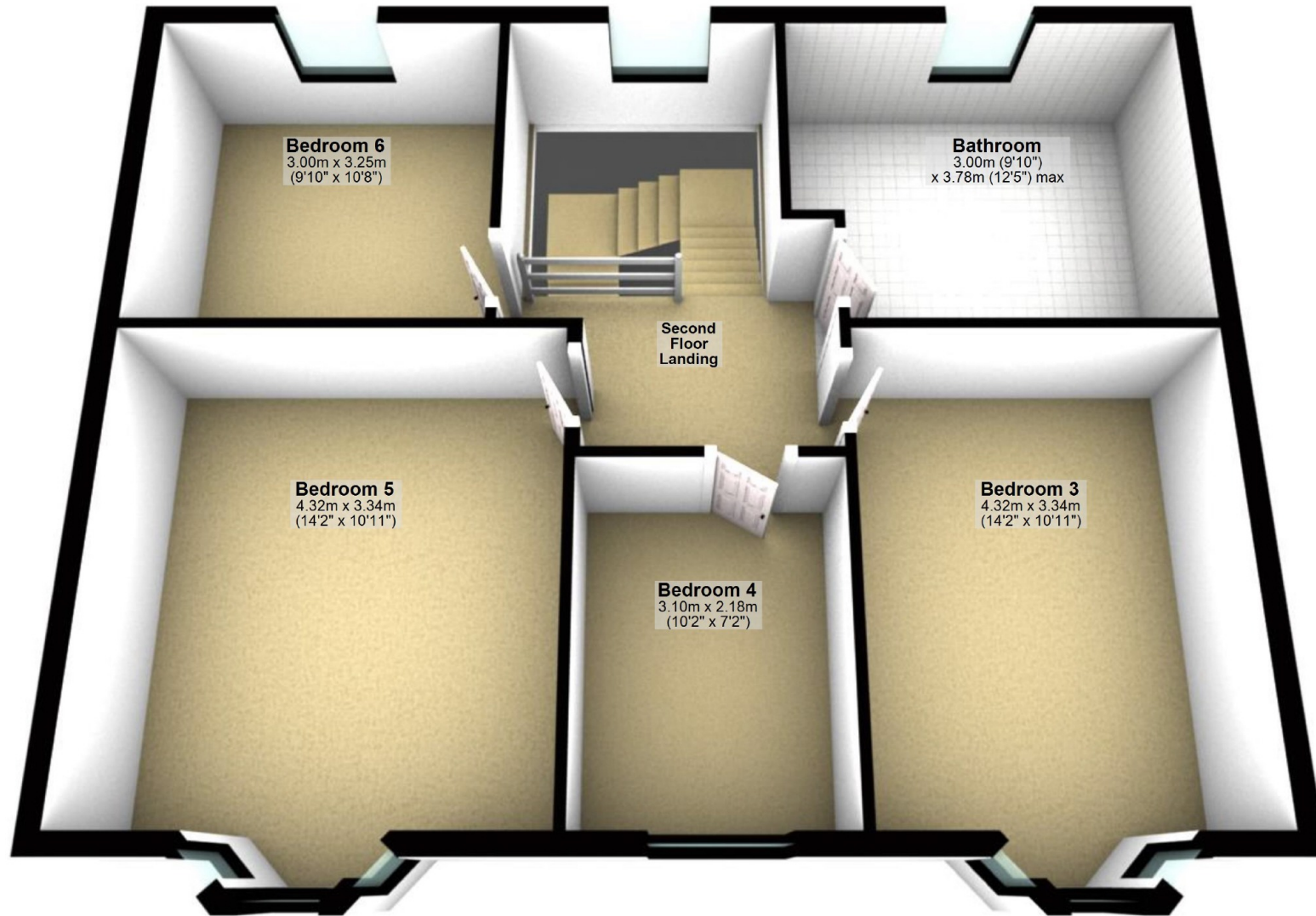
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Second Floor



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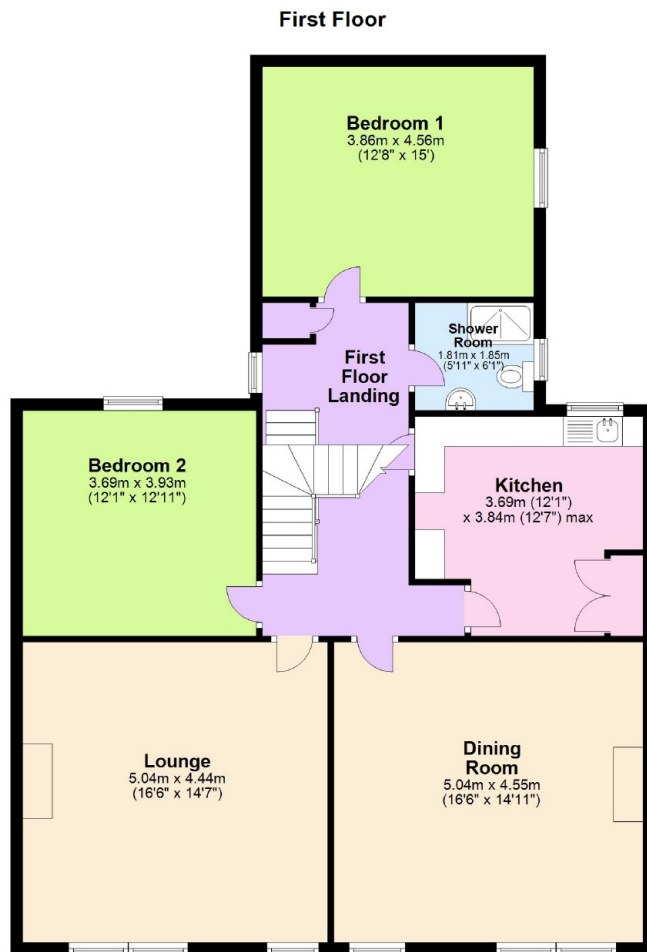
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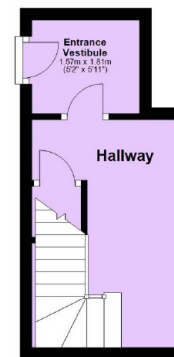
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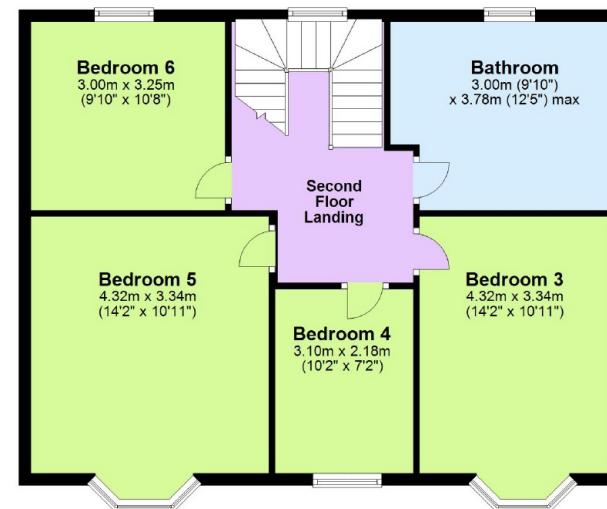
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Ground Floor



Second Floor



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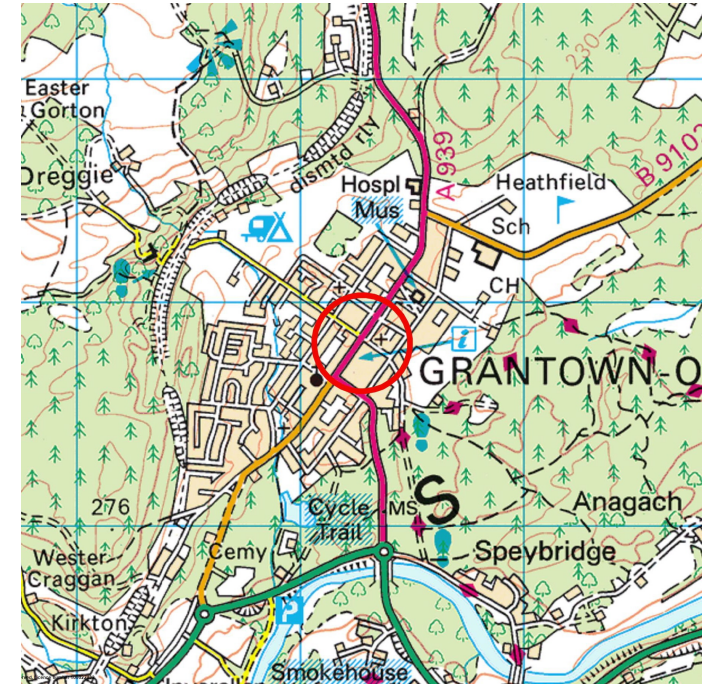
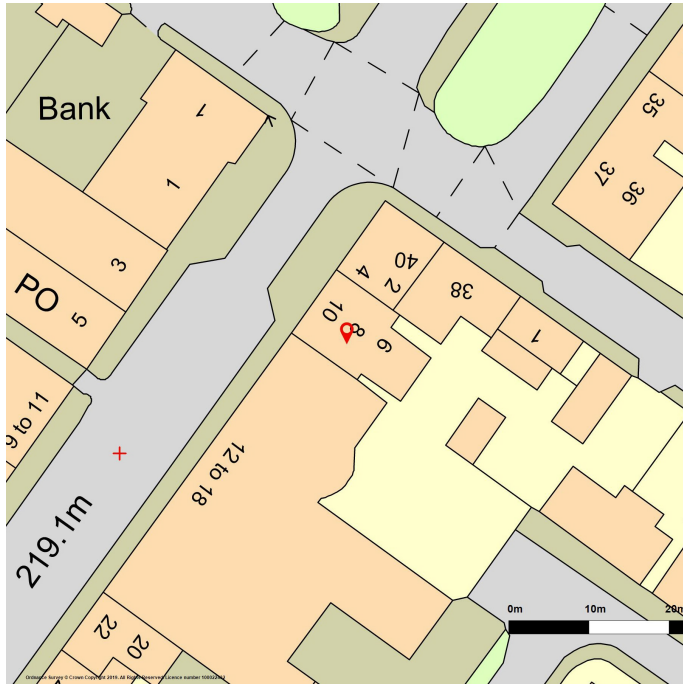
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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