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solicitors and estate agents

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

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

UNDER OFFER - A fantastic opportunity to acquire this wide and impressive two bedroom stone built and slate roofed home. The spacious and well proportioned accommodation offers bright and comfortable living spaces arranged over two floors comprising of an entrance hall with a large storage cupboard, lounge with fireplace and stove, kitchen with dining space, sun room, rear hallway, stairs to the first floor landing, bathroom and two bedrooms. Outside there is a small garden to the rear and parking for a vehicle. The property provides a great opportunity to easily add value and secure an affordable first, second or investment home in this sought after and welcoming community within the Cairngorms National Park. With oil fired central heating and double glazing, viewing is advised. Energy Performance Certificate Rating D, Council Tax Band D

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

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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

Double timber doors open into the inviting entrance hall with doors providing access to the lounge the kitchen / dining room and carpeted stairs lead up to the first floor accommodation. A spacious cupboard provides fabulous storage and there is further storage in a cupboard tucked underneath the stairwell. There is carpet flooring, ceiling lighting, a radiator as well as hooks for hanging outerwear and space for storing footwear.

Lounge

4.56m x 4.50m 15'0" x 14'9"

A comfortable lounge enjoying large windows to the front and rear allowing natural light to flood in. A feature of the lounge is a woodburning stove set into a tiled hearth with stone surround and timber mantle. The lounge benefits from an integral low level and high level storage cupboards and there is carpet flooring, a charming five point ceiling light, radiator, Lifestyle heating and hot water controls and Carbon Monoxide alarm.

Kitchen / Dining Room

4.56m x 3.60m 15'0" x 11'10"

A spacious kitchen / dining room benefitting from a range of light oak wall, drawer and base units with chrome handles and complementary grey worktop and cream tiling. Windows to the front and rear looking onto the sunroom allow natural light to flood in. Integrated within the kitchen is a cooker hood and a stainless steel sink with mixer tap. There is plumbing for a

washing machine and space for a cooker, fridge and further kitchen appliances. A low level cupboard houses the electrical switchgear and prepayment meter, a large shelved larder cupboard provides ideal kitchen storage and there is laminate flooring, a radiator, ceiling lighting and great space to situate a dining table and chairs.

Rear Hall

Providing access to the sun room, the hallway also benefits from a large integral cupboard with double sliding doors with perfect hanging and shelved storage space. There is vinyl flooring and ceiling lighting.

Sun Room

2.36m x 4.07m 7'9" x 13'4"

A lovely bright sunny room with windows to the rear and side allowing lovely views of the garden. A timber and glazed door opens into the rear garden and there is a window looking into the kitchen and dining room. There is carpet flooring, ceiling lighting and a radiator.

Landing

A carpeted staircase leads up to the bright landing where doors open to bedrooms one and two and the bathroom. A large window to the front allows natural lighting to flood in and a shelved cupboard provides excellent storage space. There is carpet flooring, ceiling lighting a radiator and access to the loft through a hatch.

Bedroom One

4.59m x 3.56m 15'1" x 11'8"

A spacious and relaxing double room enjoying windows to the front and rear and benefitting from two integral double wardrobes with sliding doors providing fabulous hanging and shelving space. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Two

4.59m x 2.90m 15'1" x 9'6"

A charming double bedroom benefitting from windows to the front and rear allowing natural light to fill the room. There is a double integral wardrobe with sliding doors offering great shelving and hanging space. A separate cupboard houses the water tank and provides extra shelving space above and there is carpet flooring, ceiling lighting and a radiator.

Bathroom

1.53m x 2.79m 5'0" x 9'2"

This sizeable bathroom comprises of an Armitage Shanks WC, Armitage Shanks wash hand basin with twin taps featuring a wall light above and a bath with twin taps housing a Mira sport shower over with tiling surrounding. An opaque window to the rear allows good natural light and there is vinyl flooring, ceiling lighting, a Vent Axia extractor and a radiator.

Outside

The property is set back on the main street of Grantown on Spey with easy access to the local amenities. The rear garden is laid with gravel with picket fencing surrounding. There is a high level wall to one side which creates lovely privacy, a small garden and a parking area for a vehicle. There is also a Titan 2500 litre oil tank and a coal bunker.

Services

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

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 D

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

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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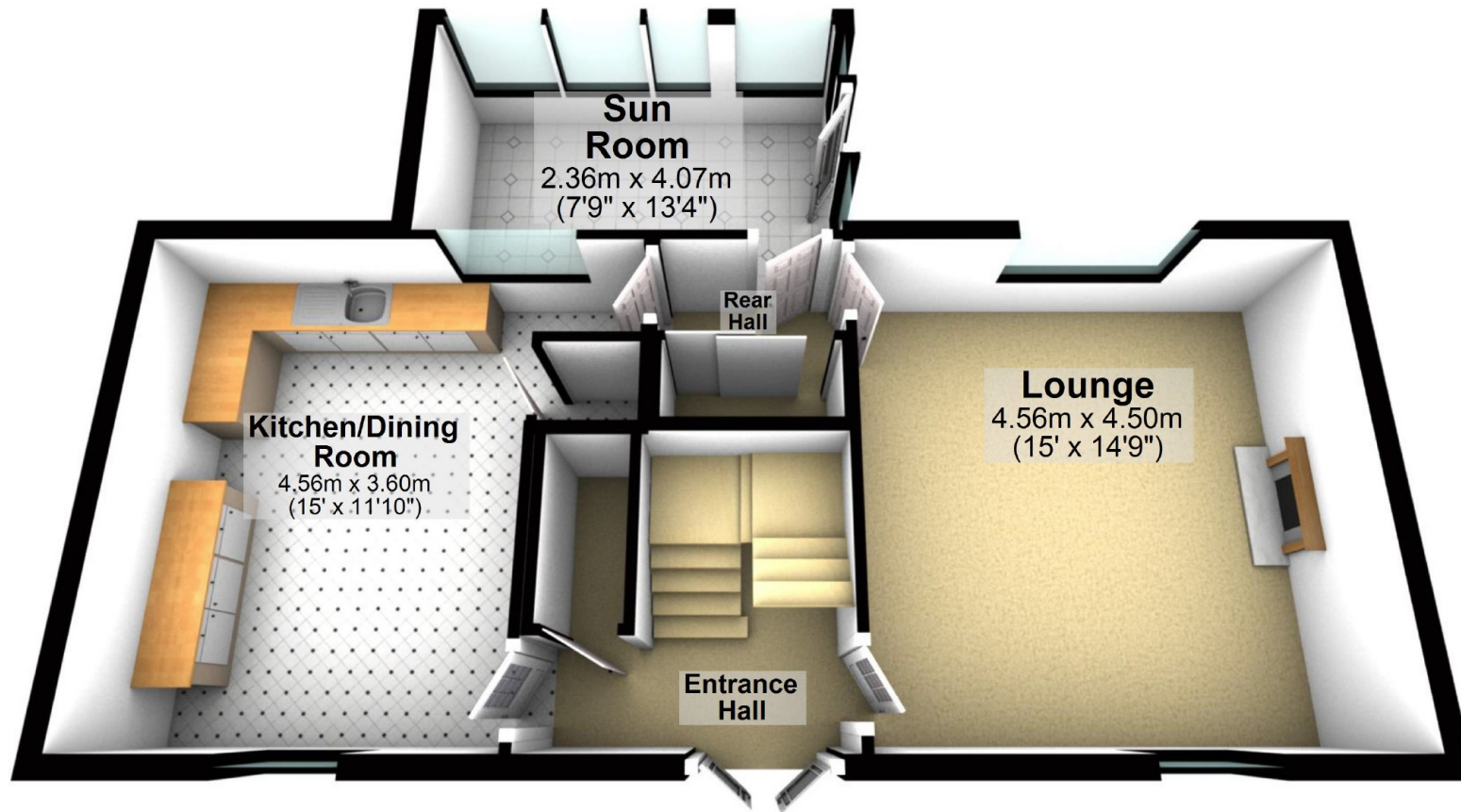
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Ground Floor



Plans not to scale, for illustration only



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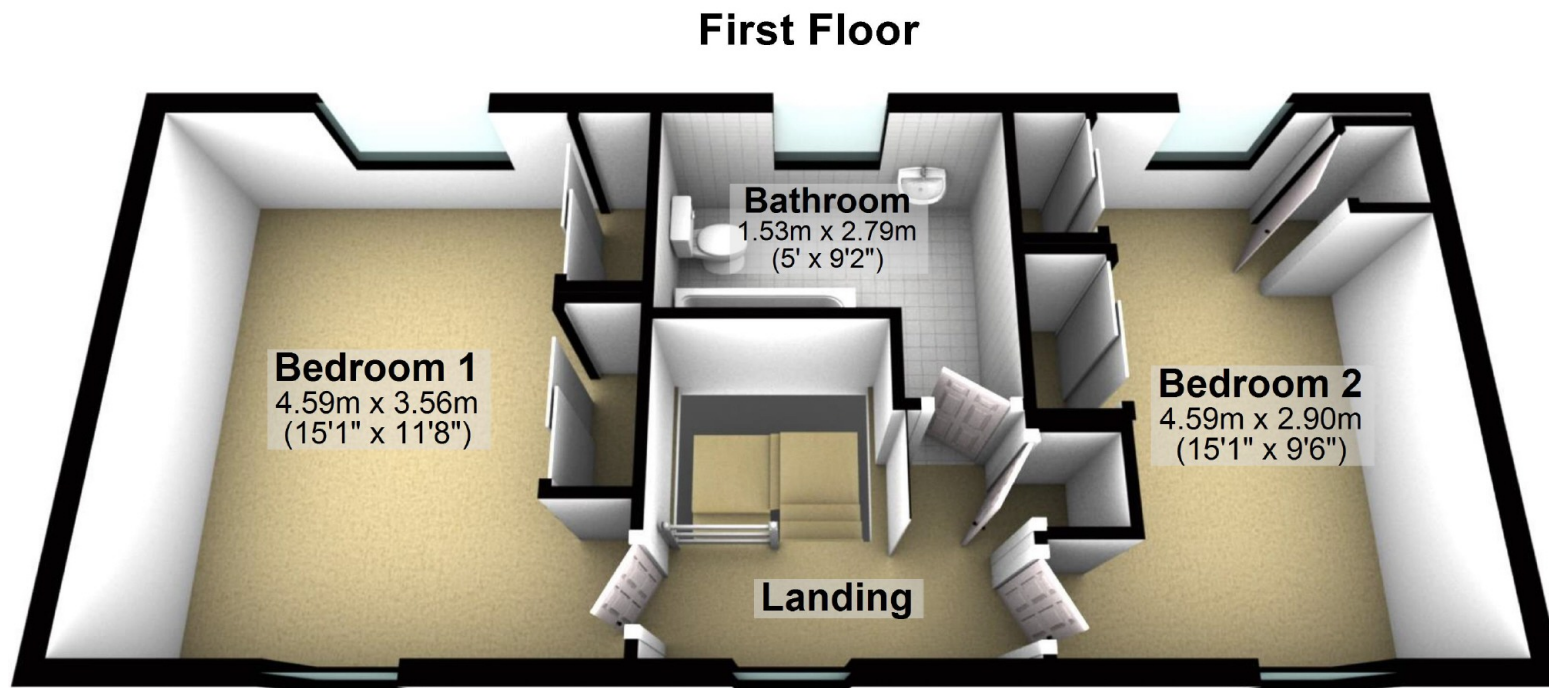
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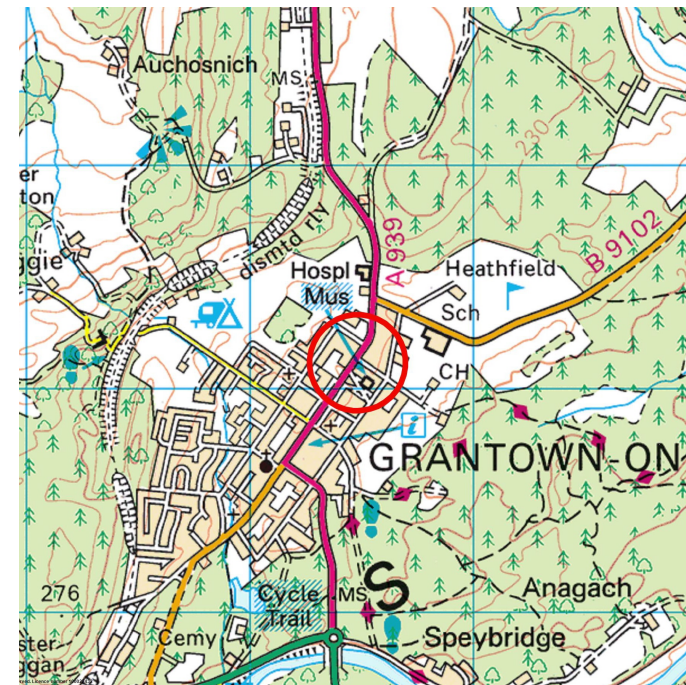
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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