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17 Kylindra Crescent, Grantown On Spey, PH26 3ES

Offers Over £175,000

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

17 Kylintra Crescent is a well-proportioned three-bedroom end terrace home offering flexible accommodation and generous outdoor space. A welcoming entrance vestibule opens into the main hallway, with stairs leading to the upper floor and access to the principal ground floor rooms. The sitting room provides a comfortable setting for everyday living, centred around a wood-burning stove and offering ample space for seating and family use. To the rear, the kitchen and dining room is arranged with a range of fitted units and work surfaces, with space for a small dining table and there is a window overlooking the rear garden. A further door leads through to the rear vestibule, providing convenient access outside. Upstairs, there are three bedrooms, each offering adaptable accommodation to suit a range of needs. The principal bedroom is a spacious double room, while the remaining bedrooms provide comfortable space for family members, guests or those working from home. Completing the accommodation is the family bathroom, fitted with a three-piece suite including a bath with shower over. Externally, the property enjoys enclosed gardens to both the front and rear. The front garden incorporates a driveway providing off-street parking and access to a timber garage. To the rear, the spacious garden is mainly laid to lawn and offers plenty of room for children, pets and outdoor entertaining. A patio area provides space for seating and dining, while a substantial shed with power and light offers excellent versatility for hobbies or storage. A further timber shed, block built store and wood store provide excellent additional storage, making this an appealing home for those seeking practical family living within this popular town. EPC D, Council Tax C, 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 D

Entrance Vestibule

1.97m x 0.93m (6'5" x 3'0")

The entrance vestibule is accessed via a uPVC and glazed front door and provides a practical space for coats and shoes. A side-facing window allows natural light into the area and there is storage under the stairs, while a high-level cupboard houses the electrical fuse boards. Finished with carpet flooring and ceiling lighting, the vestibule leads through to the main hallway via a further internal door.

Hallway

The hallway provides access to the principal ground floor accommodation, with doors leading to the sitting room, kitchen and family bathroom. Stairs rise to the first floor, while a side-facing window allows natural light into the space and is finished with laminate wood flooring and ceiling lighting.

Sitting Room

4.42m x 3.55m (14'6" x 11'7")

A spacious and comfortable sitting room located to the front of the property, benefiting from a large window which allows plenty of natural light to flood the space. The room offers generous proportions with ample space for a range of lounge furnishings. A feature fireplace with inset stove provides an attractive focal point and is complemented by built-in shelving and display areas.

Kitchen / Dining

3.35m x 3.10m (10'11" x 10'2")

Located to the rear of the property, this well-proportioned kitchen is fitted with a range of wall, drawer and base units with complementary

work surfaces, the room incorporates an oven and hob with extractor hood above, together with space and plumbing for white goods. There is space for a small dining table, making it ideal for everyday dining and a window overlooking the rear garden provides good levels of natural light, while ceiling lighting and tiled flooring add to the practicality of the space. A further door leads through to the rear vestibule.

Rear Vestibule

0.94m x 2.00m (3'1" x 6'6")

The rear vestibule provides a practical everyday space, with direct access out to the rear garden. Finished with tiled flooring and ceiling lighting, the space provides storage for coats, shoes and outdoor wear, with hanging space, a useful storage shelf and a cupboard housing the oil-fired boiler.

Bathroom

1.96m x 1.95m (6'5" x 6'4")

The family bathroom has been finished in a contemporary style and comprises a three-piece suite including a bath with shower over and glazed screen, wash hand basin and WC. Complemented by modern wall tile finishes around the bath, a ladder towel radiator and a rear-facing opaque window providing natural light and privacy in addition to tiled flooring and ceiling lighting.

Landing

The first-floor landing provides access to all three bedrooms and benefits from a window allowing natural light into the space. Finished with carpet flooring and ceiling lighting, there is also a hatch providing access to the insulated attic space, offering useful additional storage.

Bedroom One

3.89m x 3.58m (12'9" x 11'8")

Bedroom One is a generous double bedroom enjoying an outlook to the front of the property through a large window which fills the room with natural light. Offering comfortable proportions and a calm setting, the room provides ample space for free-standing furniture and benefits from fitted storage with wardrobes and overhead cupboards, together with a further built-in storage wardrobe. The space is finished with carpet flooring and ceiling lighting.

Bedroom Two

3.25m x 3.10m (10'7" x 10'2")

Bedroom Two is a comfortable double bedroom positioned to the rear



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of the property, enjoying a pleasant outlook over the garden and surrounding greenery. Offering a peaceful setting and generous proportions, the room provides ample space for bedroom furniture and benefits from an integral wardrobe providing useful everyday storage. Finished with carpet flooring and ceiling lighting, this versatile room is well suited as a guest or children's room.

Bedroom Three

3.20m x 3.52m (10'5" x 11'6")

Bedroom Three is a versatile room enjoying an outlook to the rear of the property, creating a pleasant setting with good levels of natural light. Currently arranged as a home office, the room offers flexibility to suit a range of needs and would work equally well as a double bedroom, while carpet flooring and ceiling lighting complete the room.

Outside

The property enjoys generous enclosed garden grounds to both the front and rear. To the front, a level lawn is complemented by a paved pathway and gravelled area providing off-street parking in addition to a large timber garage (2.59m x 5.25m) with concrete base, power and light, all enclosed by mature hedging and timber fencing. The rear garden is a particular feature of the home, offering an excellent degree of privacy and a sizeable lawn bordered by fencing and mature trees. A raised decked terrace immediately to the rear of the house provides an ideal space for outdoor dining and entertaining, while a timber garden with power and light is suitable for a variety of uses. Additional timber and block built sheds provide useful external storage, and there are external waterproof sockets and water in addition to a rotary clothes dryer. Overall, the outdoor space offers an attractive and family-friendly environment with ample room for children, pets and summer entertaining.

Services

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

Entry

By mutual agreement.

Price

Offers over £175,000 are invited

Viewings and Offers

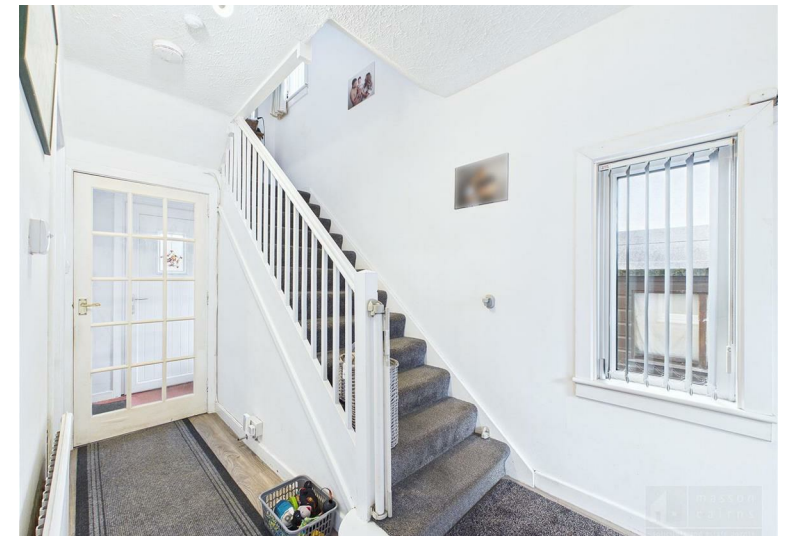
Viewing is strictly by arrangement with and all offers to be submitted to:-
Masson Cairns
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What Three Words Location

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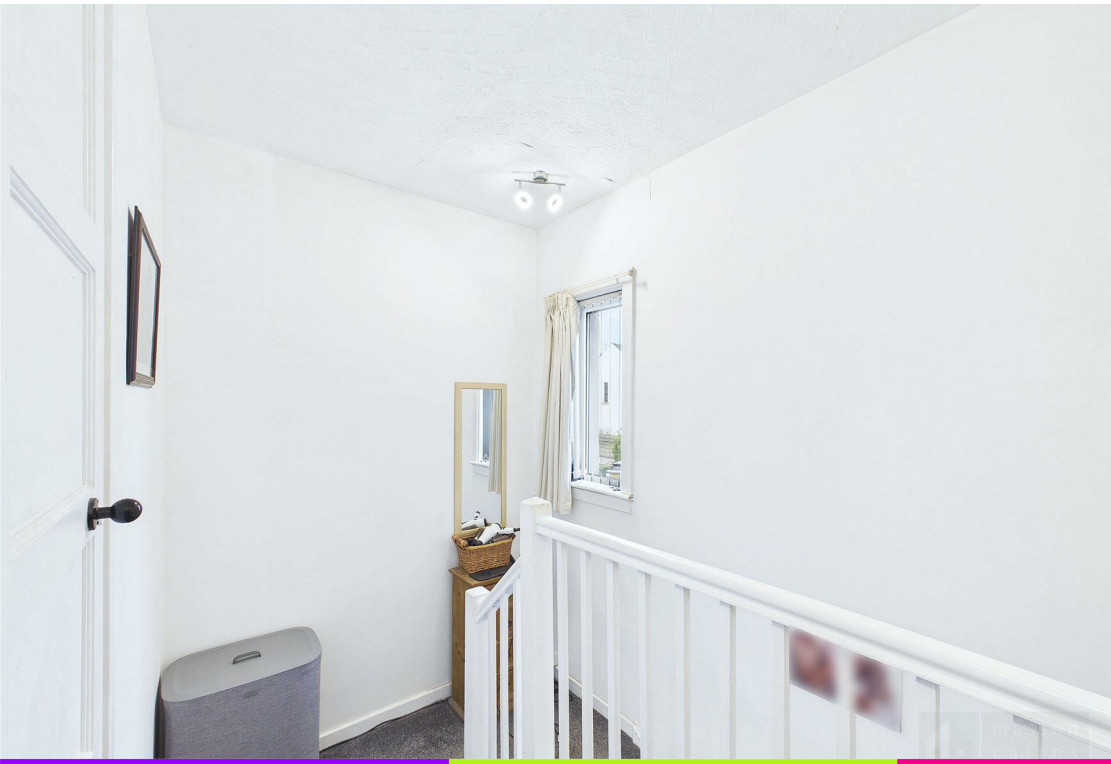
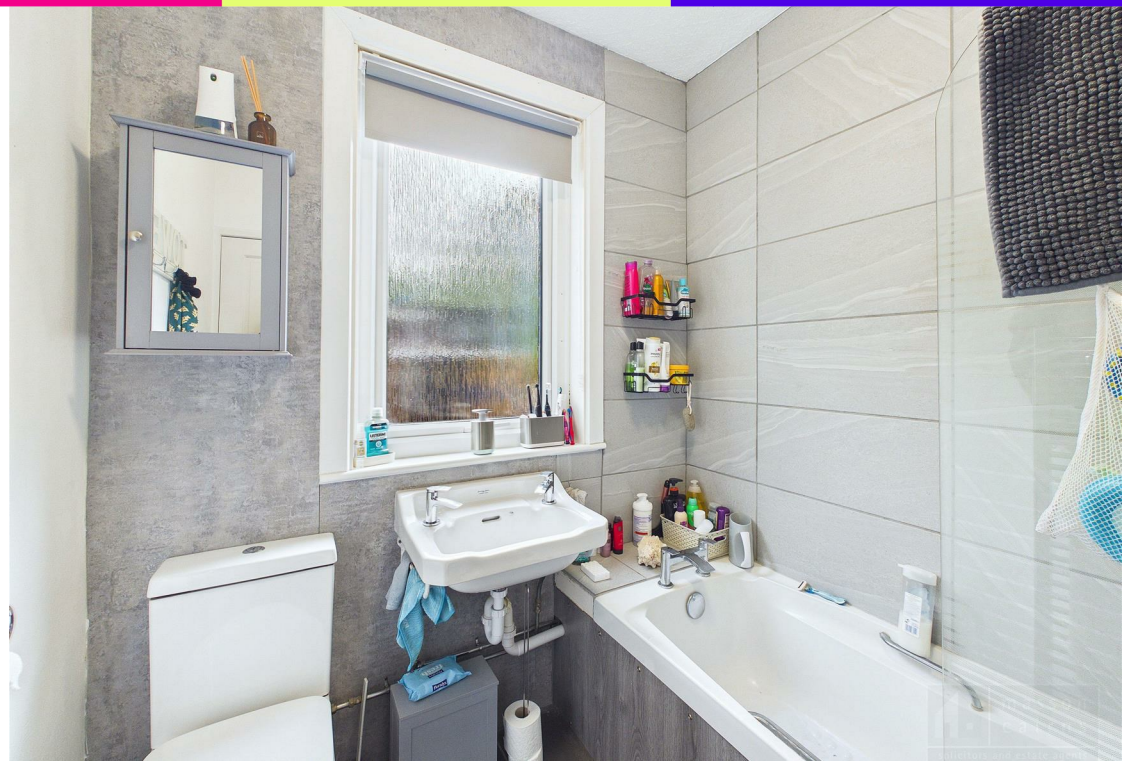
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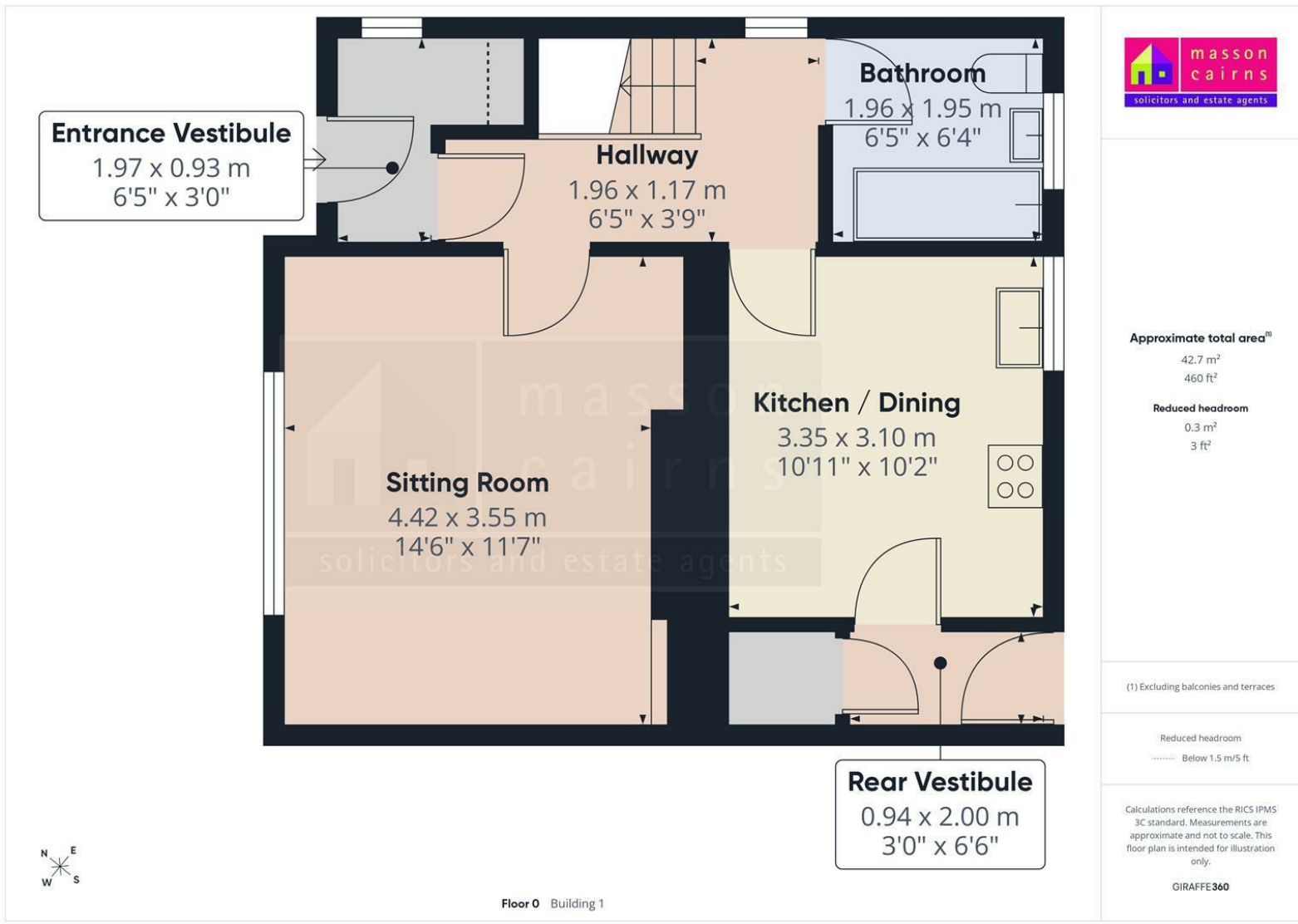
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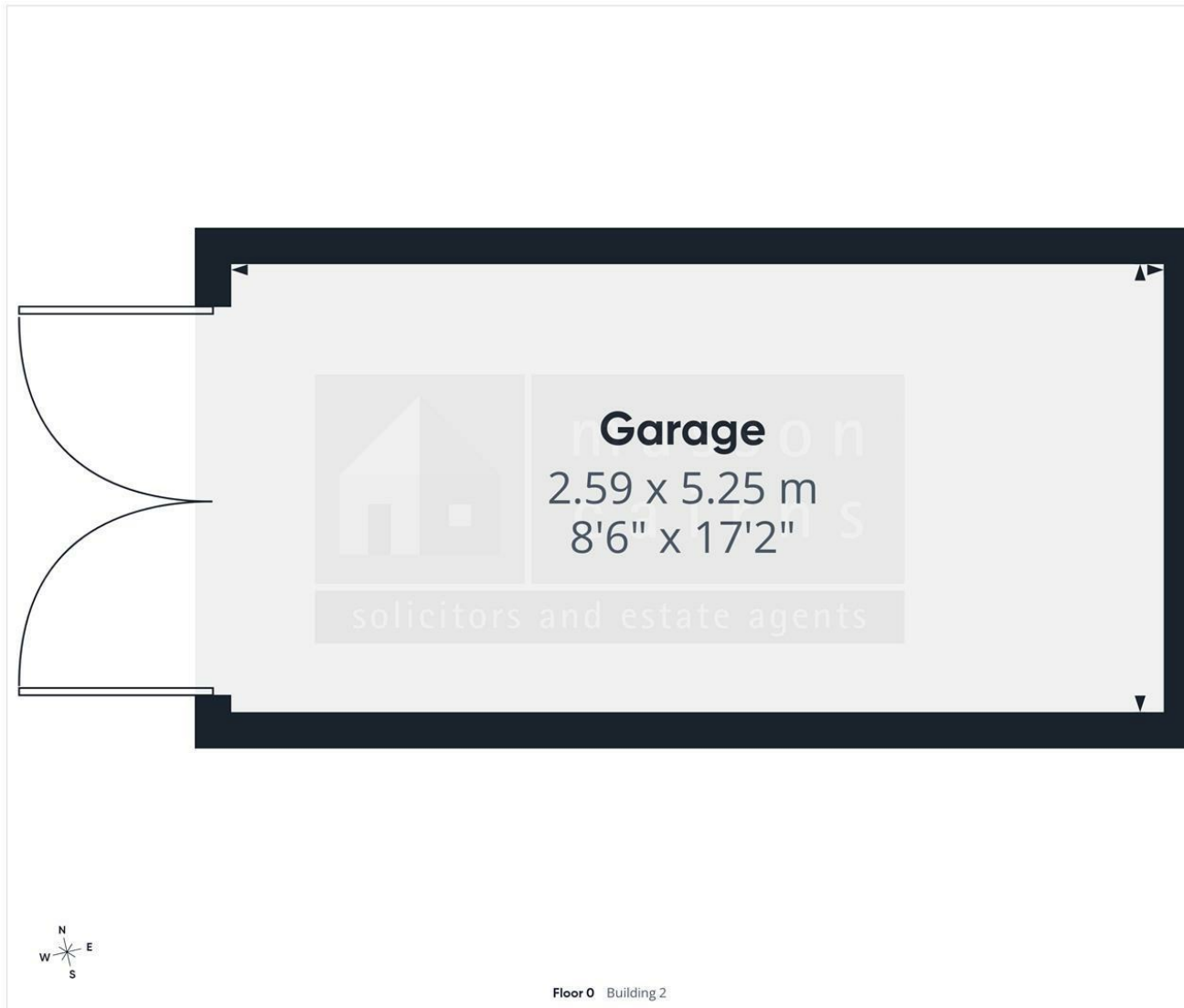
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Approximate total area⁽¹⁾

13.5 m²
145 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.

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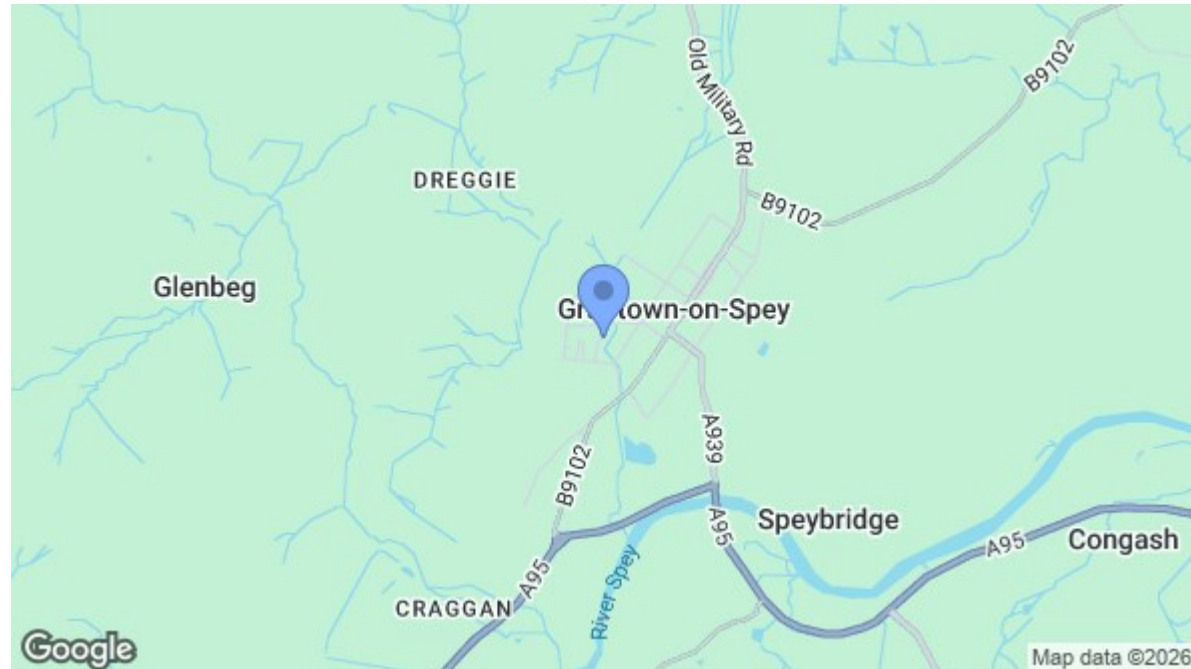
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	62	
(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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