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cairns

solicitors and estate agents

3 Castle Road, Grantown On Spey, PH26 3HN  
POA

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

UNDER OFFER - A traditional stone and slated mid terrace two / three bedroom home of character with a location providing easy access to all the amenities of this popular Highland planned town. In need of some refurbishment accommodation is arranged over two floors and offers superb potential to add value and transform this characterful property into a beautiful family, second or investment property. Living space is arranged on the ground floor with an entrance from the street into a hallway which leads to an inner hall and WC in addition to the large lounge (which could be utilised as a third bedroom), dining / family room and kitchen with utility. To the first floor there is a landing, shower room and two double bedrooms with integral storage. To the rear of the property there is a courtyard garden and space to park one vehicle. There is double glazing and oil fired central heating. Viewing is advised for anyone who would like to purchase a solid and affordable property with latent potential. Energy Performance Certificate Rating E, Council Tax Band C

## POA



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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 Hall

1.87m x 3.00m 6'2" x 9'10"

A timber and glazed front door opens into the entrance hall where access is provided to the lounge and bedroom one. An open doorway leads to the rear hallway and a low level cupboard houses the electrical switchgear. There is carpet flooring, three piece ceiling lighting and a radiator.

### Lounge / Bedroom Three

4.81m x 3.94m 15'9" x 12'11"

A lovely lounge benefitting from a beautiful fireplace with stone surround, timber and slate hearth. This room also has the potential to be used as a relaxing third bedroom. There is carpet flooring, five piece chandelier and a radiator.

### Dining / Family Room

4.79m x 3.86m 15'9" x 12'8"

A generous room used as both a dining and family room featuring an open fire set in a slate hearth/ surround and timber mantle. A window to the front allows in natural light and there is also a door providing access to the kitchen. Both a large under the stairs cupboard with ceiling lighting and a low level cupboard provide excellent storage. There is natural wood flooring, ceiling lighting and a radiator.

## Kitchen

2.84m x 3.69m 9'4" x 12'1"

This bright and well proportioned room provides a range of blue base, drawer and wall units and complementary white worktops. There are windows to the rear and a timber and glazed door leads straight out into the garden. There is plumbing for a dishwasher, space for a cooker and a stainless steel sink with mixer tap. Worcester Greenstar Camray 18/25 boiler, Danfoss heating and hot water controls, Horstmann controls and a Fireangel alarm can all be found in the kitchen. There is tiled flooring and ceiling lighting.

## Utility

2.15m x 2.60m 7'1" x 8'6"

The useful utility room is equipped with blue base and wall units with complementary white worktop over. The utility room provides extra space with plumbing for a washing machine and space for further household appliances. A window overlooks the rear garden and there is tiled flooring, ceiling lighting and a radiator.

## Inner Hall

The hallway provides access to the stairs which lead to the first floor and the downstairs WC. There is carpet flooring and ceiling lighting.

## WC

1.54m x 1.08m 5'1" x 3'7"

Housing a Fordham Elan WC and an Armitage Shanks wash hand basin with twin taps. There is tiled flooring, ceiling lighting, a radiator and a Vent Axia extractor.

## Landing

Carpeted stairs leads up to the first floor landing where doors open to bedrooms one, two and a shower room. There is a window to the rear, ceiling lighting and access to the loft through a hatch.

## Bedroom One

3.77m x 3.54m 12'4" x 11'7"

A well proportioned double bedroom benefitting from a bay window to the front of the property. One of the main features of this room is the two double integral wardrobe with sliding doors plus shelving and hanging space making the ideal storage space. There is ceiling lighting and a radiator.

## Bedroom Two

4.39m x 3.44m 14'5" x 11'3"

Another double bedroom with a bay window to the front and double wardrobe with sliding doors and shelving / hanging space ideal for bedroom storage. A separate cupboard houses the water

tank and there is carpet flooring, ceiling lighting and a radiator.

## Shower Room

2.42m x 3.44m 7'11" x 11'3"

A fantastic shower room comprising of WC, wash hand basin with twin taps and a large shower enclosure with sliding doors, Briston smile shower and wet wall behind. A timber unit provides under sink storage with tiled top, mirror and shaver point light above. There is a window to the front, vinyl flooring, ceiling lighting and a radiator.

## Outside

The property is set back from the main road of Grantown on Spey with easy access to the local amenities. To the rear of the property there is a covered timber deck area which is accessible from the back door providing the ideal space for relaxing or entertaining. There is a paving area with enough space to park a vehicle and there is an oil tank.

## Services

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

## Home Report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.

EPC Rating E

## 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

Moray

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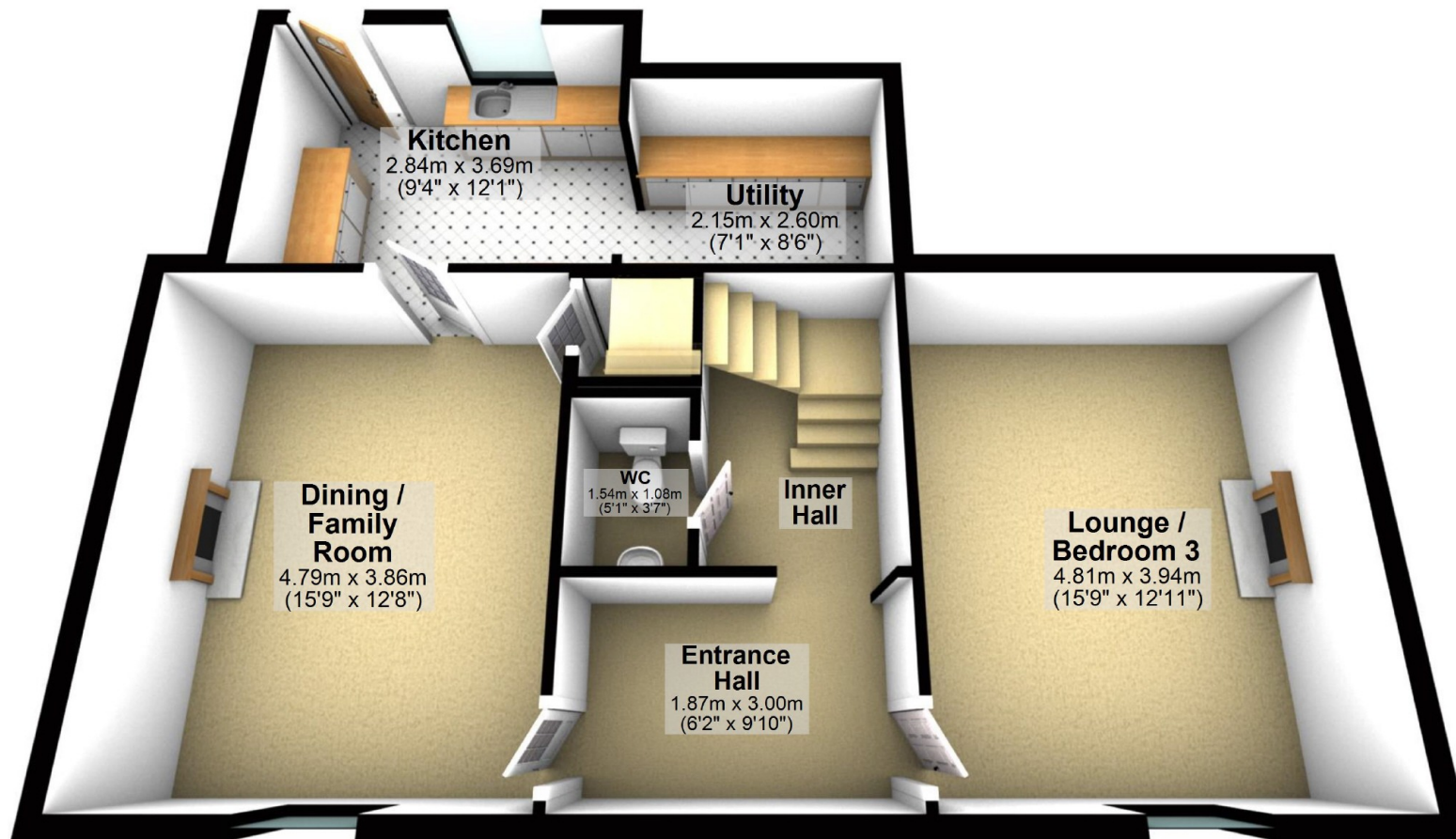








## Ground Floor



Plans not to scale, for illustration only



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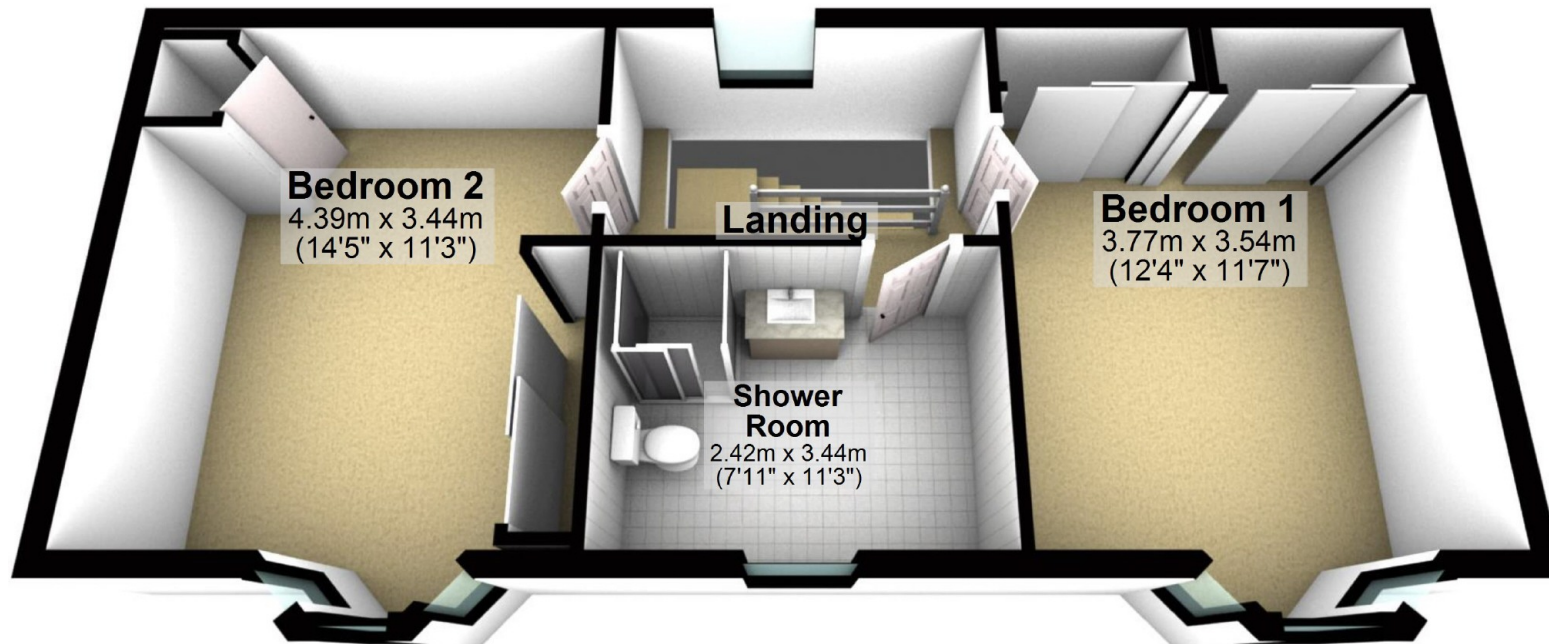
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## First Floor



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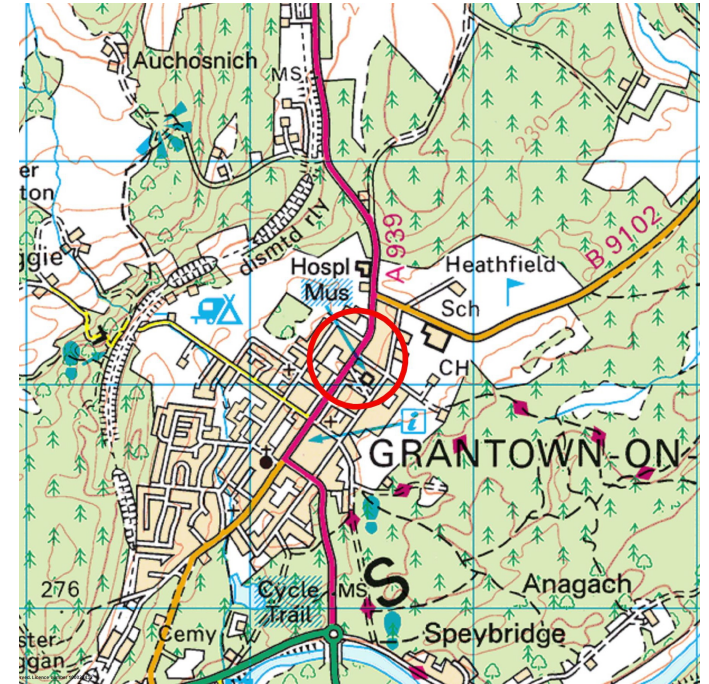
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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