



masson
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solicitors and estate agents

9 The Haughs, Cromdale, PH26 3PQ
Offers over £115,000

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

An immaculately presented and delightful two bedroom home set in a peaceful location in the small village of Cromdale within the Cairngorms National Park. The spacious accommodation comprises well proportioned and airy living spaces including a bright lounge with focal multi-fuel stove, generous and modern kitchen with dining area, two double bedrooms with integral wardrobes and a bathroom with shower. This attractive home has recently been refurbished and is in walk in condition throughout and benefits from oil fired central heating, double glazing and enjoys excellent garden space, patio and outside storage. Other comparable homes in the street have extended into the loft space and there is real potential to easily add accommodation and value to this property subject to the necessary permissions being granted. This easily maintained home would suit a variety of purchasers and viewing is recommended to appreciate the accommodation on offer. Energy Performance Certificate Band E, Council Tax Band B

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

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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 Vestibule

0.90M X 1.10M 2'11" X 3'7"

A composite timber and glazed door opens at the front into the entrance vestibule where a further timber door opens into the hallway. A low level cupboard houses the electrical switchgear and above is a shelved cupboard which allows for great storage and houses the water heater switch. There is ceiling lighting, laminate flooring and hooks for outerwear.

Hallway

This welcoming hallway has doors opening to all rooms. A cupboard allows for great storage and the Danfoss thermostat and heating and hot water timer switch is also found in the hallway. There is laminate flooring, radiator, ceiling lighting and smoke alarm.

Lounge

4.22M X 4.32M 13'10" X 14'2"

A spacious and inviting lounge benefitting from a large picture window to the front allowing views to the beautiful surrounding countryside and Cromdale Hills. A fabulous feature of this lounge is the Lily King multi fuel stove set on a

slate hearth with rustic timber mantle over. There is carpet flooring, ceiling lighting and radiator.

Kitchen / Dining Room

3.91m X 4.32m 12'10" X 14'2"

A stylish and modern kitchen providing a great range of white base and drawer units with complementary black worktop above and black tiling behind. A Blanco stainless steel one and a half bowl sink with mixer tap is placed at the window to the rear overlooking the garden and allowing natural light to fill the room. Integrated appliances include Hoover fan oven / grill and Scholt hob with black extractor hood over. There is space for a fridge / freezer and plumbing for a washing machine. The dining area has space to house a four to six seat dining set and a timber door opens to the rear garden. There is vinyl flooring throughout, three piece ceiling lights, radiator and loft access through a hatch.

Bedroom One

3.66m x 2.91m 12'0" x 9'7"

A delightful double bedroom enjoying a large integral cupboard allowing for excellent storage with both shelving and hanging space. A window to the front allows the room to be filled with natural light and there is carpet flooring, ceiling lighting and a radiator.

Bedroom Two

3.66m x 2.91m 12'0" x 9'7"

An attractive double bedroom benefitting from a large integral cupboard with both shelving and hanging space making the perfect storage opportunity. A window to the rear allows for the room to be bright and airy and there is carpet flooring, ceiling lighting and a radiator.

Bathroom

2.58m x 1.60m 8'6" x 5'3"

A fresh and modern bathroom comprising of WC, pedestal wash hand basin with twin taps, bath with twin taps and Mira Vie electric shower above with shower screen and wet wall surrounding. An opaque window opens to the rear. There is tiled flooring, ceiling lighting, radiator and extractor fan.

Outside

A timber gate opens to the front where a paved path and steps lead up to the entrance. The garden is laid to lawn with a timber decked area to the side and has a low level timber fence surrounding. Along the side of the property is laid with gravel and surrounded by a post and wire fence. The private rear garden has a paved patio area directly outside of the rear door and past this is an area laid with gravel which houses a Rhino oil boiler and Harlequin 1100 oil tank. Steps lead up to a area laid with lawn and there is a timber shed with dimensions 1.5m x 2m which provides good storage. There is also a separate store measuring 1.46m x 0.80m. The rear garden is bounded by a combination of post and wire / high level timber fence.

Services

It is understood that there is mains electricity, 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 E

Entry

By arrangement

Price

Offers over £115,000 are invited

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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Fax: (01479) 874806

Email: property@lawscot.com

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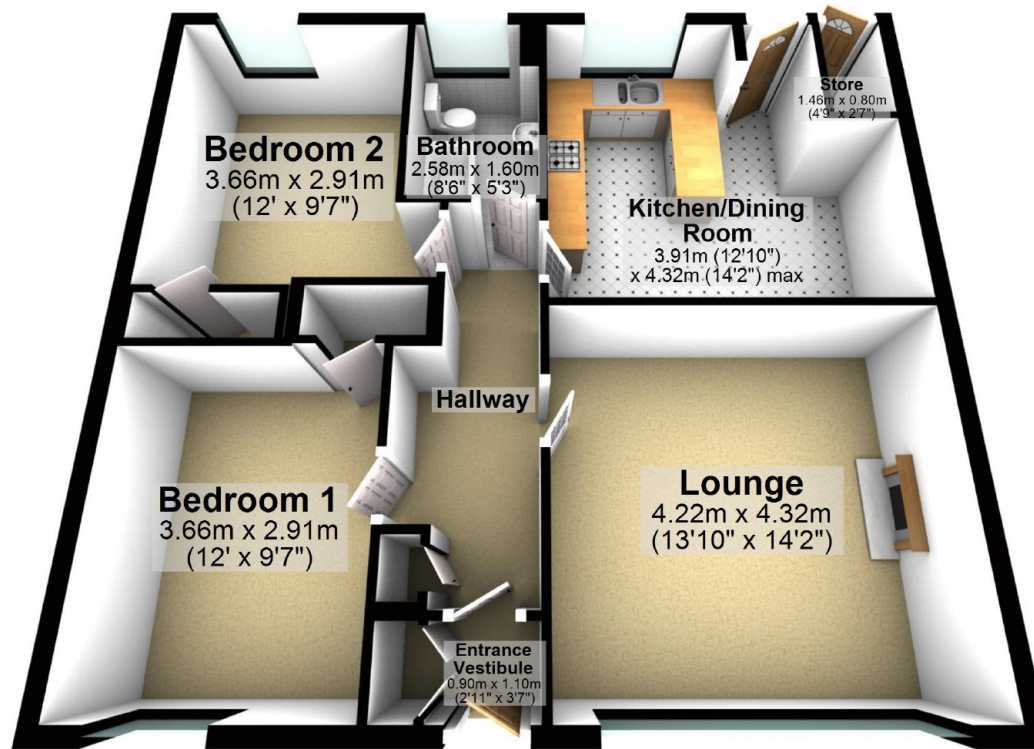
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Ground Floor



Plans not to scale, for illustration only



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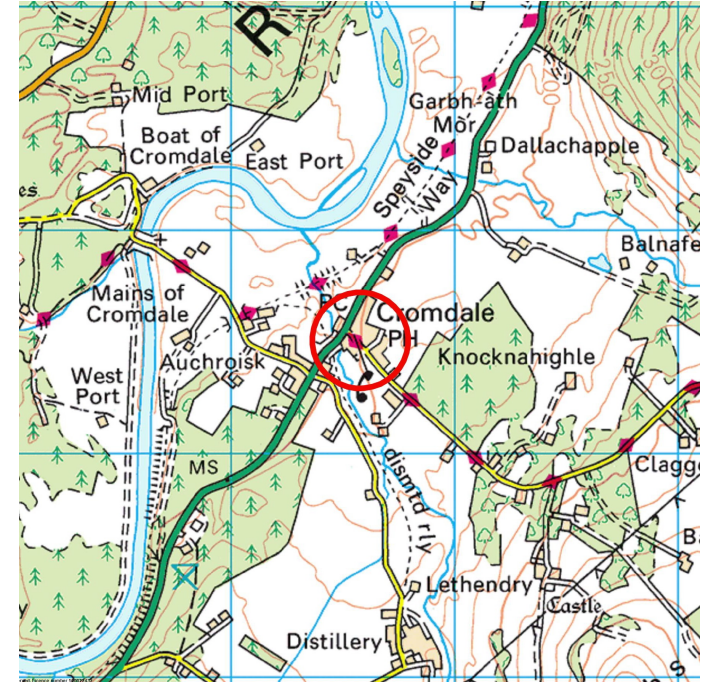
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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