



masson
cairns ESTD 1988

solicitors and estate agents

Rayerwyn, Seafeld Avenue, Grantown on Spey, PH26 3JQ

Offers Over £360,000

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

Rayerwyn is a spacious four bedroom detached bungalow set within a desirable street in Granttown on Spey, offering generous single level accommodation with an excellent balance of living and bedroom space. The property opens into an entrance vestibule which leads through to the central hallways, creating an easy flow throughout the home. The sitting room is a particularly impressive reception space, well proportioned and filled with natural light from the large bay window, making it an ideal room for everyday living and entertaining. To the rear, the kitchen and dining area provides an attractive open plan hub with a good range of fitted units, ample worktop space and plenty of room for family meals, while the adjoining conservatory adds a bright additional living area with lovely garden outlooks and a separate utility room offers further practicality with external access. The bedroom accommodation is well arranged, with a generous principal bedroom with access to the jack and jill bathroom while bedrooms two and three are both comfortable double rooms and bedroom four offers flexibility as a single bedroom, nursery or home office. There is a separate WC that adds further convenience. Outside, the property is complemented by a substantial detached double garage and a long gravel driveway providing excellent parking. The front garden is attractively laid out for ease of maintenance with gravel, planting and a smart approach, while the rear garden enjoys a good degree of privacy and features a generous lawn, paved seating areas. Altogether, Rayerwyn is a well proportioned bungalow with versatile accommodation, bright living areas and a sought after setting, making it a superb option for a wide range of purchasers seeking space, comfort and an established residential location. EPC E, Council Tax F, Home report available at massoncairns.com

Offers Over £360,000



Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



masson
cairns PLC

solicitors and estate agents

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

Entrance Vestibule

1.17m x 0.80m (3'10" x 2'7")

The property opens into a bright entrance vestibule, where glazed panels and a partially glazed inner door allow in good natural light and create an inviting first impression. This useful space provides a practical transition into the home before leading through to the main hallway.

Hallway

The hallway is a generous central space which enhances the sense of light and openness within the home, with glazed internal doors helping to draw natural light through from adjoining rooms. Offering access to the principal accommodation, it creates an excellent flow throughout the property while also providing ample wall space for furniture or display.

Sitting Room

6.02m x 5.68m (19'9" x 18'7")

The sitting room is an impressive and beautifully proportioned reception space, centred around an attractive fireplace and offering excellent room for both seating and entertaining. A large front facing bay window draws in plenty of natural light, enhancing the bright and airy feel.

Kitchen / Dining

6.01m x 3.33m (19'8" x 10'11")

The kitchen and dining area is a bright and sociable open plan space, well suited to both everyday family life and entertaining. Fitted with a good range of oak wall and base units, it is complemented by polished

granite worktops and incorporates an integral oven, hob and illuminated extractor. There is ample room for dining, excellent natural light from the rear facing window and an easy connection through to the sun room.

Sun Room

3.11m x 4.17m (10'2" x 13'8")

The sun room is a beautifully bright and inviting additional reception space, enjoying lovely garden views through extensive glazing which creates a strong connection to the outside. The vaulted ceiling enhances the sense of openness, while the Velux windows draw in even more natural light, making this a particularly appealing room in which to relax throughout the day.

Utility Room

1.52m x 3.63m (4'11" x 11'10")

The utility room provides a practical and useful ancillary space, fitted with additional storage units, worktop areas plumbing for a washing machine and space for a fridge freezer to complement the kitchen. With natural light from the windows and a door giving direct access outside, it is well suited for laundry and household tasks.

Principal Bedroom

4.87m x 3.04m (15'11" x 9'11")

The principal bedroom is a generous and well proportioned double room with plenty of space for freestanding furniture. Integral mirrored wardrobes provide excellent hanging and shelved storage, while the room also benefits from direct access to the Jack and Jill bathroom.

Jack and Jill Bathroom

3.55m x 2.45m (11'7" x 8'0")

The Jack and Jill bathroom is a spacious and well appointed room, accessed both from the hallway and directly from the principal bedroom for added convenience. It is fitted with a whirlpool bath, separate shower enclosure, WC with concealed cistern and wash hand basin set within vanity storage units and mirror.

Bedroom Two

3.53m x 3.32m (11'6" x 10'10")

Bedroom two is a bright and comfortable double room, enjoying a pleasant outlook over the rear garden. Integral mirrored wardrobes provide useful built in storage with ample space for clothes and footwear storage.



masson
cairns EST

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

Bedroom Three

2.50m x 3.30m (8'2" x 10'9")

Another bright and airy double bedroom with a large window which looks out over the garden and bathes the space in natural light.

There is ample space for additional bedroom furniture.

Bedroom Four

2.56m x 1.95m (8'4" x 6'4")

A light single bedroom with a window to the side. This space could be equally utilised for home working if desired.

WC

2.56m x 1.21m (8'4" x 3'11")

The separate WC is smartly presented and fitted with a contemporary two piece white suite comprising a wash hand basin with illuminated mirror and WC. An opaque window provides natural light.

Outside

Outside, the property enjoys neatly arranged gardens to the front, side and rear, with the front largely laid to gravel for ease of maintenance and interspersed with established shrubs, planting and decorative features. A long driveway provides ample off street parking and leads to the detached double garage. To the rear, the garden offers a lovely degree of privacy and includes a lawn, paved seating areas and a pleasant space to relax or entertain.

Garage

5.71m x 5.80m (18'8" x 19'0")

The detached double garage is a particularly useful addition, built under a pitched roof with a concrete base and fitted with twin electric up and over doors, together with a side window providing natural light.

Services

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

Entry

By mutual agreement.

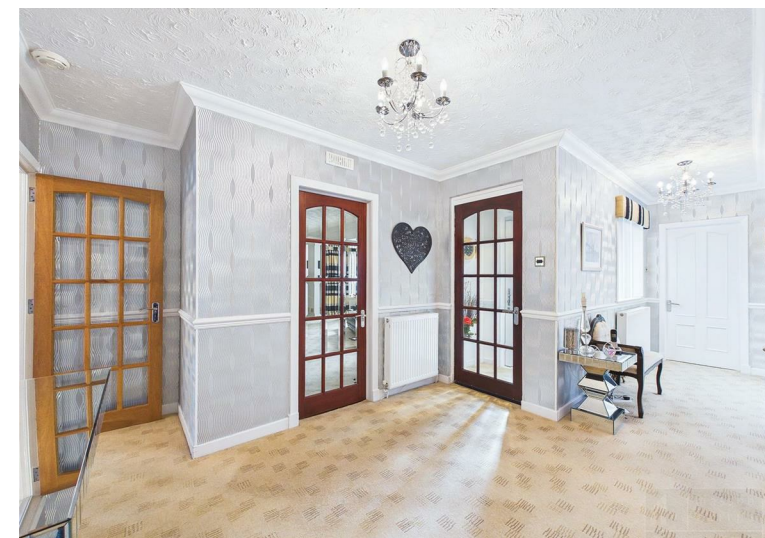
Price

Offers over £360,000 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
www.massoncairns.com



masson
cairns ESTD 1984

solicitors and estate agents

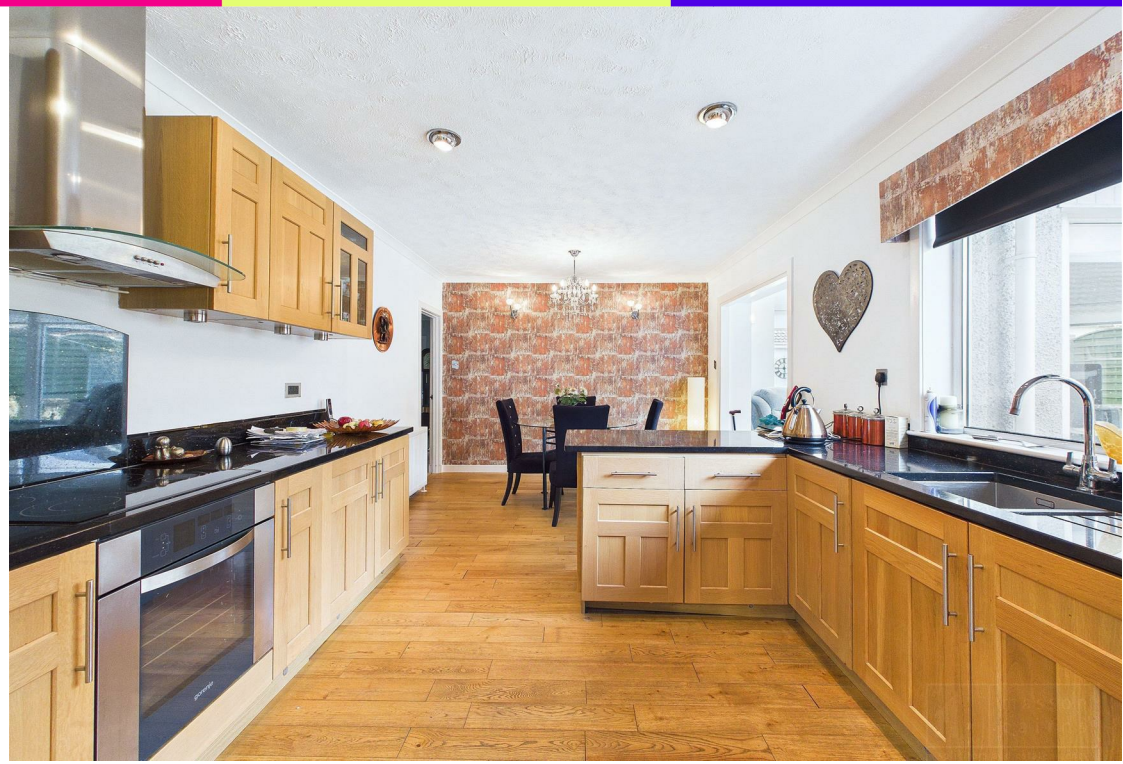
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

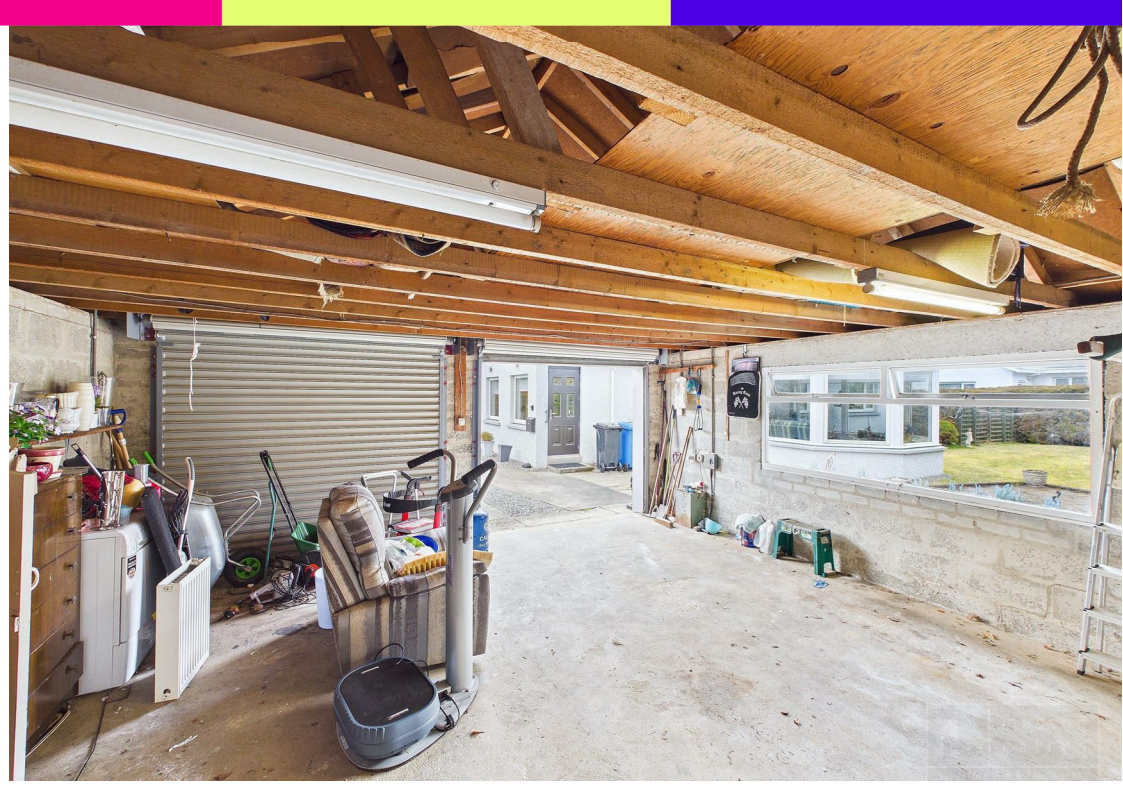
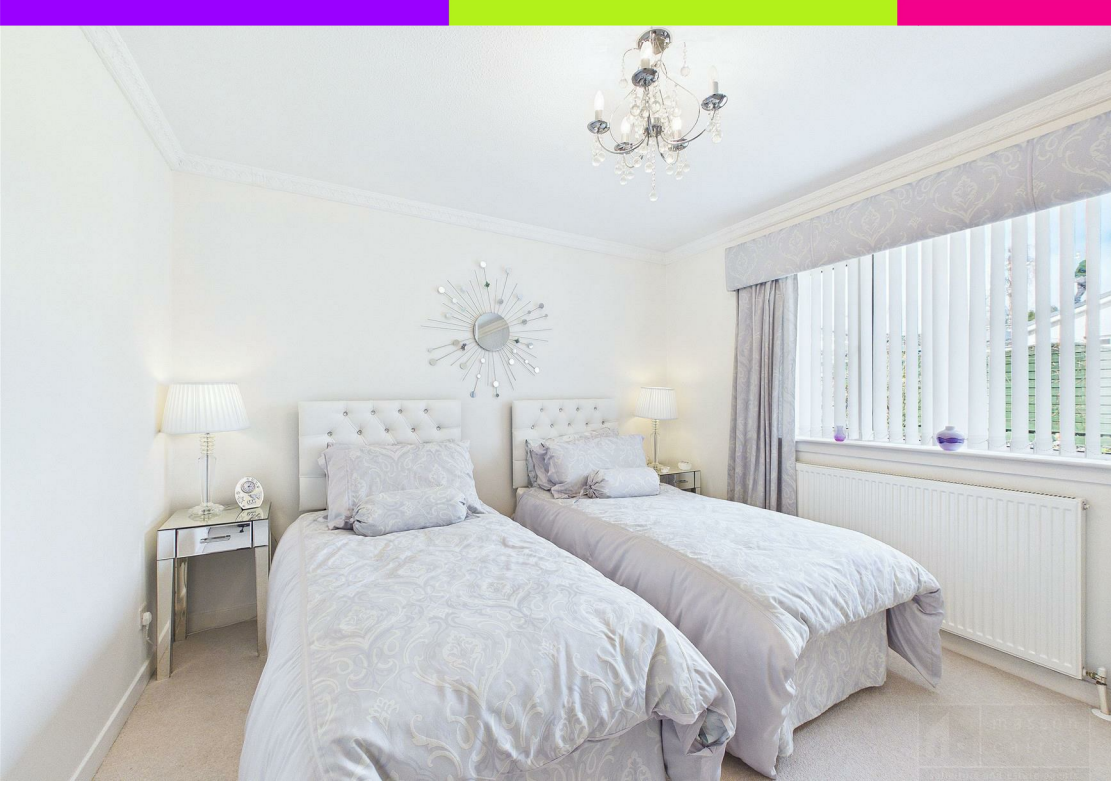




















masson
cairns PLC

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

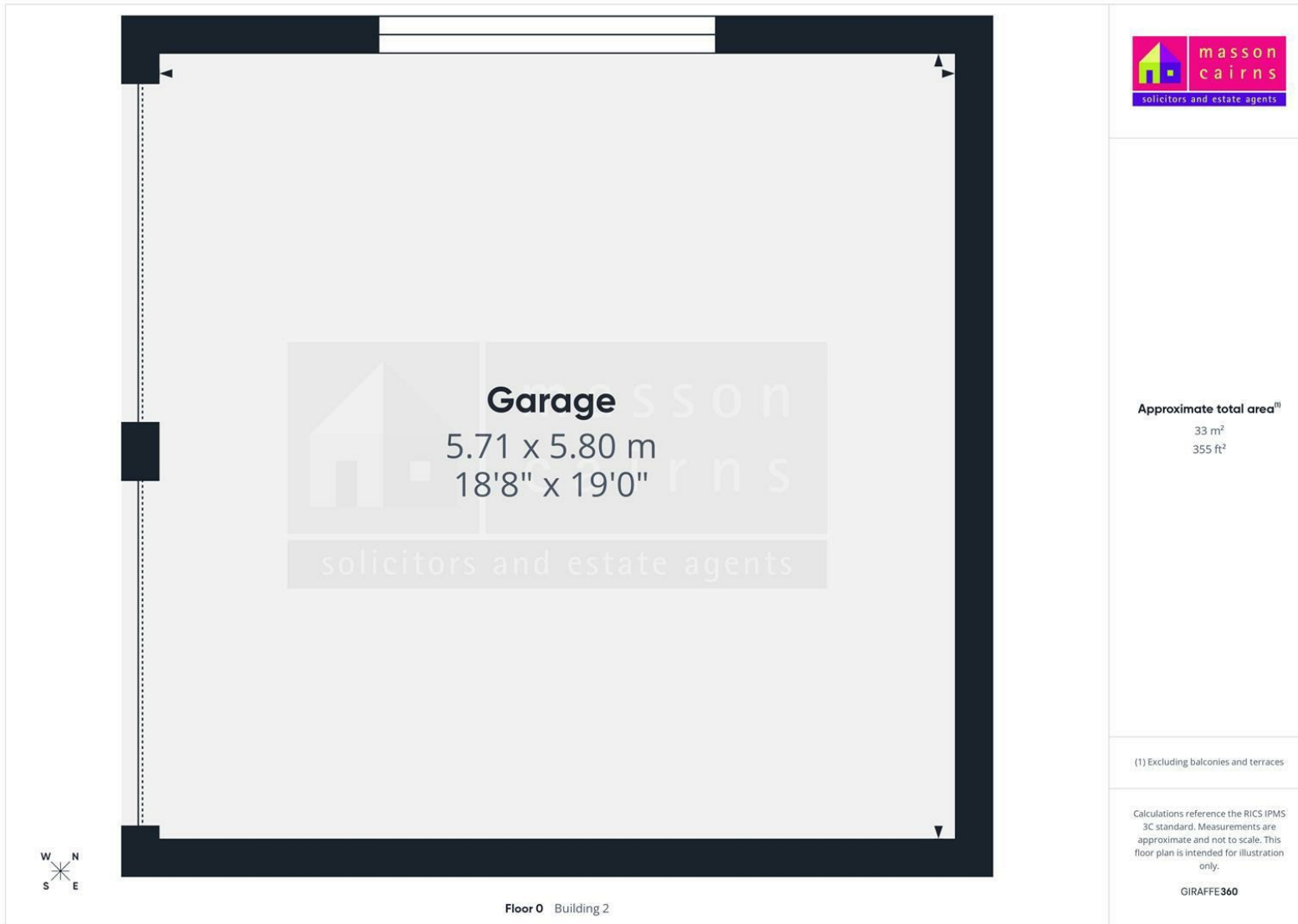
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents



masson
cairns LLP

solicitors and estate agents


Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

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		67
(39-54) E	52	
(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



masson
cairns LLP

solicitors and estate agents

Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>