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solicitors and estate agents

60 Strathspey Drive, Grantown on Spey, PH26 3EY

**UNDER OFFER £355,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

UNDER OFFER - 60 Strathspey Drive is an immaculate and impressively proportioned three-bedroom detached home, set in generous plot and a highly sought-after elevated position within Granttown on Spey. Backing onto mature woodland and commanding breathtaking panoramic views across the town towards the Cromdale Hills and the Cairngorm Mountains, the property combines exceptional setting with outstanding presentation. This superbly finished residence offers a true walk-in home in the heart of the Cairngorms National Park and accommodation extends to circa 169sqm. The accommodation has been thoughtfully designed and crafted to an excellent standard throughout with the spacious sitting room with open views, also enjoys a striking double-sided wood-burning stove. The impressive dining kitchen is equally notable, fitted with a comprehensive range of integrated appliances, superb workspace, and a central island, all complemented by high-quality flooring. A practical and stylish utility room, luxurious family bathroom, and a bright sun lounge further enhance the versatility and comfort of the home. The bedroom accommodation is generous and well proportioned, with three doubles including a principal suite featuring its own elegant en-suite bathroom. Externally, the property continues to impress with a sweeping lock-block driveway providing ample parking and leading to the integral double garage beneath the main house, offering excellent storage and practicality. The beautifully landscaped gardens, thoughtfully planted and well maintained, provide a delightful outdoor retreat that perfectly complements the home and its setting. This is a rare opportunity to secure a property of such quality, scale, and location—presented in truly immaculate condition throughout. EPC D, Council Tax F, Home report available at [massoncairns.com](http://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](http://massoncairns.com) where an online copy is available to download.

EPC Rating D

### Entrance Vestibule

0.98 x 2.42m (3'2" x 7'11")

Approached through decorative double wrought iron gates and along an attractive lock-block driveway, steps lead up to the front door and into a bright entrance vestibule. This welcoming space is finished with carpet flooring and ceiling lighting, and provides ample room for coats, footwear, and outdoor essentials. A further glazed door with matching side panels leads seamlessly through to the hallway.

### Hallway

The welcoming hallway connects all of the living accommodation. Generous in size, it combines practicality with comfort, featuring soft carpet flooring, ceiling lighting, and a radiator. Two large double cupboards provide excellent integral storage, complete with hanging and shelved space ideal for coats, footwear, and household linen, with one also discreetly housing the water tank. From here, a further door opens to a staircase, with additional stairlift, leading directly to the integral double garage below adding both convenience and functionality to this thoughtfully designed space.

### Sitting Room

4.20 x 6.15m (13'9" x 20'2")

The spacious and welcoming sitting room is filled with natural light from impressive picture windows to the front, perfectly framing spectacular views of the Cromdale Hills. A particular highlight is the Stovax double-sided log-burning stove, with complementary slate hearth and inset wood store creates a warm and inviting focal point. The room is completed with soft carpet flooring, ceiling lighting, a radiator, and double doors that lead seamlessly through to the dining area.

### Kitchen Dining

6.35 x 6.16m (20'9" x 20'2")

At the heart of the home, the extensive kitchen and dining area has been designed for both style and functionality. Flooded with natural light from rear windows and glazed doors that open to the sun room, this bright and generous space is beautifully appointed with a quality fitted kitchen. Attractive base, wall, and drawer units are paired with a bespoke centre island topped with a striking 100mm Corian worktop. A full complement of integrated appliances includes a Baumatic gas hob with feature illuminated extractor, twin Indesit ovens, microwave, dishwasher, and an American-style fridge/freezer. The adjoining dining area, centred around the inset double-sided Stovax stove, easily accommodates a large dining suite and is ideal for family life or entertaining. Impressive tiled flooring, recessed ceiling lighting, and sliding glazed doors to the sun lounge further enhance this superb space. A further door leads to the utility room.

### Utility Room

1.88 x 3.53m (6'2" x 11'6")

The utility room offers additional practicality, fitted with worktop space, storage units, and a sink with drainer. It is plumbed for a washing machine, has space for a tumble dryer and freestanding fridge/freezer, and benefits from tiled flooring, recessed ceiling lighting, a rear-facing window, and a glazed timber door leading directly to the garden under a covered porch.

### Sun Room

4.33 x 1.68m (14'2" x 5'6")

Positioned to make the most of the outlook, the sun room enjoys wonderful views towards the Cromdale Hills. With half-height windows to the front and sides, and a door opening onto the patio, it provides the perfect spot to relax in all seasons. Finished with tiled flooring, ceiling lighting, and a panel heater, it is a bright and versatile addition to the home.

### Principal Bedroom & En-suite

4.18 x 4.21m & 1.82 x 3.25m (13'8" x 13'9" & 5'11" x 10'7")

The striking principal bedroom is generously proportioned, with large picture windows to the front that capture far-reaching views. Carpet flooring, a radiator, and two double integrated wardrobes with hanging and shelving space add both comfort and practicality. A door leads to the luxurious en-suite shower, which has been finished to an



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exceptional standard with full-height tiling, a stylish walk in shower enclosure with rainforest head, WC, bidet and a wash hand basin with storage below. Thoughtful touches include a heated towel radiator, ceiling lighting, and an opaque side window.

#### Bedroom Two

3.92m x 3.02m (12'10" x 9'10")

A further comfortable double bedroom with windows overlooking the rear garden. This inviting room is completed with carpet flooring, ceiling lighting, radiator, and two double integrated wardrobes providing excellent storage.

#### Bedroom Three

3.94 x 2.98m (12'11" x 9'9")

Another well-proportioned double room, featuring a rear-facing window with garden views, carpet flooring, ceiling lighting, radiator, and a double integrated wardrobe.

#### Bathroom

2.49 x 3.16m (8'2" x 10'4")

The bespoke family bathroom is a real showpiece of the home, beautifully styled with full-height tiling and contemporary fittings. It features a deep-set bath with an illuminated display recess, a WC, and twin wash hand basins with vanity storage drawers below. An oversized illuminated wall mirror enhances the sense of space and light, while ceiling and feature lighting create a calm, modern ambience. An opaque side window provides privacy and natural light in addition to ceiling lighting and a radiator. There is a ceiling hatch with access to the loft space.

#### Double Garage

6.12 x 5.01m (20'0" x 16'5")

A further highlight of the home is the substantial integrated double garage, offering both convenience and versatility. Accessed either through twin electrically operated up-and-over doors to the front or internally via a door and stairway from the main living accommodation. The garage benefits from a useful understair storage cupboard with light, while power, lighting, and a solid concrete floor make it ideal not only for housing two vehicles but also for use as a secure storage area or workshop space. There is a window to the side.

#### Outside

The gardens at 60 Strathspey Drive are a real highlight of the property, thoughtfully landscaped to provide both beauty and functionality throughout the seasons. To the front, a decorative lock-block driveway offers excellent parking and turning space for multiple vehicles, bordered by neat lawns and colourful, mature planting that frame the home to great effect. A raised patio area extends from the sitting room, creating a superb vantage point for outdoor dining or relaxation while enjoying the far-reaching panoramic views towards the Cromdale Hills and Cairngorm Mountains beyond. The rear gardens, accessible from either side of the property, are designed with privacy and tranquillity in mind. A variety of established shrubs and raised planted beds combine to offer a vibrant and low-maintenance outdoor space, perfect for enjoying the peaceful woodland backdrop. Meandering pathways weave through well-tended borders, encouraging exploration and quiet enjoyment of the setting. There is a further patio to the rear and together, the gardens form a natural extension of the home.

#### Services

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

#### Entry

By mutual agreement.

#### Fixed Price

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#### Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

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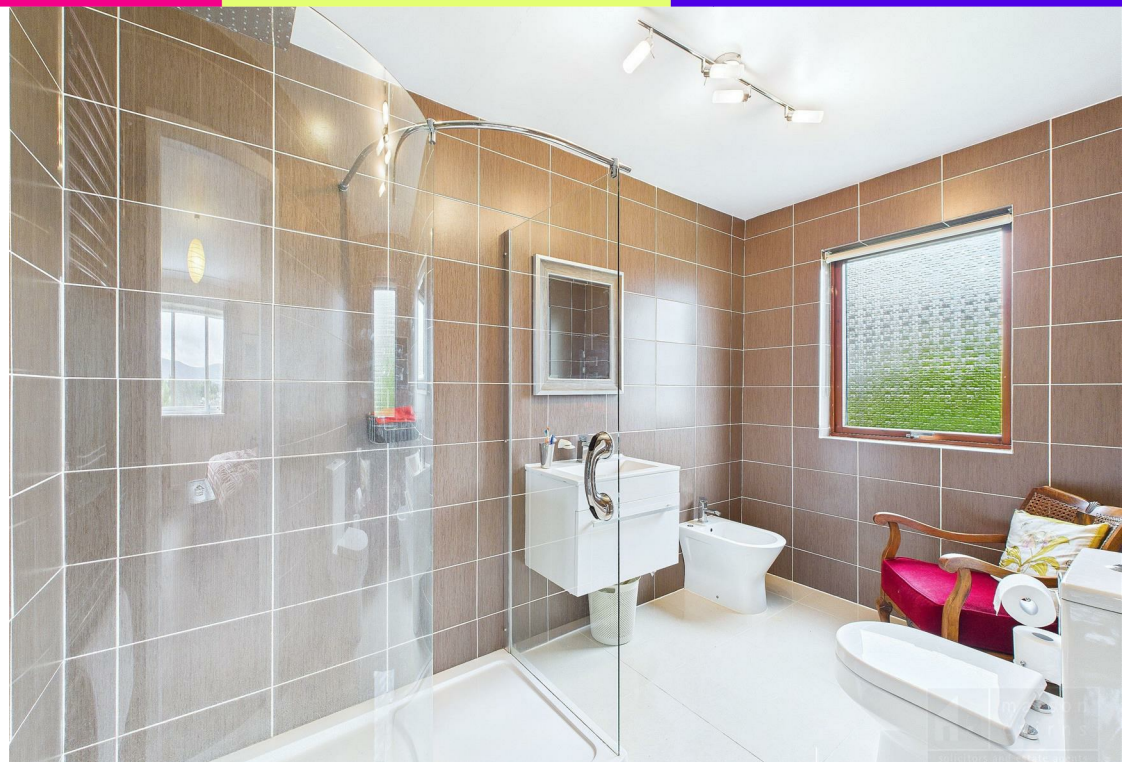
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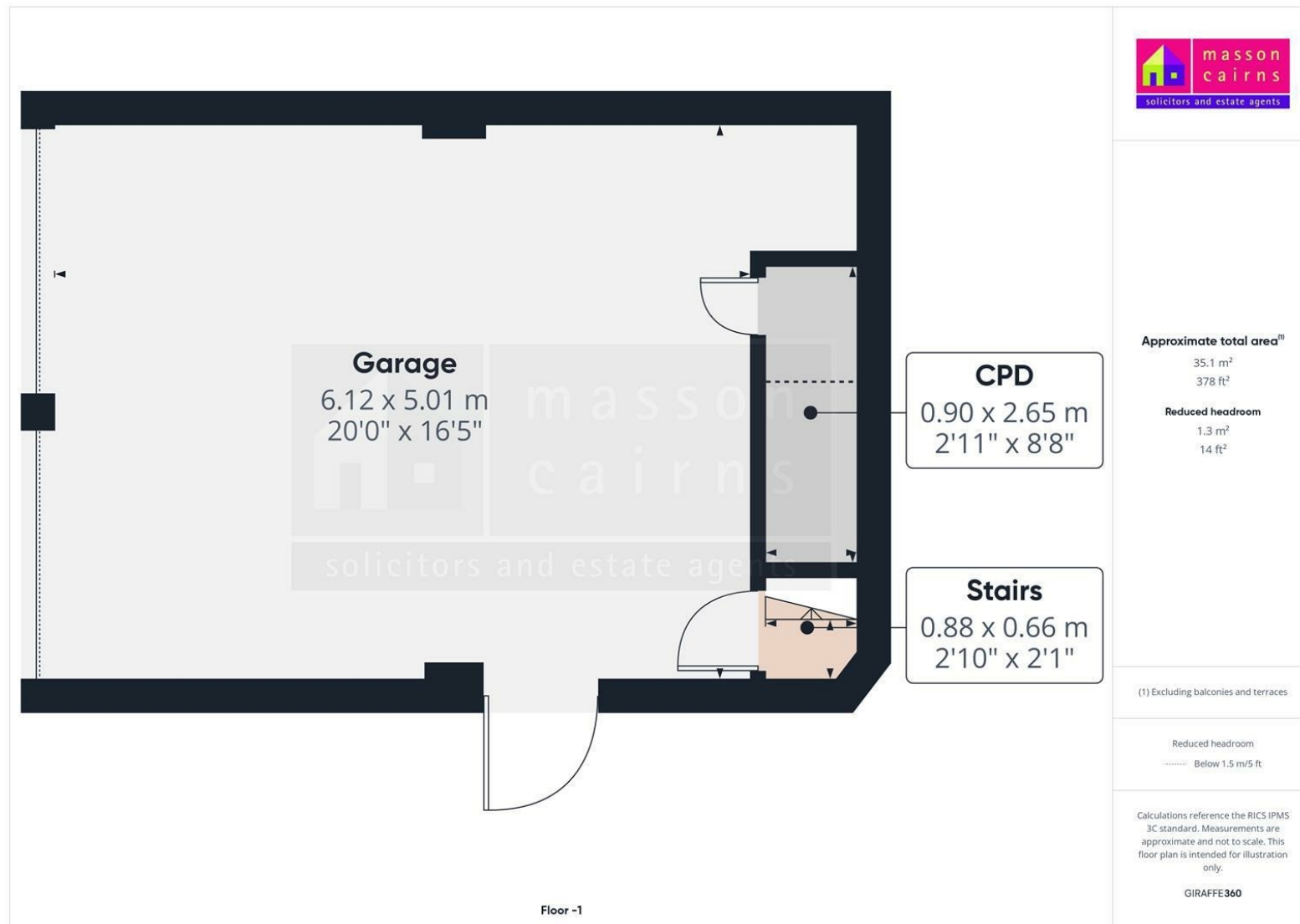
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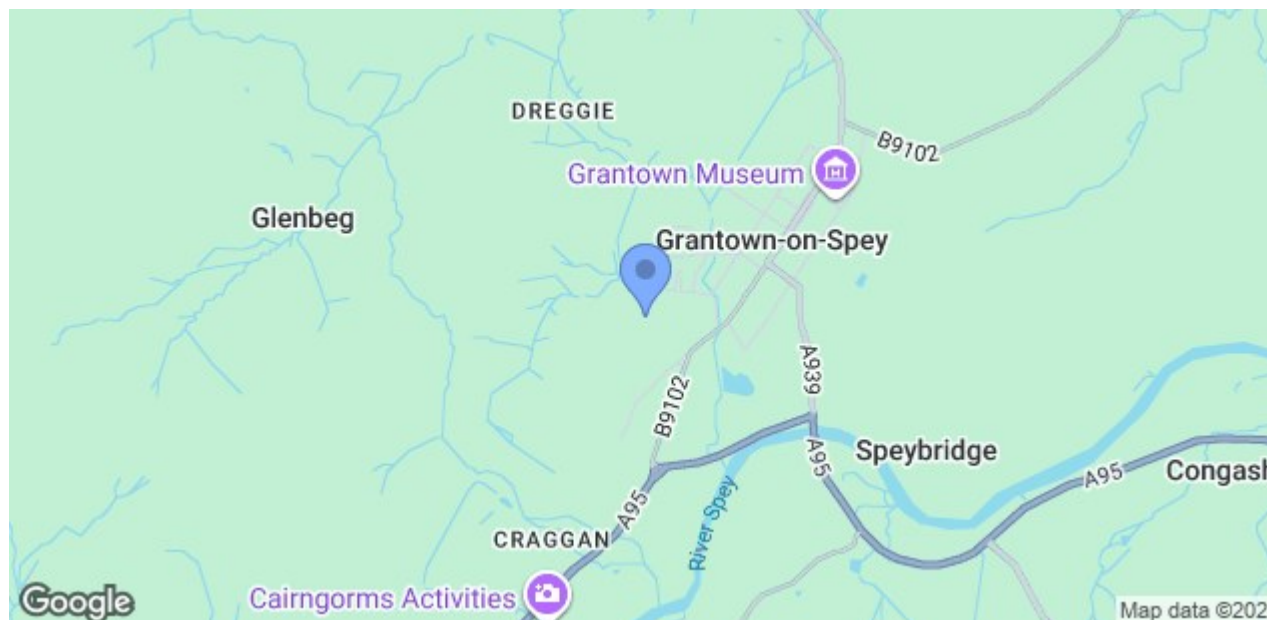
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| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | 69                                                                                |
| (55-68) <b>D</b>                            | 60                         |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>Scotland</b>                             | EU Directive<br>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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