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Walton, Dunstaffnage Brae, Grantown On Spey, PH26 3JS
Offers over £255,000

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An impressive stone fronted four bedroom home in a sought after private but central location in this attractive Highland town. With excellent potential this beautifully proportioned home enjoys accommodation arranged over two floors which is accessed through an arched porch to the front into a spacious and airy entrance hall with access to the large twin aspect lounge with fireplace and leading to the dining room. The kitchen is located to the rear of the property and leads through to a rear hall and store and sun porch. There are two bedrooms to the ground floor, a shower room and bathroom and a further two double bedrooms and store / study to the first floor. Outside the well stocked front and rear gardens are complemented with a tarmac off street driveway and large double garage. This spacious home offers superb potential to easily add value and would suit a variety of purchasers looking for a quality residence in the National Park. Energy Performance Certificate Rating F, Council Tax Band F

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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

Steps at the front of the property lead up to a covered entrance where a beautiful stone arch leads into the open front porch where a timber and glazed door opens into the entrance hall. There is ceiling lighting and tiled flooring with an integrated matwell.

Entrance Hall

A timber and glazed door with glazed panels at either side opens into the entrance hall and fills the space with natural light. Doors provide access to the lounge, kitchen and side hall and carpeted stairs lead to the first floor. Storage space is generous with two integral cupboards, one is fully shelved and the other with provides both hanging and shelving space and the electrical switchgear is placed here. There is carpet flooring, ceiling lighting and two radiators.

Lounge

4.46m x 5.45m 14'8" x 17'11"

A welcoming spacious lounge enjoying a bay window to the front and a further window to the side allowing natural light

to fill the room, centred around a lovely feature stone fireplace with timber mantle and tiled hearth currently housing a gas stove. A glazed timber door opens into the dining room and there is a wall mounted drinks cabinet, carpet flooring, three point ceiling lighting, a radiator and Myson Envoy super wall heater.

Dining Room

3.64m x 2.93m 11'11" x 9'7"

A generous dining room with space to feature a 6-8 seater dining set with a window overlooking the side garden. This lovely dining room can be accessed from the kitchen or the lounge and there is carpet flooring, a four point ceiling light and a radiator.

Kitchen

4.25m x 3.49m 13'11" x 11'5"

A spacious kitchen providing a good range of coloured base, drawer and wall units with worktop over featuring a stainless steel sink with mixer tap and drainer. There is a freestanding cooker and fridge / freezer. Plumbing for a washing machine and and there is a Belling wall hung warming cabinet. Two large pantry cupboards provide excellent storage and there is a further cupboard placed under the stairs which has been used as a convenient office and store and benefits from wall lighting. Windows to the rear overlook the private garden and there is vinyl flooring, ceiling lighting, a Myson heater. The Myson boiler and the Landis & Gyr heating and hot water switches are also placed here.

Rear Hall

The rear hall provides access to the sun porch and the store and enjoys vinyl flooring and ceiling lighting. A window to the rear allows the natural light from the sun porch to shine through and there are hooks for hanging outerwear.

Store

1.52m x 1.16m 5'0" x 3'10"

Accessed from the rear hall this spacious store provides a magnitude of storage for an array of items. There is vinyl flooring and ceiling lighting.

Sun Porch

1.01m x 2.00m 3'4" x 6'7"

The timber sun porch is accessed from the rear hall and has a timber and glazed door at the side allowing ease of access out into the rear garden. Windows to the rear and side create a bright area and there is concrete flooring.

Side Hall

Accessed from the entrance hall, the generous side hall provides access to the master bedroom, bedroom two, shower room and bathroom. An integral cupboard with integral ceiling light provides shelved storage space whilst housing the water tank and there is carpet flooring, ceiling lighting and a radiator.

Master Bedroom

4.23m x 5.45m 13'11" x 17'11"

A wonderful spacious double bedroom with a bay window to the front and benefitting from two integral double wardrobes offering hanging and shelving storage and there are further storage cupboards placed above. A vanity unit with storage below features a wash hand basin with twin taps and there is a wall light with shaver point above. There is carpet flooring, ceiling and wall lighting, a further shaver point and a radiator.

Bedroom Two

4.87m x 2.69m 16'0" x 8'10"

An attractive and spacious double bedroom enjoying an integral double wardrobe providing both shelving and hanging space with further storage featured above. A benefit of this room is an Armitage Shanks pedestal wash hand basin with twins taps which has a shaver point light above. There is a window to the side, carpet flooring, ceiling lighting and a radiator.

Shower Room

2.06m x 1.77m 6'9" x 5'10"

A pleasant shower room suite in white comprising of Armitage shanks WC, a pedestal wash hand basin with twin taps and a tiled shower area with folding low level shower screen and curtain surrounding housing a Mira Sport shower. There is an opaque window to the rear of the room with an integral window fan inserted, vinyl flooring, a



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Sunhouse heated ceiling light and a radiator.

Bathroom

2.11m x 2.02m 6'11" x 6'8"

A well proportioned bathroom comprising of a Twyford's Bathrooms WC, a pedestal wash hand basin with twin taps and a bath with twin taps. There is an opaque window to the rear, carpet flooring, ceiling lighting and a radiator.

Landing

Carpeted stairs lead up to the landing where doors open to bedrooms three and four and the study / store. A Velux window to the side allows natural light to flow over the landing and there are two ceiling lights and a radiator.

Bedroom Three

.49m x 3.33m 1'7" x 10'11"

A double bedroom enjoying a lovely dormer window to the front allowing natural light to fill the room. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Four

4.49m x 3.33m 14'9" x 10'11"

A bright double bedroom featuring a dormer window to the front providing views the front garden and beyond. There is an attic hatch, carpet flooring, ceiling lighting and a radiator.

Study / Store

.62m x 3.33m 2'0" x 10'11"

A useful room which is currently being used as a store but would be equally at home as a study. There is a stainless steel wall hung sink with twin taps, natural timber floor, ceiling lighting, a low level door providing access to the eaves and the header tank is situated here.

Garage

5.73m x 5.30m 18'10" x 17'5"

Two up and over doors at the front open into this wonderful spacious garage which benefits from power and light and concrete flooring. A door to the side allows access from the garden and a window to the side provides natural light.

Outside

Double wrought iron gates open at the front of the property and a gravel path and steps lead up to the front door where a raised patio is featured creating the perfect place to sit out with a drink and overlook the garden. The front garden is laid with spacious and delightful flower beds and is surrounded by low level timber fence. A spacious opening to the side of the property allows access to the gravel driveway which leads to the double garage and provides parking for several vehicles. A paved path leads along the rear of the property which is surrounded by a high level timber fence and enjoys raised walled flowerbeds. Around the other side of the property there is a gravel drying green and a greenhouse. There is a Harlequin 1200 litre oil tank.

Services

It is understood that the property has mains water, electricity and drainage. There is oil fired central heating and the oil tank is situated 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

Offers over £255,000 are invited

Viewings and Offers

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

Strathspey House
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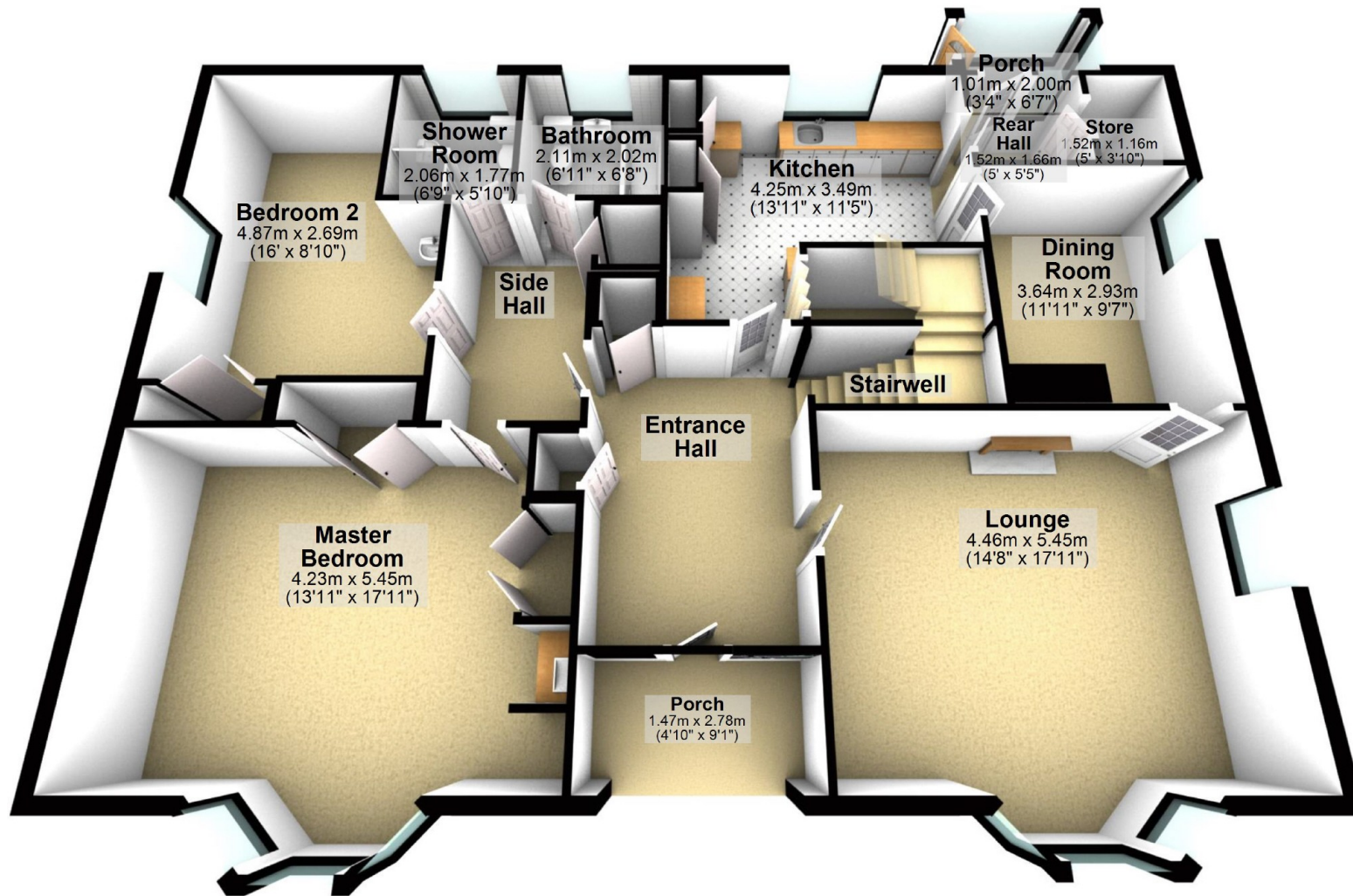
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Ground Floor



Plans not to scale, for illustration only



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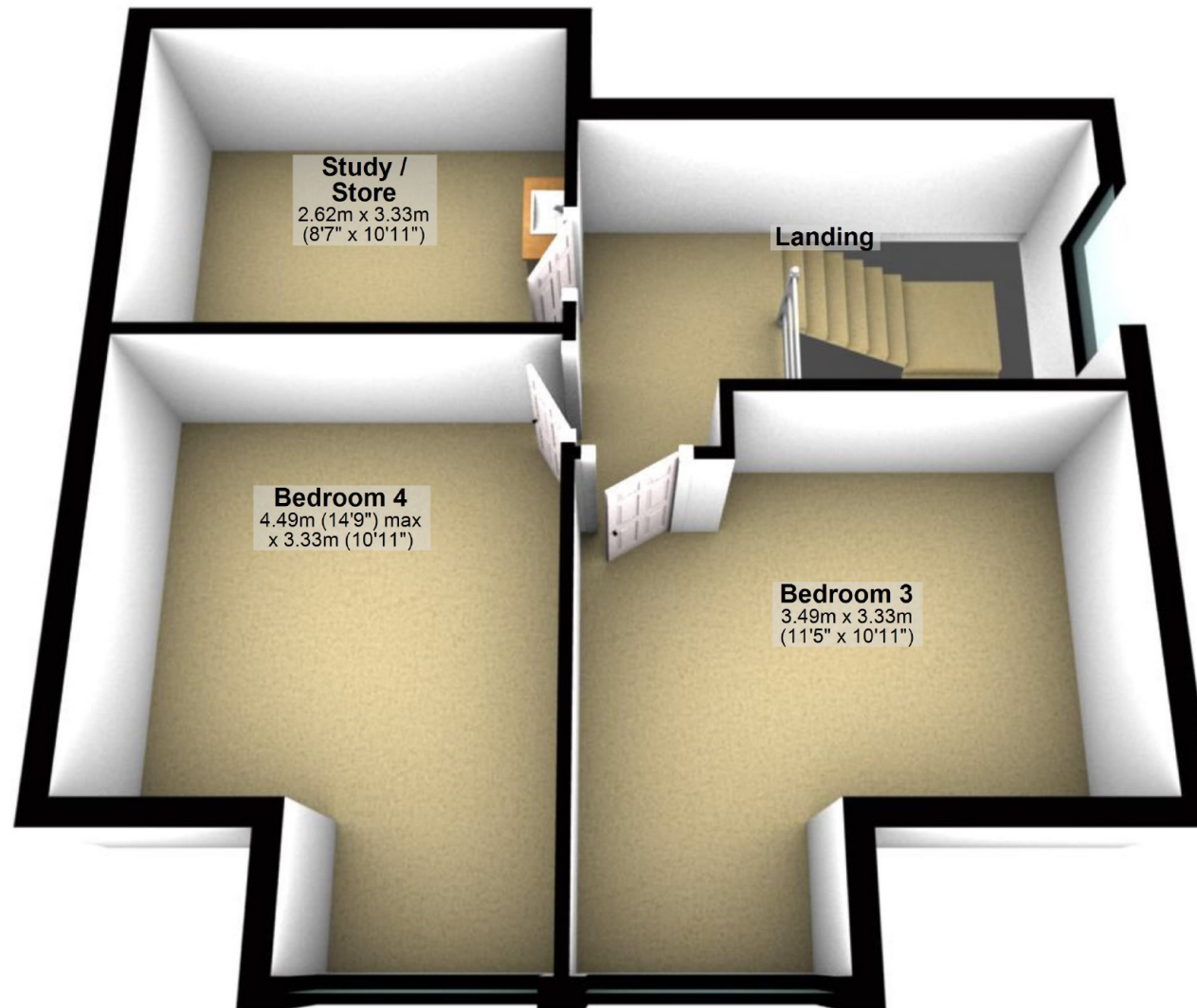
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First Floor



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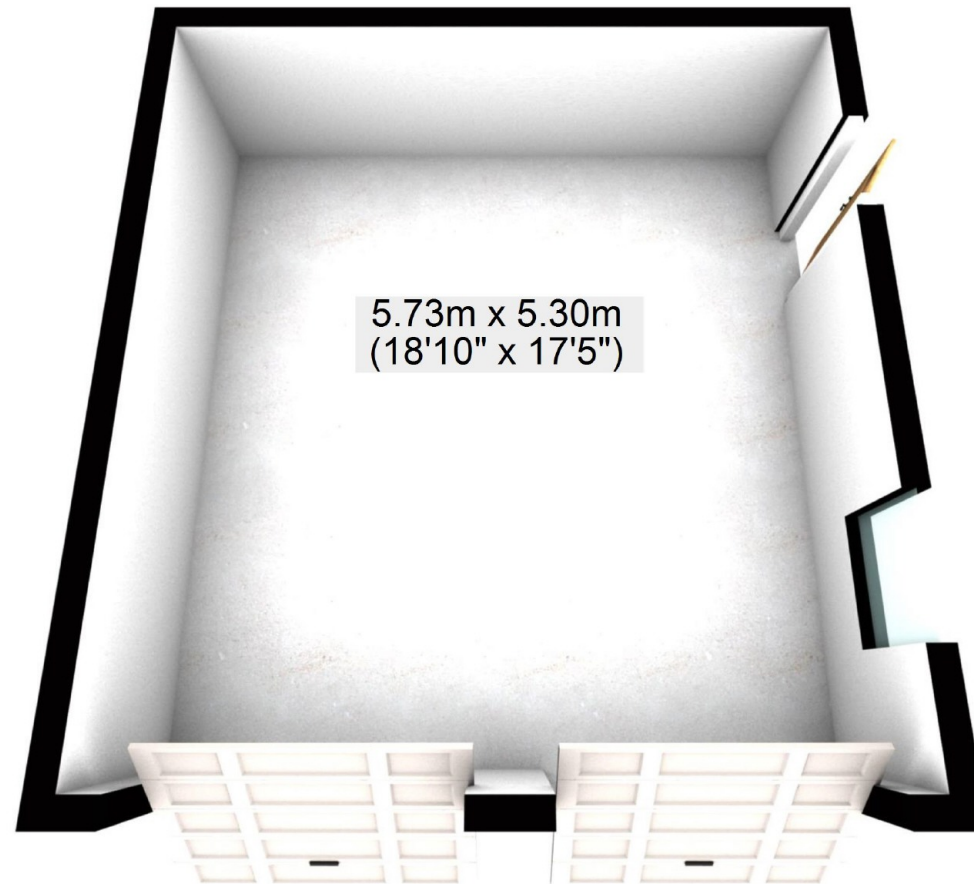
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Double Garage



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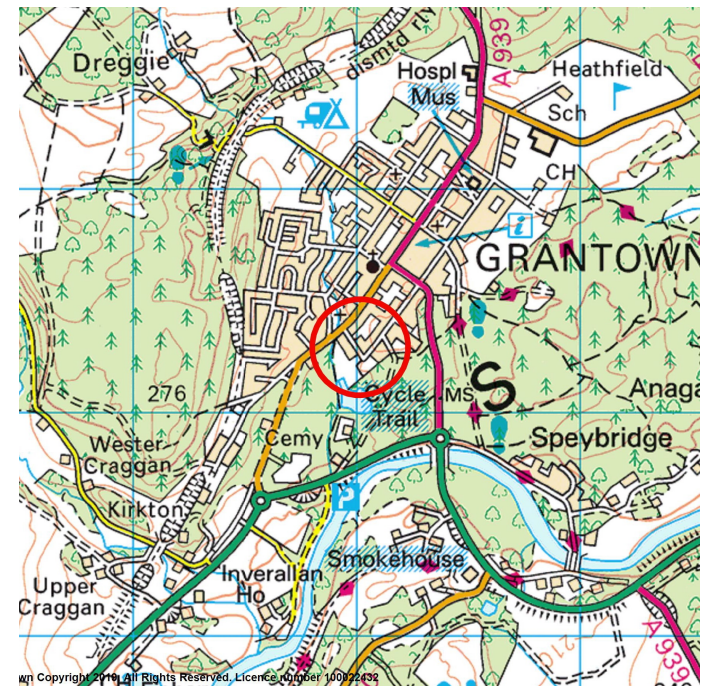
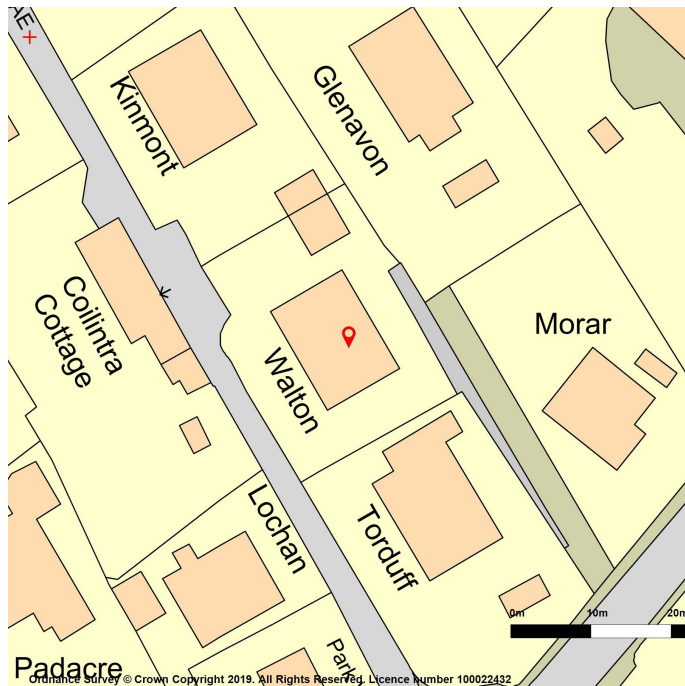
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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