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solicitors and estate agents

3 Strathspey Lodges, Grantown On Spey, PH26 3JA
POA

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

UNDER OFFER - A well presented and centrally located three bedroom home with accommodation over two floors and with recently fitted double glazing, oil fired central heating and a multi-fuel stove. The property is in immaculate decorative condition throughout and the accommodation comprises large lounge with dining area and doors to the rear garden in addition to a focal multi-fuel stove, modern kitchen, three bedrooms, downstairs WC. and a first floor bathroom. To the rear of the property there is an enclosed rear garden with patio area and a further terraced garden area with a timber storage shed. Located in the heart of the Cairngorms National Park, this property would suit a variety of purchasers and make an ideal first / second home or rental investment property with off street parking and set within a private and convenient location within easy reach of all local amenities. Viewing is highly recommended to appreciate the quality of the accommodation. Energy Performance Certificate Rating D, 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 Hall

A upvc glazed door with glazed side panel opens at the front of the property into a light and airy entrance hall where doors open to the lounge / dining room and the WC. Carpeted stairs lead up to the first floor. There is carpet flooring, ceiling lighting, smoke alarm and radiator.

Lounge / Dining Room

7.34m x 3.88m 24'1" x 12'9"

An attractive, bright and comfortable lounge/ dining room enjoying a triple window to the front and glazed patio doors to the rear allowing the natural light to flood through and providing ease of access to the garden. A lovely feature of the lounge is a warming wood burning stove set on a slate hearth and the dining area has space to situate a 4-6 seater dining set and from here a 15 panel glazed door allows access to the kitchen. There is carpet flooring throughout, a lovely three piece ceiling light is fitted at either end and there are two radiators.

Kitchen

2.69m x 2.85m 8'10" x 9'4"

A lovely bright kitchen providing a great range of base, drawer, wall and slim larder units with complementary worktop and fresh tiling surrounding. A one and a half bowl sink is placed at the window to the rear overlooking the garden and there is a recessed shelf area providing display storage. There is plumbing for a washing machine and space for an under counter fridge, under counter freezer and a cooker and an extractor hood is placed above. There is vinyl flooring, a charming three piece ceiling light, a radiator and the Danfoss heating and hot water controls are placed here.

WC

1.50m x 1.03m 4'11" x 3'5"

A handily located room housing a WC and a small wash hand basin with twin taps. A sliding door opens into a spacious cupboard which is located under the stairwell which enjoys wall lighting and provides excellent storage and situates the electrical switchgear. There is vinyl flooring, ceiling lighting and a radiator.

Landing

Carpeted stairs lead up to the first floor landing where doors open to all three bedrooms and the bathroom. A shelved cupboard provides good storage and there is carpet flooring, smoke alarm, ceiling lighting, a radiator and a loft access hatch. The loft is insulated, boarded and has a strip and is perfect for additional storage

Master Bedroom

3.36m x 2.99m 11'0" x 9'10"

A wonderful bedroom enjoying a window overlooking the front of the property and allowing natural light into the room and benefitting from a wealth of storage within a double integral cupboard with shelving and hanging space and a further shelved cupboard. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Two

3.12m x 2.99m 10'3" x 9'10"

An attractive double bedroom benefitting from a window to the rear allowing the room to be bright and airy. An integral cupboard provides both shelving and hanging storage and there is



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carpet flooring, ceiling lighting and radiator.

Bedroom Three

2.30m x 2.92m 7'7" x 9'7"

A charming bedroom which is currently being utilised as a study enjoying a window to the front allowing the room to be filled with natural light. There is carpet flooring, ceiling lighting and a radiator.

Bathroom

2.00m x 2.92m 6'7" x 9'7"

A light and inviting bathroom in white comprising of a WC, a wall hung wash hand basin with twin taps, jacuzzi bath with mixer shower tap and generous shower area with a low level folding shower screen housing a Mira Advance electric shower all surrounded with fresh wet wall and wet room flooring. There is ceiling lighting, radiator, Avenue extractor and shaver point.

Outside

This lovely development has been set out in a U-shape creating a spacious communal car park within the centre which allows parking for numerous vehicles and from here a paved path leads to the front entrance of the property. The front is laid with gravel and features a pretty flowerbed. A timber gate opens into the spacious side garden which is surrounded by a mixture of timber fencing and a stone wall. Steps lead up to large raised flowerbed which is filled with mature shrubs, bushes and trees. There is a spacious timber garden shed measuring 2.50m x

3.70m which enjoys power and light and provides great storage for gardening and sports equipment and there is a Titan 1225l oil tank and a combination boiler. The rear garden is paved and is surrounded by a high level fence creating a private and tranquil place to sit with a drink and relax and there are two timber log stores located here.

Services

It is understood that the property is served with mains water, electricity 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 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

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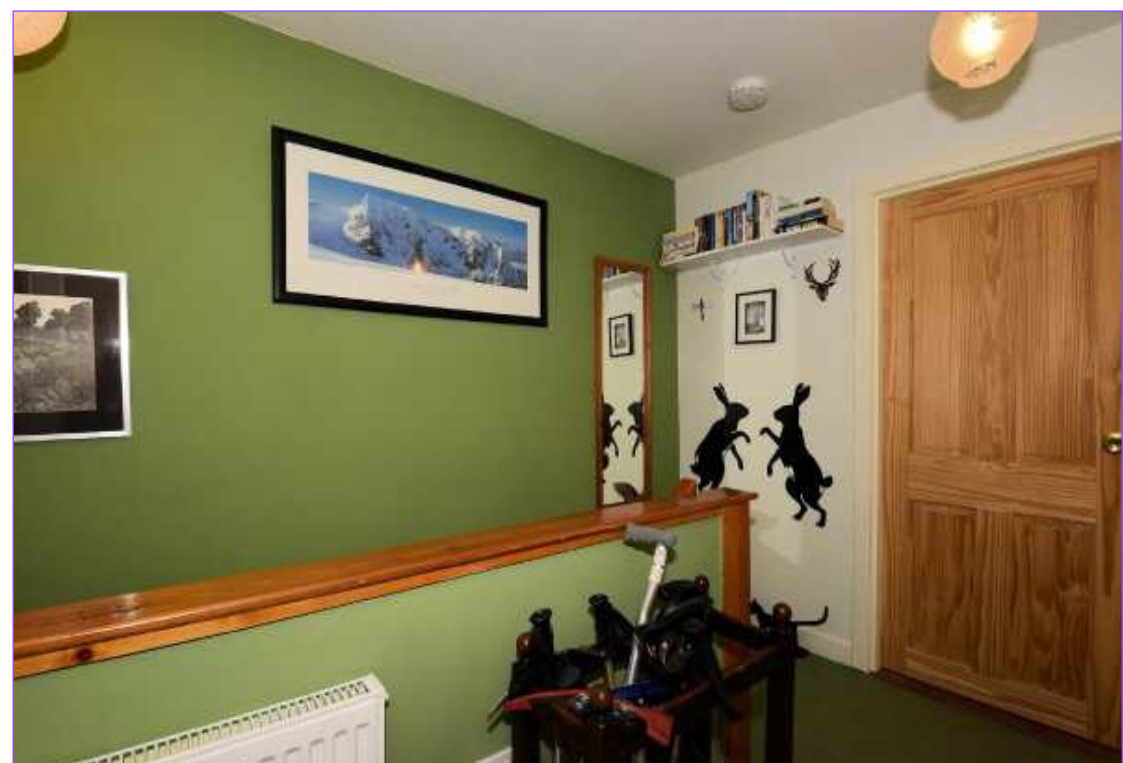




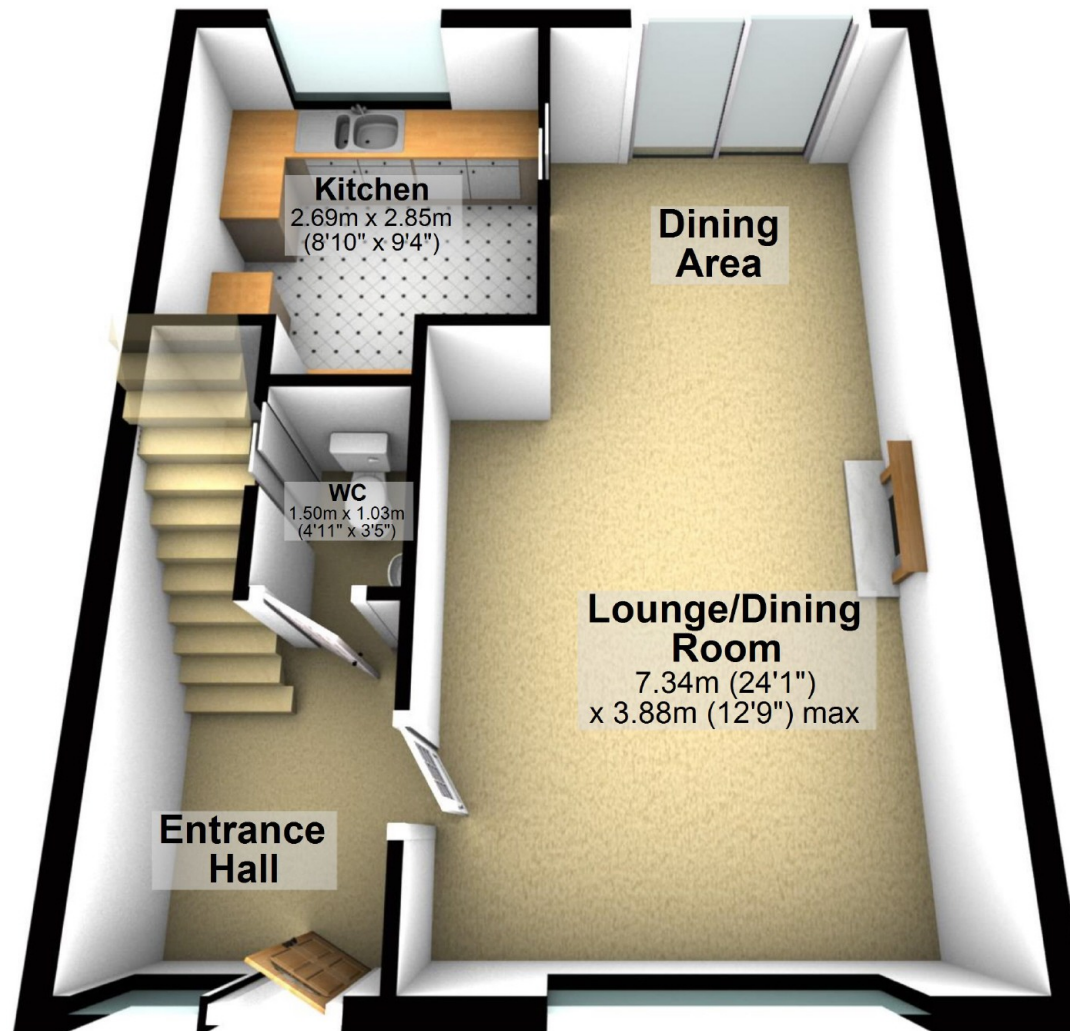








Ground Floor



Plans not to scale, for illustration only



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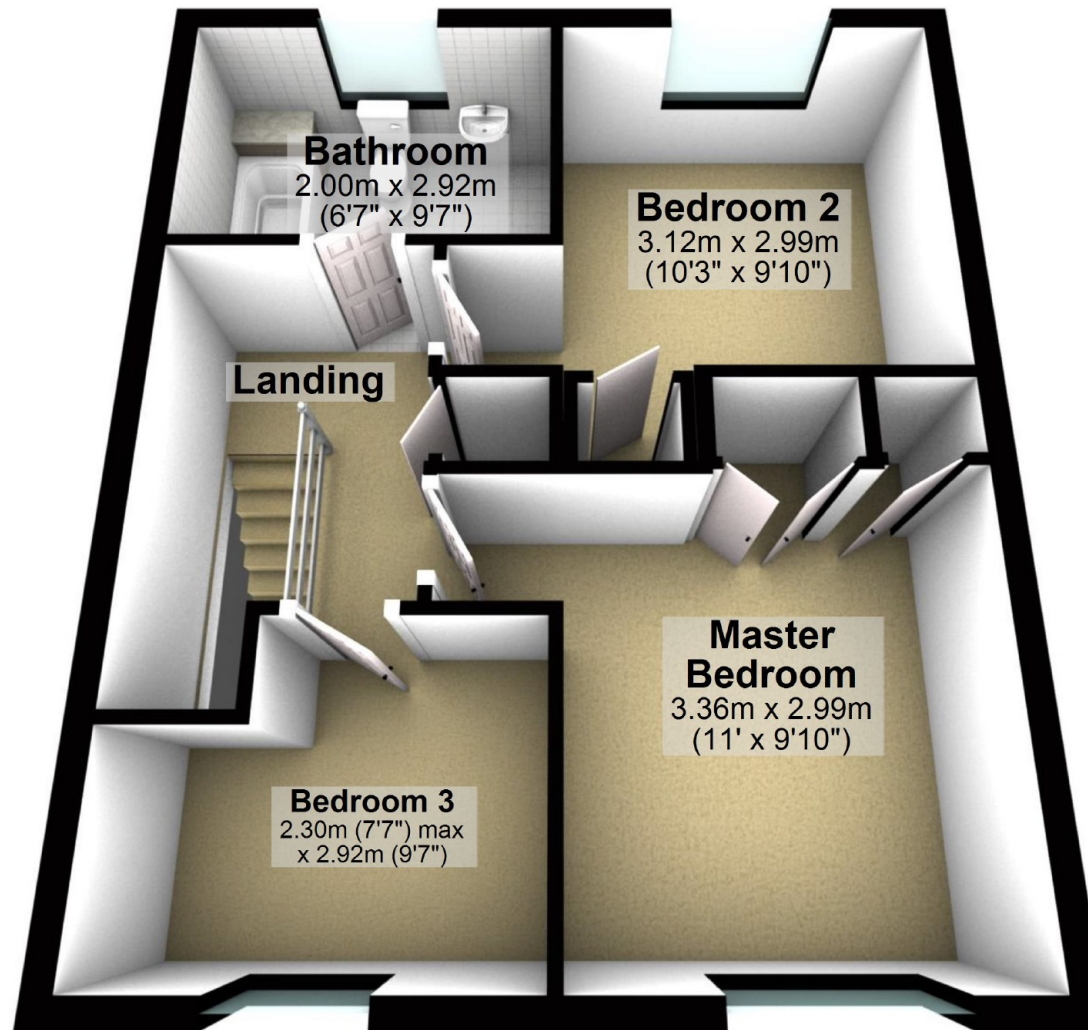
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First Floor



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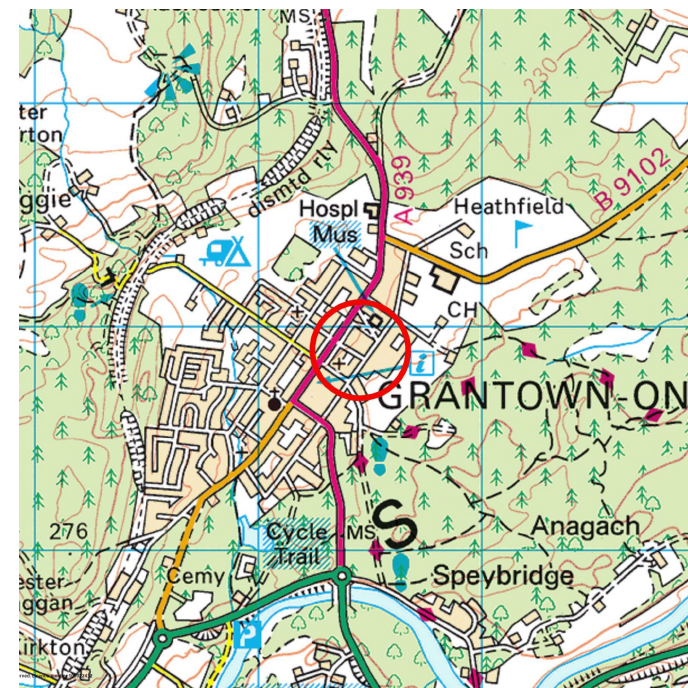
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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