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solicitors and estate agents

1 Chapel Court, Grantown on Spey, PH26 3EA
Offers Over £170,000

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

Situated within a popular residential development in the heart of Granttown on Spey, 1 Chapel Court is a well-presented two-bedroom end-terrace home offering bright, easily maintained accommodation. Ideally suited to a variety of purchasers, the property enjoys convenient access to the town's excellent amenities. Entering through a glazed front door, the property opens into a bright and welcoming hallway with attractive timber finishes and stairs leading to the upper floor. To the rear, the contemporary kitchen is fitted with a range of modern units complemented by contrasting work surfaces and integrated cooking appliances, providing an efficient and stylish space. A glazed internal door leads through to the spacious sitting and dining room, a comfortable and versatile area with ample room for both lounge and dining furniture and twin windows allowing natural light to flood the space. Upstairs, the landing provides access to two well-proportioned bedrooms and the family bathroom. The principal bedroom offers comfortable accommodation with space for freestanding furniture, while the second bedroom enjoys an abundance of natural light from a large Velux window and is equally suited as a children's room, guest bedroom or home office. The bathroom is fitted with a white suite comprising bath with shower over, wash hand basin and WC. Outside, the property benefits from enclosed and easily maintained gardens to both the front and rear. The front garden provides a private area of lawn, ideal for outdoor dining and relaxation, while the rear garden offers further enclosed space together with a useful storage shed. There is also convenient communal parking to the front of the home. This attractive end-terrace home offers comfortable accommodation in a convenient location. EPC E, Council Tax E, Home report available online 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 E

Hallway

The welcoming entrance hall provides an attractive introduction to the home, with a glazed front door allowing natural light to filter into the space, while the carpeted staircase leads to the first floor rooms. A useful understair storage cupboard offers excellent space for coats, footwear and everyday essentials, helping to keep the area tidy and well organised while further doors lead through to the principal ground floor accommodation. Finished with comfortable carpet flooring and ceiling lighting, the hall combines functionality with a warm and inviting first impression.

Sitting Room and Dining Area

6.07m x 2.66m (19'10" x 8'8")

The sitting room is a bright and inviting living space, extending from the front to the back of the house and providing clearly defined areas for both relaxation and dining. A large front-facing window draws in excellent natural light while the generous proportions comfortably accommodate a substantial suite alongside a dining table and chairs, making the room equally suited to everyday living and entertaining. Neutral décor and carpeting enhance the sense of space with wall and ceiling lighting providing a pleasant ambience.

Kitchen

3.04m x 2.43m (9'11" x 7'11")

The contemporary kitchen is fitted with an attractive range of gloss wall, drawer and base units, complemented by contrasting work surfaces and matching splashbacks. Well equipped for modern living, the kitchen features an integrated fridge freezer, double electric oven, ceramic hob with stainless steel and glass extractor hood, together

with space and plumbing for a washing machine. Recessed ceiling lighting enhances the bright feel, while generous storage and preparation areas make the room highly functional for everyday use. A window and glazed door provide natural light and direct access to the rear garden, and a convenient door leads into the adjoining dining area creating an ideal layout. The room is finished with wood-effect laminate flooring.

Landing

The bright and well-presented upper landing provides access to both bedrooms and the bathroom. Finished with carpet flooring, the space also benefits from a loft hatch giving access to the insulated attic, offering additional storage. A useful built-in cupboard provides excellent space for linens, luggage and everyday household items

Bedroom One

2.90m x 3.47m (9'6" x 11'4")

Positioned to the front of the property, the principal bedroom is a bright and well-proportioned double room enjoying an attractive outlook through a large double window that allows plenty of natural light to flood the space. Finished with carpet flooring and ceiling lighting, the room offers ample space for freestanding furniture and benefits from a built-in double wardrobe providing excellent hanging and storage space.

Bedroom Two

3.08m x 2.48m (10'1" x 8'1")

Located to the rear of the property, the second bedroom is a bright and comfortable room enjoying a pleasant outlook and excellent natural light through a large Velux dormer window. Finished with carpet flooring and ceiling lighting, the room is ideally suited as a child's bedroom, guest room or home office. There is space for a range of freestanding furniture, while a built-in double wardrobe provides excellent hanging and storage facilities.

Bathroom

1.84m x 1.88m (6'0" x 6'2")

This is a bright and well-appointed bathroom fitted with a contemporary white three-piece suite comprising a WC, pedestal wash hand basin and panelled bath with mains shower and glazed screen. A large opaque Velux domer window, allows natural light to flood the room while maintaining privacy. Finished in light tones with wet wall panelling around the bath and easy-care flooring underfoot, the room



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offers a fresh and practical space. A mirrored wall cabinet provides useful storage for toiletries, while ceiling lighting completes this attractive family bathroom.

Outside

Externally, the property enjoys garden grounds to both the front and rear, providing attractive outdoor space with low-maintenance appeal. To the front, a fully enclosed garden is laid mainly to lawn with a paved pathway leading to the entrance door and a seating area ideal for relaxing or outdoor dining. Timber ranch fencing encloses the space, while mature trees and an open outlook create a pleasant setting. Residents also benefit from convenient communal parking located directly to the front of the property. To the rear, there is a further enclosed garden area incorporating a lawn, paved path and all bounded by timber fencing. The outdoor space offers an ideal environment for children, pets and enjoying the warmer months, with these secure and easy-to-maintain grounds complementing the accommodation perfectly.

Services

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

Entry

By mutual agreement.

Price

Offers over £170,000 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

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

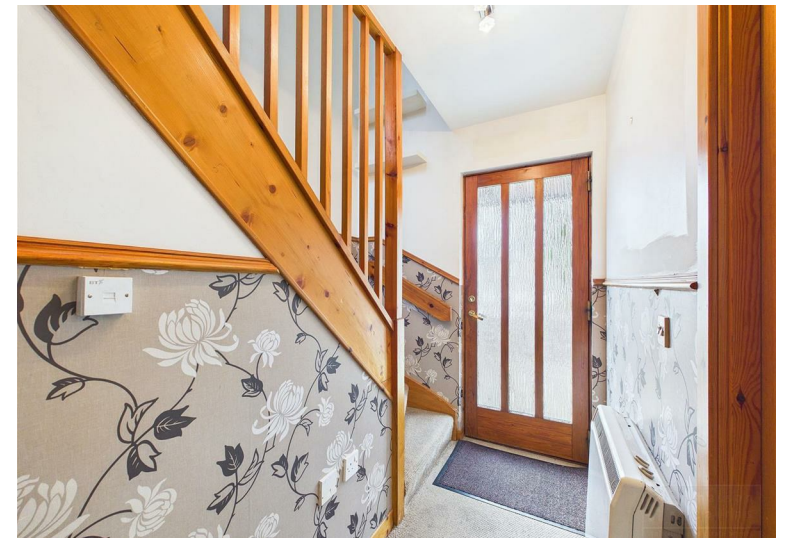
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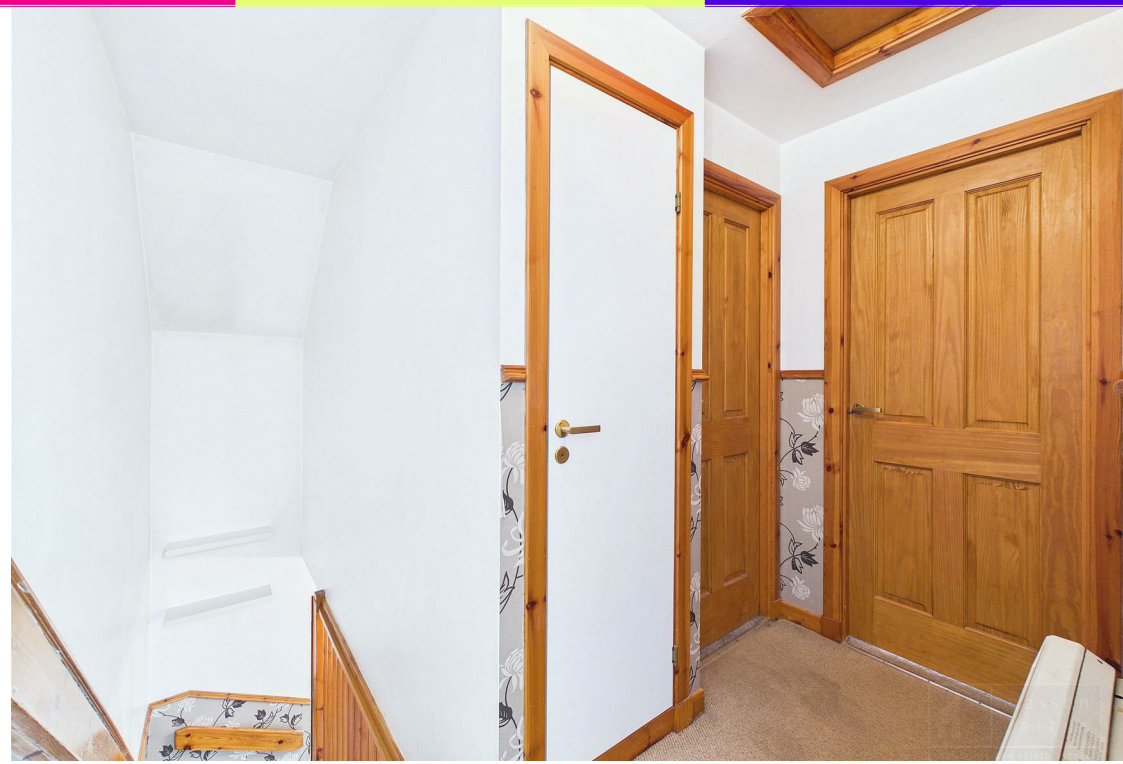
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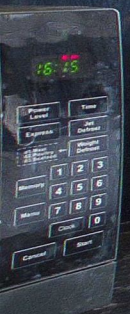
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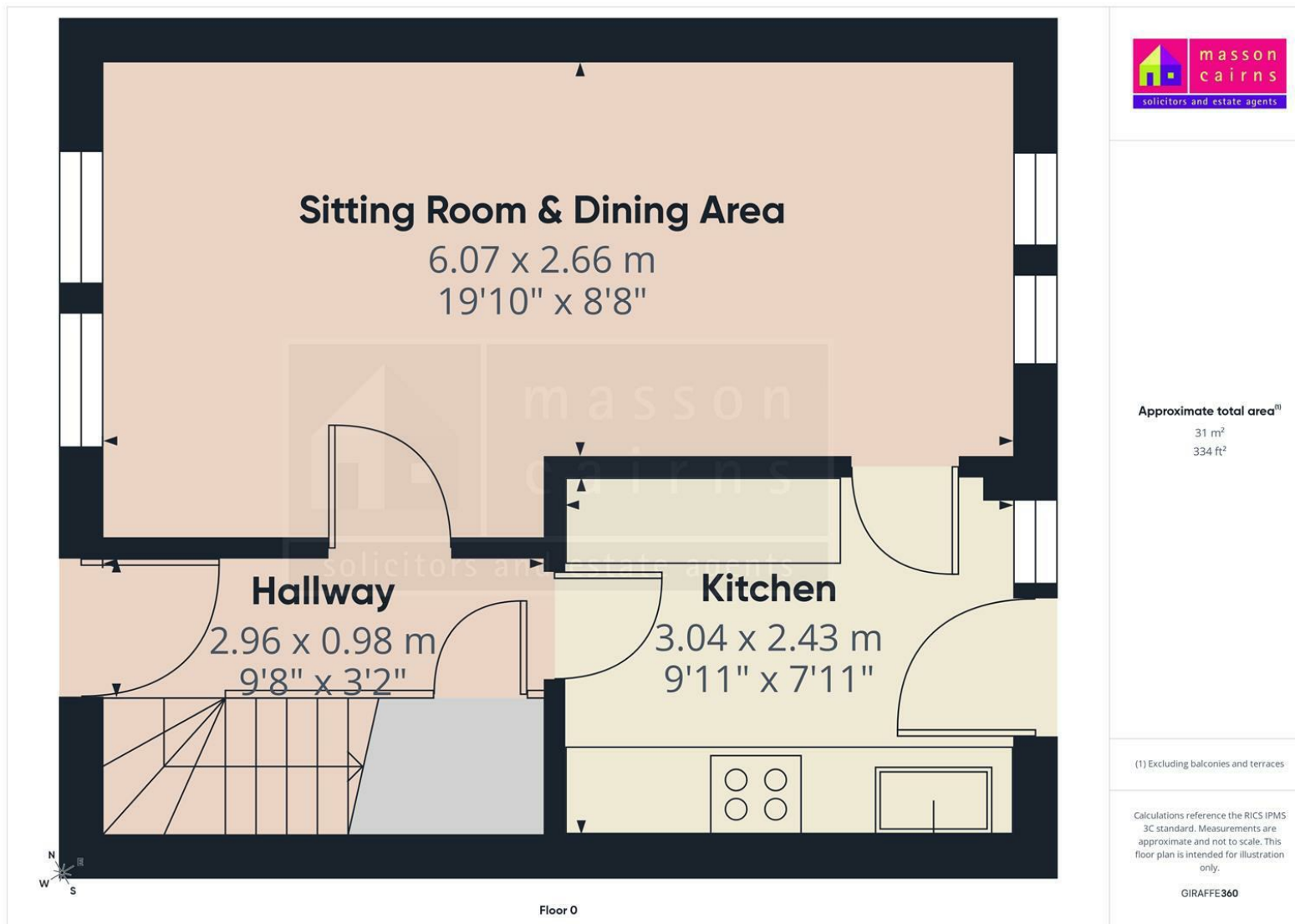




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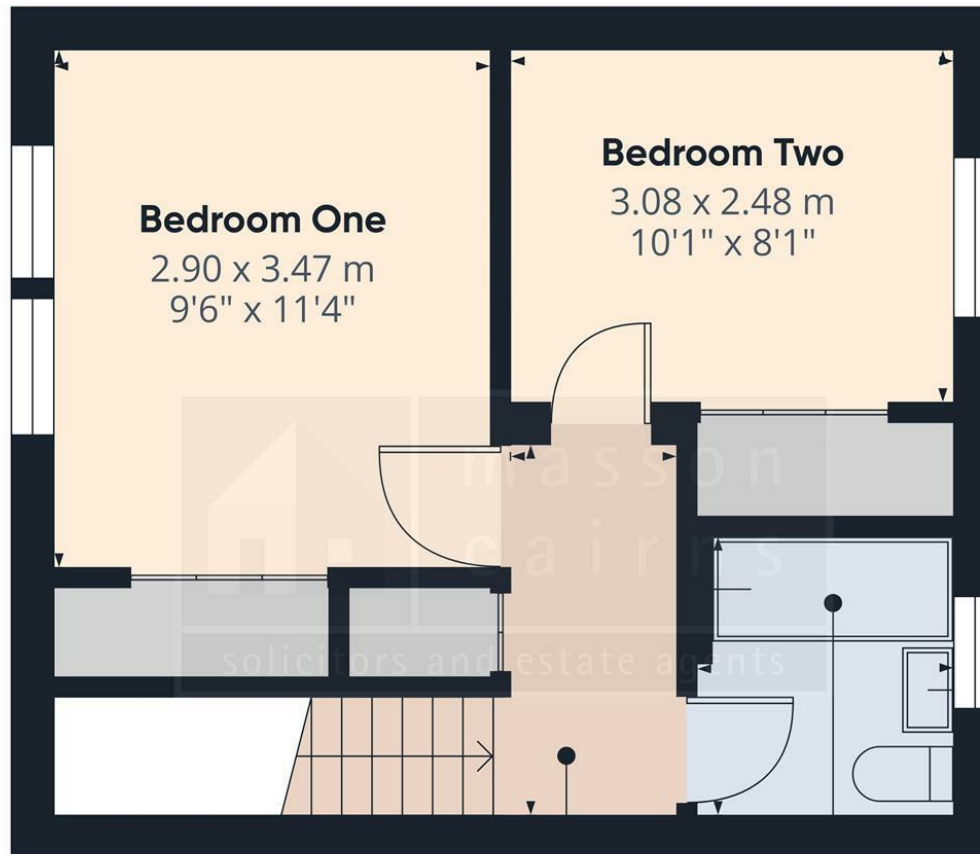
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Bedroom One

2.90 x 3.47 m
9'6" x 11'4"

Bedroom Two

3.08 x 2.48 m
10'1" x 8'1"

Landing

1.16 x 2.60 m
3'9" x 8'6"

Bathroom

1.84 x 1.88 m
6'0" x 6'2"

Floor 1

Approximate total area⁽¹⁾

27.3 m²
295 ft²


(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	43	
(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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