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solicitors and estate agents

116a High Street, Grantown On Spey, PH26 3EL
POA

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

UNDER OFFER - Tucked away in a quiet enclosure behind the High Street of this popular Highland town is this affordable and quirky two bedroom semi detached home with its own garden, parking and shed. Offering accommodation over two floors, access is through a timber door into the entrance hall which leads through into the open plan lounge and kitchen perfect for social living with a separate utility area and which provides light and airy living space whilst upstairs there is a landing, two double bedrooms and a shower room. Outside the property benefits from a fenced garden with lawn and decked area in addition to the parking and a secure timber shed. This private but central location offers easy access to all of the many amenities this vibrant town has to offer and would make an ideal first or investment purchase in the Cairngorm National Park. We encourage interested parties to view the virtual tour in the first instance but physical viewings are allowed under the current regulations guidance but is obviously subject to change. Energy Performance rating G, Council Tax Band B

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Grantown on Spey

Grantown on Spey is a fine example of Georgian town planning with beautiful architecture and protected buildings which is cradled by the magnificent Spey Valley in the Cairngorms National Park. The town has a good range of individual shops and services, including hotels, restaurants, leisure centre with swimming pool, community hospital, health centre and a petrol station. There are endless walks in and around the town and a purpose built cycle trail in the Anagach Woods for everyone to enjoy and get the most out of this beautiful area with wildlife that can be seen throughout the year including red squirrel, deer, birds of prey, pine marten and many others. There are daily train services to Inverness and the south from Aviemore, and Inverness Airport provides a variety of domestic and European flights. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

Entrance hall

A timber and glazed door provides access into the entrance hall which is carpeted and has stairs leading to the first floor accommodation in addition to a further door leading to the lounge.

Lounge Area

3.58m x 4.59m 11'9" x 15'1"

The bright lounge area is on open plan with the kitchen and offers a fantastic living space with good natural light levels provided by the window to the front and kitchen side. There is carpet flooring, ceiling and wall lighting in addition to recessed display shelving.

Kitchen

2.34m x 2.57m 7'8" x 8'5"

The kitchen offers a range of base and drawer units with a stainless steel sink with twin taps and drainer as well as some display shelving and splash back tiling. There is space for an oven and fridge freezer whilst a large window to the side provides natural light in addition to the ceiling lighting. There is laminate flooring and an opening provides access to the utility area.

Utility Area

1m x 2.57m 3'3" x 8'5"

The utility area benefits from space to house a tumble dryer and there is plumbing for a washing machine. There is good storage space to hang outerwear and the hot water cylinder is located here.

Stairs to First Floor

Carpeted stairs lead from the entrance hall to the first floor landing and accommodation. There is a skylight and ceiling lighting in addition to doors leading to bedrooms one, bedroom two and the shower room.

Bedroom One

4.59m x 3.17m 15'1" x 10'5"

This is a very spacious double bedroom which is currently being utilised as an additional lounge / family area with excellent levels of natural light from the large picture window, recessed display and clothes storage areas and an integral wardrobe with hanging and shelved storage. There is wall lighting and carpet flooring.

Bedroom Two

2.65m x 2.43m 8'8" x 8'0"

Another double bedroom with good natural light from the large window in addition to the wall lighting. There is carpet flooring and a loft hatch.

Shower Room

1.08m x 2.7m 3'7" x 8'10"

A well appointed shower room benefitting from a wc, pedestal wash hand basin with



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chrome taps and a shower enclosure with full height tiling. There is a towel radiator, extractor fan, ceiling lighting and skylight.

Storage Shed

To the side of the property is a sizable storage shed which offers space for storage or for use as a small workshop.

Outside

A path leads to an exclusive separate garden measuring 15.2m x 7.3m which offers a generous lawned area enclosed by range fencing. Rotary clothes dryer.

Access to the property is via a communal drive from the High Street with parking to the right hand side. There is weatherproof outside power socket available to the front of the property.

Services

It is understood that there is mains water, drainage and electricity.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

If viewing on Rightmove click the EPC link and the home report will download.
EPC Rating G

Entry

By mutual agreement.

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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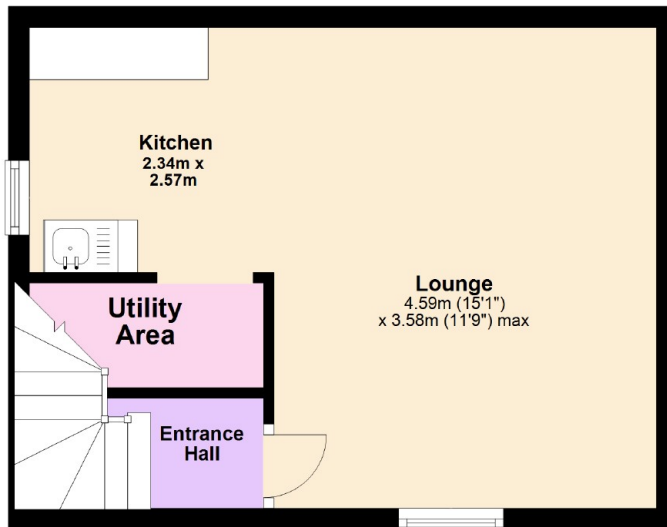
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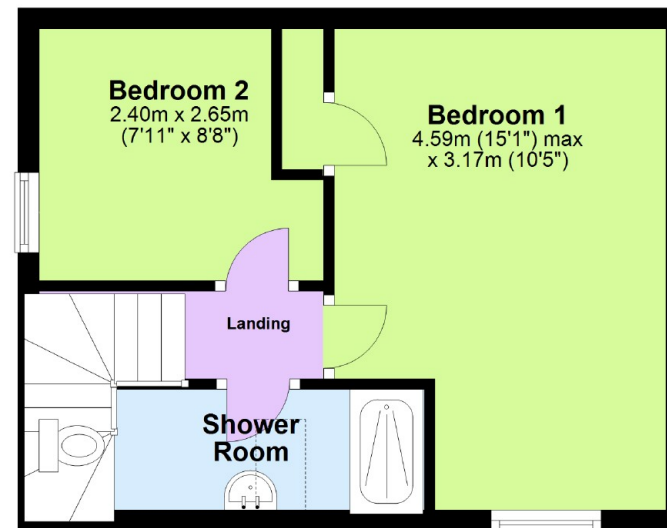




Ground Floor



First Floor



Plans not to scale, for illustration only



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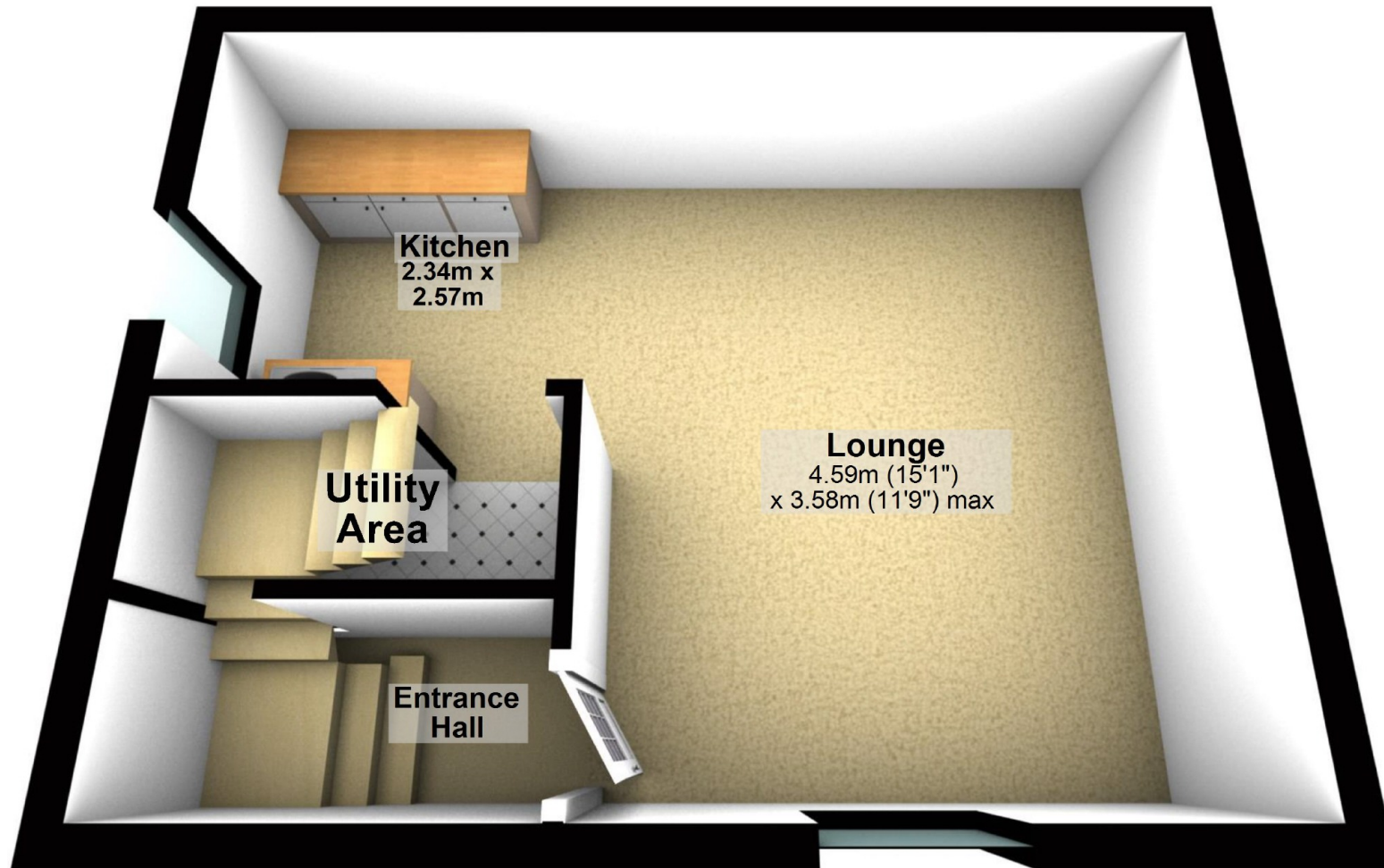
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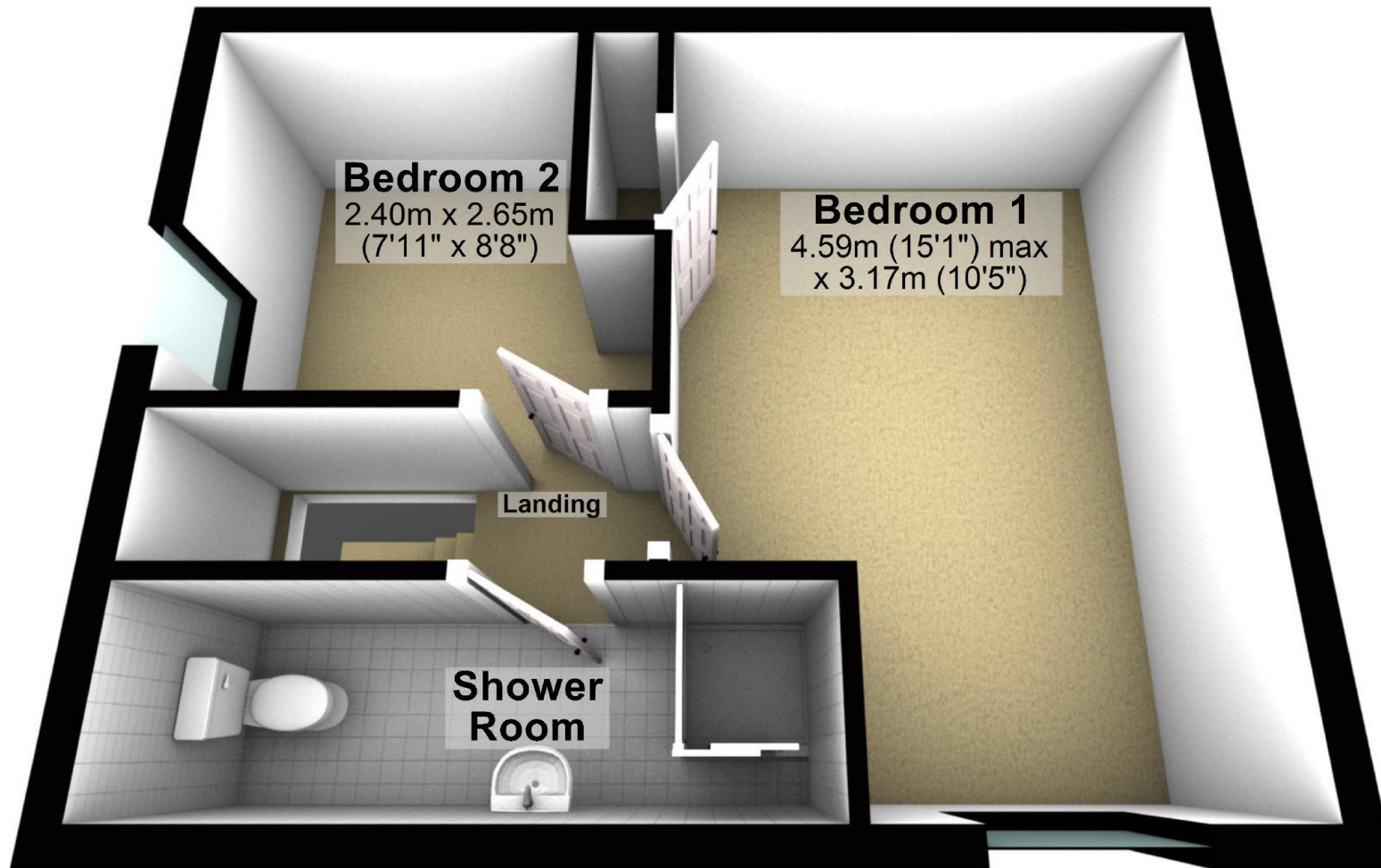
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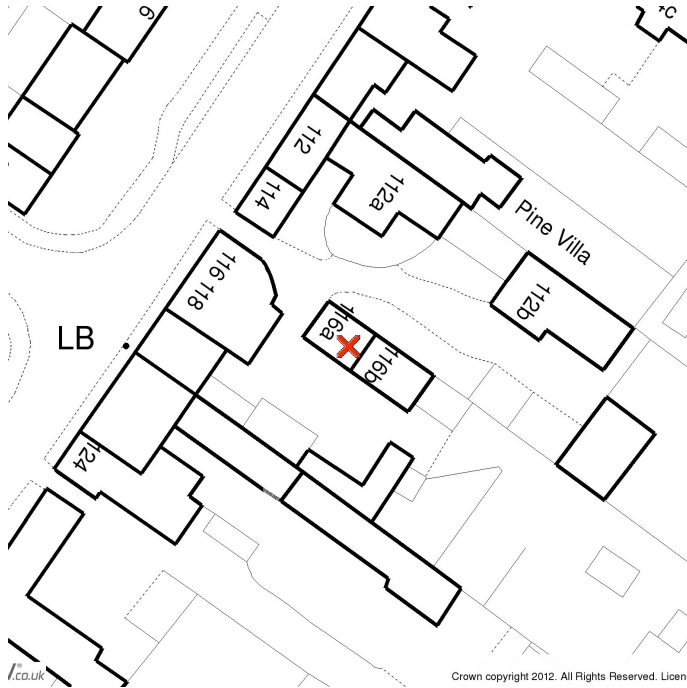
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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