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3 Rhuarden Court, Grantown On Spey, PH26 3DA

UNDER OFFER £370,000

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

UNDER OFFER - An exceptional detached home that has been comprehensively refurbished to an exacting standard, creating a property of rare quality and style in the heart of Grantownon Spey. Nestled within a quiet cul-de-sac, the house combines elegant contemporary interiors with the warmth and versatility of a welcoming family home. Extending to over 1,430 ft², the accommodation flows beautifully across two floors, filled with natural light and finished with refined detailing throughout. A welcoming entrance vestibule leads into the striking sitting room, where a bespoke feature wall and large picture window frame the space. The kitchen and dining area is the true heart of the home: a sleek, design-led space where clean lines, high-quality units, and integrated appliances combine with a generous dining area to provide both everyday comfort and the ideal backdrop for gatherings with family and friends. A practical utility room, a beautifully appointed family bathroom, and two versatile bedrooms complete the ground floor, offering options for guests, home working or a peaceful study. The first floor reveals two further bedrooms, including the principal suite, a tranquil retreat with ample storage and a luxurious en-suite shower room whilst another double bedroom with its own stylish en-suite ensures privacy and comfort for family or visiting guests. The grounds are every bit as impressive as the interiors, with landscaped gardens that have been thoughtfully designed to create a haven of colour and calm with mature planting and well-kept borders in addition to sheltered seating areas, offering the perfect place to enjoy the outdoor space. A detached garage with carport provides secure storage, workshop potential, or additional parking, while a broad lock-block driveway ensures ample space for several vehicles. EPC C, Council Tax E, Home report available at massoncairns.com

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Grantown On Spey

Grantown on Spey is a charming town nestled in the heart of the Scottish Highlands, known for its picturesque beauty and rich cultural heritage. Located in the Cairngorms National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills. The town itself boasts a range of historic landmarks and attractions, including the Grantown Museum and the Grantown Heritage Trail. Visitors and residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, and golfing, or simply take in the stunning scenery with a leisurely stroll around town.

Grantown on Spey also offers a range of shops, restaurants, and amenities, making it a convenient and comfortable place to call home. The town has a strong sense of community, with a range of social and cultural events throughout the year, including the popular Grantown Show, Thunder in the Glens Ride out and the annual Christmas market. Whether you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquility of the Scottish countryside, Grantown on Spey offers something for everyone.

Transport Links

From Grantown on Spey, you can conveniently access various transportation options to explore the wider UK:

Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.
Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 10 miles from Grantown on Spey, offering connections to Inverness, Perth, and Edinburgh.
Aviemore Railway Station: Approximately 14 miles away, with regular services to Inverness, Glasgow, Edinburgh and London, as well as connections to the wider UK rail network.

Road Routes:

A95: This arterial road connects Grantown on Spey to the A9, a major north-south route traversing Scotland, providing access to Inverness,

Perth, Stirling, and Glasgow.

A939: This scenic route connects Grantown on Spey to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Grantown on Spey serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

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

EPC Rating C

Entrance Vestibule

0.99m x 1.20m (3'2" x 3'11")

3 Rhuarden Court is accessed via a paved pathway leading to an attractive high performance timber and glazed door and into the entrance vestibule. The bright vestibule has tile flooring, recessed ceiling lighting and an integral storage cupboard providing ample space for coats and footwear as well as housing the electric meters. There is an opaque window to the side of the entrance door flooding the area with natural light and a further glazed door leading through to the hallway.

Hallway

Entry to the hallway is through a timber and glazed door with a full length opaque glass panel to the side into the impressive spacious hallway. There are two cupboard spaces, one under the stairs, providing plenty of useful storage. The hallway is open plan with the sitting room and features seamless herringbone timber flooring. A staircase provides access to the first floor.

Sitting Room

5.02m x 6.24m (16'5" x 20'5")

The sitting room has a beautiful picture window to the front flooding the room with natural light. A particular feature of the room is the feature media wall with decorative paneling and integral power and tv points. The room also features freestanding stove which has a complementary glass hearth. There is seamless herringbone timber flooring and ceiling lighting.

Kitchen & Dining Area

5.04m x 3.88m (16'6" x 12'8")

The bright and welcoming kitchen is open plan with the dining area. This well proportioned room is flooded by fantastic natural light provided by windows to the front and side. The quality kitchen benefits from attractive fitted base, wall and drawer units with complementary work surfaces. There is an integral oven and hob with an illuminated extractor over, ceramic sink, undercounter space and plumbing for a dishwasher, solid oak flooring, recessed ceiling lighting and a radiator. The dining area provides ample space for a multiple person dining suite ideal for family living and entertaining guests.

Utility Room

2.65m x 1.98m (8'8" x 6'5")

A useful utility room with good work surface space and storage units. There is seamless solid oak flooring leading from the kitchen, ceiling lighting, a radiator, a window to the side and plentiful space for coats and footwear. There is also undercounter space and plumbing for a washing machine and tumble drier. A timber and glazed door provides access to the rear garden.

Bathroom

2.63m x 1.91m (8'7" x 6'3")

The super stylish bathroom has tile flooring, and floor to ceiling fully tiled walls. There is a three piece suite in white comprising a wall mounted, hidden cistern, floating WC, wall mounted wash hand basin with vanity storage and a freestanding bath. The bathroom also features a heated towel rail, recessed ceiling lighting, an illuminated and mirror as well as an opaque window to the rear providing an abundance of natural light in addition to ventilation.

Bedroom Three

3.16m x 3.12m (10'4" x 10'2")

A spacious double room with integral wardrobe, mirrored doors and a large window to the side of the property providing an abundance of natural light. There is timber laminate flooring and hanging ceiling lighting.

Bedroom Four

2.66m x 2.69m (8'8" x 8'9")

Another well presented children's bedroom benefiting from enough space for various furniture configurations. The room could easily be used as a home working space, providing flexibility if needed. There is a



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window to the rear of the property overlooking the garden. There is carpet flooring, ceiling lighting and a radiator.

Landing

The first floor landing is spacious and includes a Velux windows to the front and rear that fills the area with natural light. Doors lead off to two double bedrooms, each with an en-suite. There is also an airing cupboard which is shelved for ease of storage.

Principal Bedroom & En-suite

4.22m x 3.27m & 2.37m x 1.51m (13'10" x 10'8" & 7'9" x 4'11")

The principal bedroom is a bright and generously proportioned space offering a relaxing retreat with elevated views through a large gable end window, and twin Velux windows that flood the space with natural light. This room includes integrated wardrobe storage, ensuring ample space for clothing and essentials. The adjoining en-suite features a large walk-in shower enclosure with tiled surround and illuminated storage nook. There is wall mounted floating WC, and a floating vanity unit with surface mounted basin. There is a large illuminated mirror over and a heated towel radiator.

Bedroom Two & En-suite

3.17m x 2.94m & 0.99m x 2.93m (10'4" x 9'7" & 3'2" x 9'7")

Bedroom Two is a spacious and inviting double room filled with natural light from the gable end window. A built-in wardrobe provides excellent storage, with hanging rails and built in shelving. There's a handy loft hatch for accessing additional storage above. An excellent use of space within the eaves has been made with the creation of an en-suite shower room. Fully tiled the space features a three piece suite consisting of walk in shower enclosure, vanity unit and basin and adjacent WC.

Outside

The beautifully presented gardens are predominantly laid to lawn with a paved seating area, covered by a stylish pergola, ideal for outdoor entertaining and relaxation. The rear garden grounds are bounded by timber fencing providing privacy from the neighbouring properties. To the front the property also benefits from a large block paved driveway, providing ample parking for multiple vehicles in addition to a separate garage and carport.

Garage

5.22m x 3.76m (17'1" x 12'4")

A fantastic addition to the property is the considerable garage with a car port to the side. There is a metal up and over door to the front and a pedestrian door to the side. The garage also benefits from power, light, storage heater and water supply.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

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

Tel: (01479) 874800

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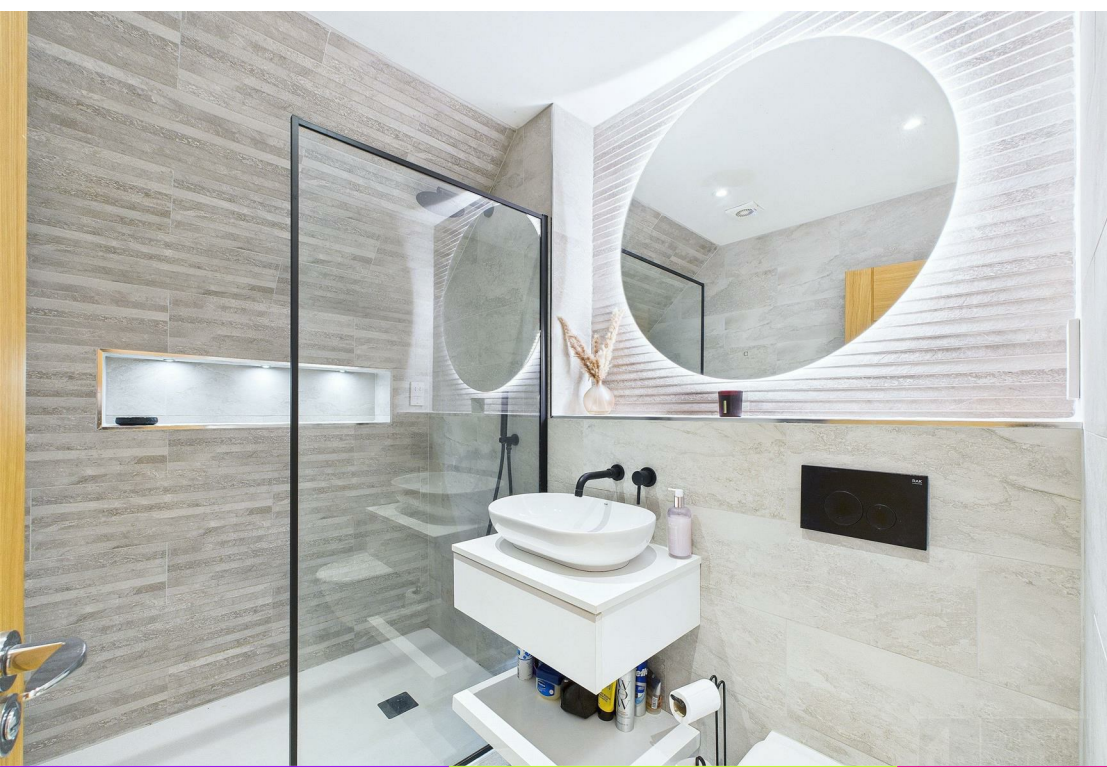
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Floor 0 Building 1



Approximate total area⁽¹⁾

76 m²
818 ft²

Reduced headroom

0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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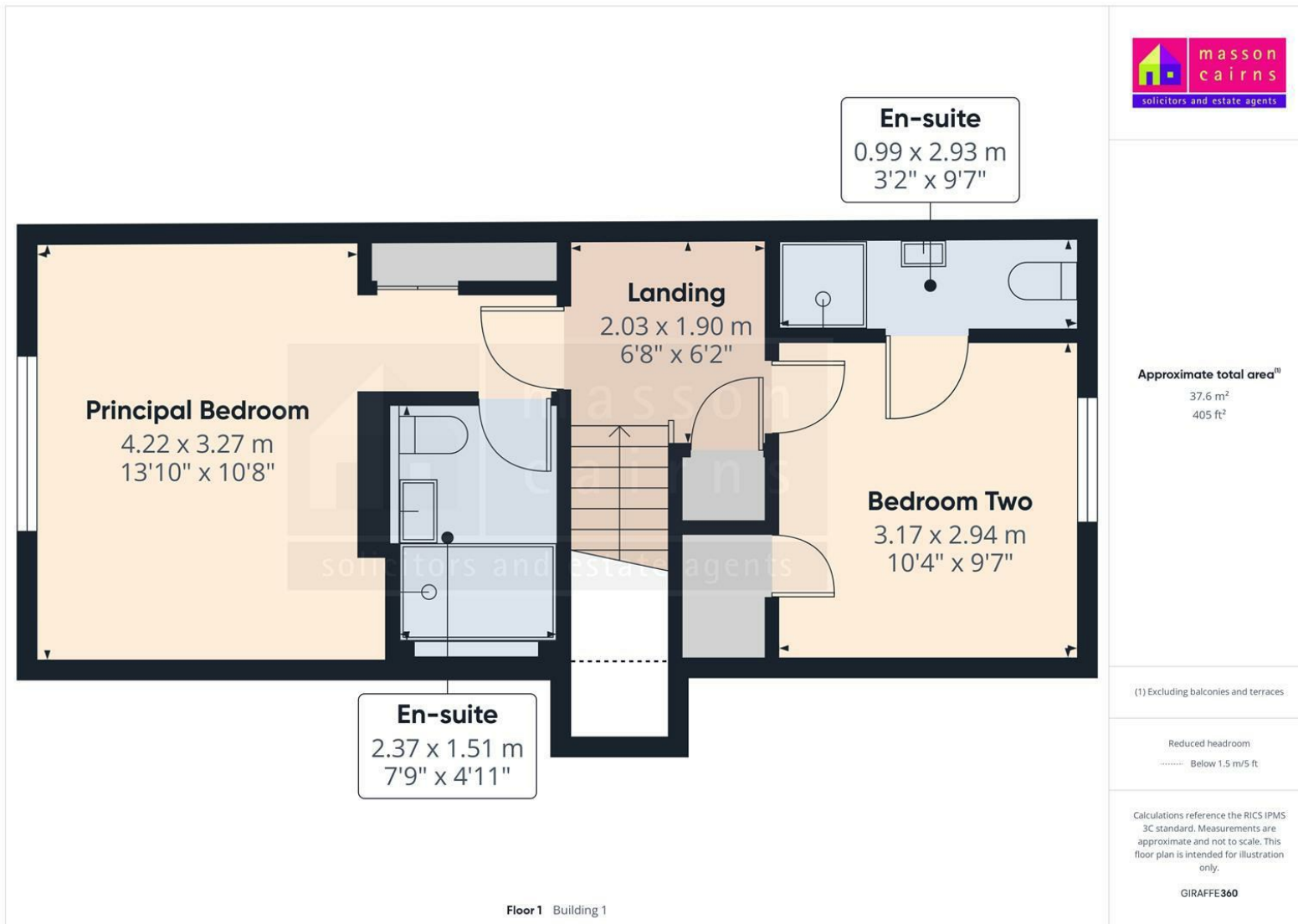
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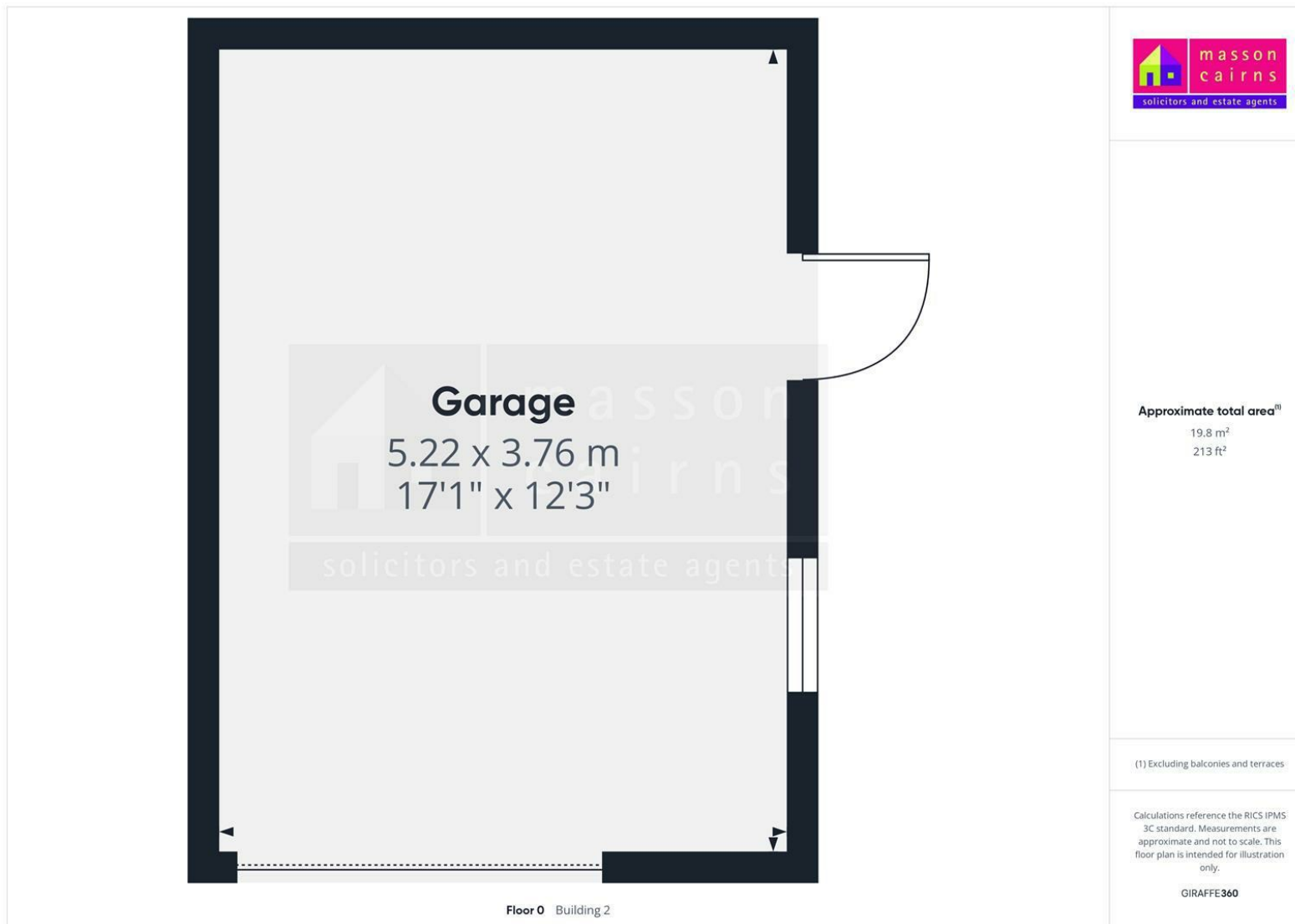
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



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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