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32 Strathspey Drive, Grantown on Spey, PH26 3EY

UNDER OFFER £270,000

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

UNDER OFFER- This detached three bedroom bungalow offers bright, well proportioned accommodation all on one level, complemented by a detached garage, generous driveway and neatly landscaped gardens to the front and rear. A welcoming entrance hall gives access to the main rooms and sets the tone for the home, which has been well cared for throughout. The sitting room is a particularly attractive space, enjoying excellent natural light from dual aspect windows and centered around an open fireplace, while the dining area provides a defined space for meals while remaining conveniently placed beside the kitchen. Fitted with a good range of wall and base units, the kitchen offers ample worktop space and a door to the side garden as well as space for breakfast and casual dining. There are three bedrooms, all well proportioned and with integral storage wardrobes and the bathroom has been stylishly upgraded and is fitted with a contemporary white suite including bath, WC, wash hand basin and separate shower enclosure. Outside, the property continues to impress. To the front, a long gravel chipped driveway provides ample off street parking and leads to the detached garage, while the lawn and planted borders create an attractive first impression. The rear garden is designed for ease of maintenance and enjoys a high degree of privacy, with decorative raised planters and a paved seating area providing an ideal spot to sit out and relax. Combining comfortable accommodation, excellent outdoor space and a desirable detached bungalow setting, this is a home that will appeal to a wide range of buyers. EPC D, 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 D

Hallway

Entered via a timber and glazed front door with matching glazed side panel, the welcoming hallway is finished in light neutral tones and features recessed downlighting, a loft hatch to the insulated and partly floored attic space. There is a handy storage cupboard and further doors providing access to most of the accommodation.

Sitting Room & Dining Area

3.64m x 5.31m & 4.00m x 2.79m (11'11" x 17'5" & 13'1" x 9'1")
The sitting room is a bright and generously proportioned principal reception space, enjoying an abundance of natural light from dual aspect windows and offering an inviting setting for both everyday relaxation and entertaining, with

ample room for lounge furnishings and an attractive focal point fireplace adding character and warmth. The dining area is a well defined space and on open plan with the sitting room with a large window to the front which floods the area with natural light. Ideal for family dining or more formal occasions, with comfortable proportions for a full dining suite and a pleasant connection to both the sitting room and kitchen, creating an easy flow.

Kitchen

3.07m x 3.43m (10'0" x 11'3")

The kitchen is a bright and well arranged space, fitted with a good range of wall and base units, generous worktop space and integrated appliances including a double oven with ceramic hob with an illuminated extractor, fridge, freezer, dishwasher and washer/dryer. There is ample room for casual dining or a breakfast table, creating a comfortable and sociable setting, while the rear door and window outlook add further natural light.

Bedroom One

4.52m x 2.76m (14'9" x 9'0")

Bedroom one is a well-proportioned double bedroom positioned to the rear of the property, enjoying a peaceful outlook over the garden. The room offers ample space for freestanding furniture and benefits from fitted wardrobe storage with sliding doors, together with a large window drawing in good natural light.

Bedroom Two

3.08m x 3.82m (10'1" x 12'6")

Another sizeable double bedroom with a large window which floods the space in natural light and a double integral wardrobe providing excellent hanging and shelved storage.

Bedroom Three

3.42m x 2.31m (11'2" x 7'6")

Bedroom three is a comfortable single bedroom with a window to the side, allowing for good natural light. Neatly presented, the room also benefits from fitted wardrobe



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storage with sliding doors and would serve equally well as a child's bedroom, guest room or home office.

Bathroom

3.06m x 1.92m (10'0" x 6'3")

The bathroom is stylishly appointed in a contemporary design, fitted with a white suite comprising a deep fill bath, separate glazed shower enclosure with electric shower and wet wall surround, vanity wash hand basin with storage and WC with concealed cistern. Finished in a light, neutral palette with tiled walls and a chrome heated towel rail, the space is well proportioned, with natural light drawn through an opaque window to the side. In addition, there is excellent built-in storage by way of a double cupboard with one side arranged with shelving for towels, linen and household items, and the other housing the hot water cylinder.

Outside

The property is approached via a generous gravelled driveway, providing ample off-street parking for several vehicles and access to the detached garage. To the front, there is a neatly maintained area of lawn with established planting, while pathways continue around the bungalow to the side and rear. The rear garden has been designed with ease of maintenance in mind, being largely laid to gravel and arranged with a paved seating area, raised planted beds and a variety of shrubs. Enclosed by fencing and mature hedge boundaries, the garden offers a good degree of privacy and provides an attractive and practical outdoor space.

Garage

2.88m x 5.54m (9'5" x 18'2")

The detached garage is of block construction with a corrugated roof and is fitted with an up-and-over door to the front, has power and light in addition to a side window and also houses the oil fired boiler.

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

UNDER HOME REPORT VALUATION

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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Email: property@lawscot.com

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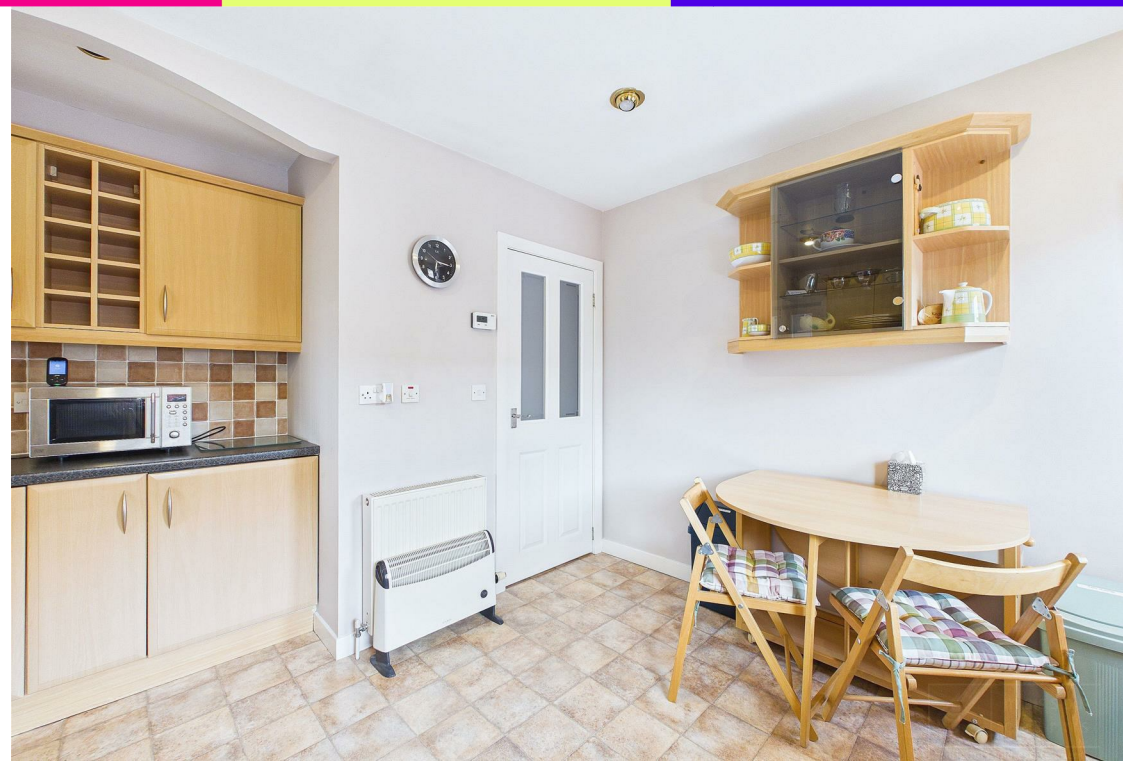
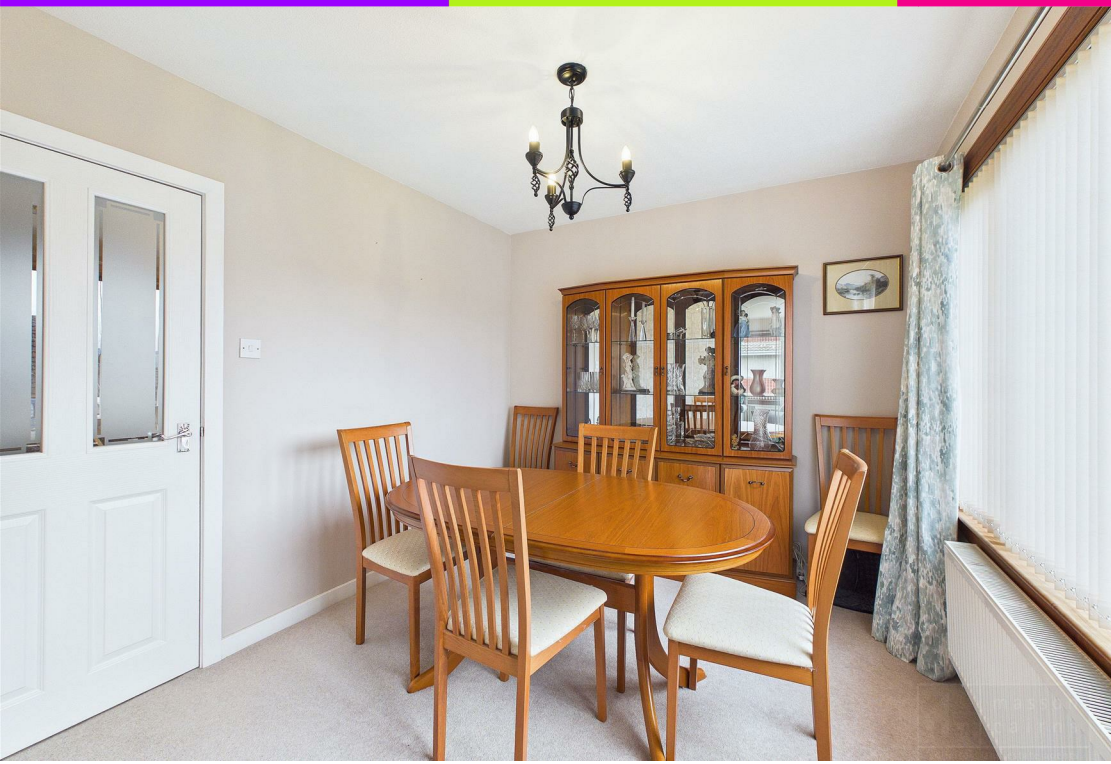
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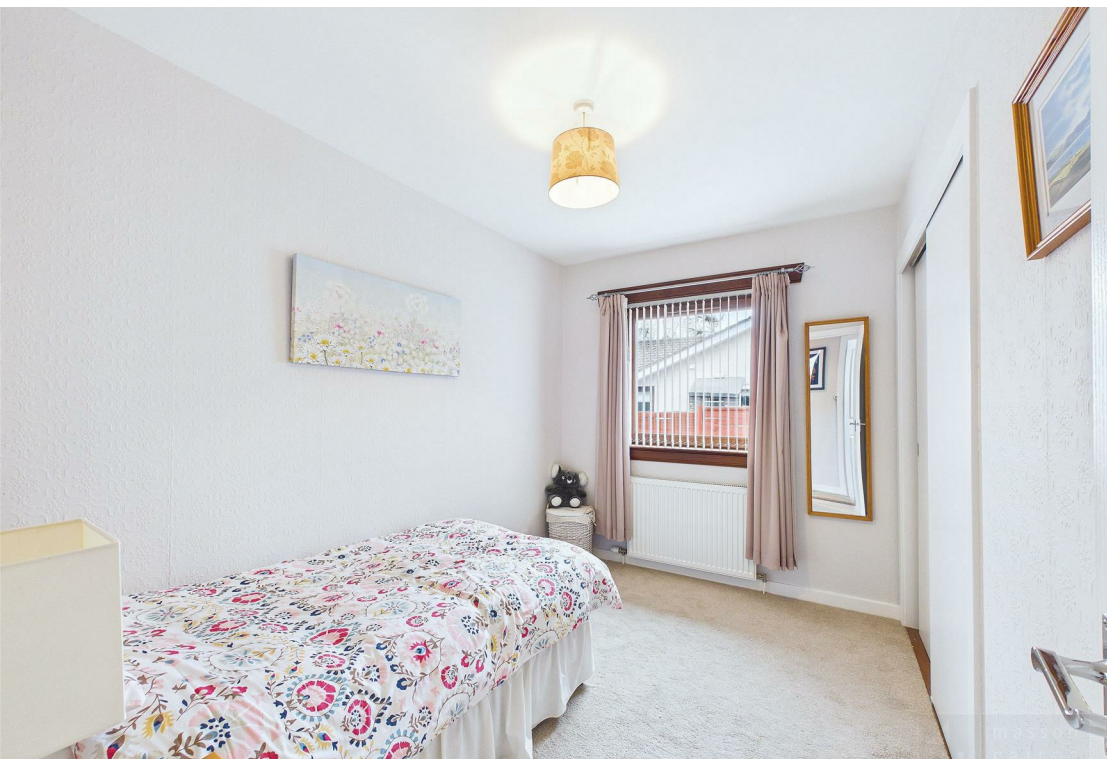
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Approximate total area^m

95.2 m²
1026 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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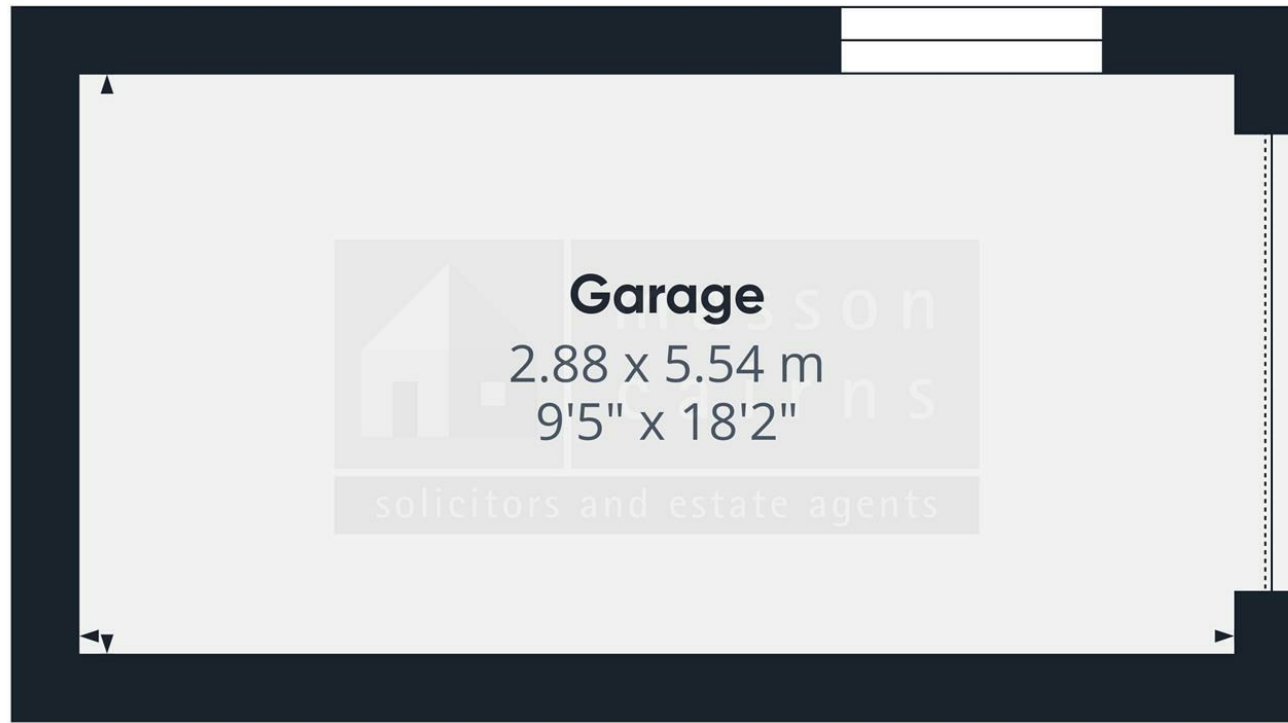
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Approximate total area^m

16 m²
172 ft²

(1) Excluding balconies and terraces

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Floor 0 Building 2



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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	57	
(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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