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solicitors and estate agents

44 Coppice Court, Grantown on Spey, PH26 3LF  
Offers Over £125,000

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



Set within a quiet and established residential area of Grantown on Spey, this well-presented two-bedroom semi-detached home offers bright, comfortable living in the heart of the Cairngorms National Park. The property combines a practical layout with appealing features, making it an ideal choice for first-time buyers, new families or downsizers. Inside, the welcoming entrance vestibule leads into a hallway that connects the main accommodation. The spacious sitting room enjoys a feature wood-burning stove, creating a warm and inviting focal point, while a large window brings in natural light. The adjacent kitchen/dining area is on open plan and is fitted with modern units, ample worktop space, and room for family dining, with direct garden views. There are two well-proportioned double bedrooms, both benefitting from excellent natural light and ample space for storage. A stylish shower room completes the accommodation, finished with a contemporary suite and corner shower. Outside, the property enjoys easily maintained garden grounds to the front and rear, with some planting, a rotary dryer and patio. There is also residents' parking nearby for convenience. Located within walking distance of local shops, schools, and amenities, and surrounded by the outstanding natural beauty of the Cairngorms, 44 Coppice Court is a superb opportunity to secure a home in a highly desirable Highland town. EPC E, Home Report available at [massoncairns.com](http://massoncairns.com)

## Offers Over £125,000



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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.

### Grantown Transport

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 E

### Entrance Vestibule & Hallway

1.01 x 1.10m & 4.02 x 1.02m (3'3" x 3'7" & 13'2" x 3'4")

The home opens into a bright entrance vestibule, complete with practical coat hooks and a side cupboard, creating an ideal space for outdoor wear and footwear. From here, a door leads into the main hallway which provides access to all accommodation. The hallway is light and welcoming, finished with stylish flooring, ceiling lighting, and useful storage, including an airing cupboard. There is recessed down lighting, laminate flooring and a loft hatch to the attic.

### Open Plan Sitting Room, Dining Area & Kitchen

4.6 x 3.07m & 2.97 x 3.84m (15'1" x 10'0" & 9'8" x 12'7")

The open plan kitchen, dining and sitting room offers a bright and sociable space, perfect for both everyday living and entertaining. The sitting area enjoys a warm and inviting atmosphere with a wood-burning stove creating a cosy focal point, complemented by laminate wood flooring and a large window overlooking the gardens in addition to a door leading outside to the patio. Flowing seamlessly into the dining space, there is ample room for a family table and chairs. The contemporary kitchen is well-appointed with a range of gloss base and wall units, extensive worktop space, tiled splashback and integral appliances including, dishwasher, oven, hob and extractor in addition to plumbing for a washing machine and space for a fridge freezer. Twin windows above the sink draw in natural light and provide pleasant garden views, enhancing the sense of space. Overall, this open plan layout combines practicality with comfort and style, forming the heart of the home.



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### Bedroom One

3.98 x 3.25m (13'0" x 10'7")

The principal bedroom is a bright and inviting double room, offering generous proportions and a peaceful outlook through a wide window that fills the space with natural light. There is laminate wood flooring and ample space for additional furniture.

### Bedroom Two

2.69 x 3.35m (8'9" x 10'11")

Currently arranged as a twin, this flexible bedroom can also comfortably accommodate a double bed if desired. A large window brings in plenty of natural light, while the fresh décor and laminate wood flooring create a bright and welcoming atmosphere.

### Shower Room

1.95 x 2.36m (6'4" x 7'8")

The contemporary shower room is finished to a high standard with full-height tiling and a modern three-piece suite. It includes a corner shower enclosure with electric shower, a pedestal wash hand basin with chrome mixer tap and illuminated mirror above, and a WC. Additional features include an extractor fan, vinyl wood-effect flooring, and ceiling lighting, creating a bright and practical space.

### Outside

There are communal gardens to front and rear which are laid to lawn and patio. There is off street parking available.

### Services

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

### Entry

By mutual agreement.

### Price

Offers over £125,000 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

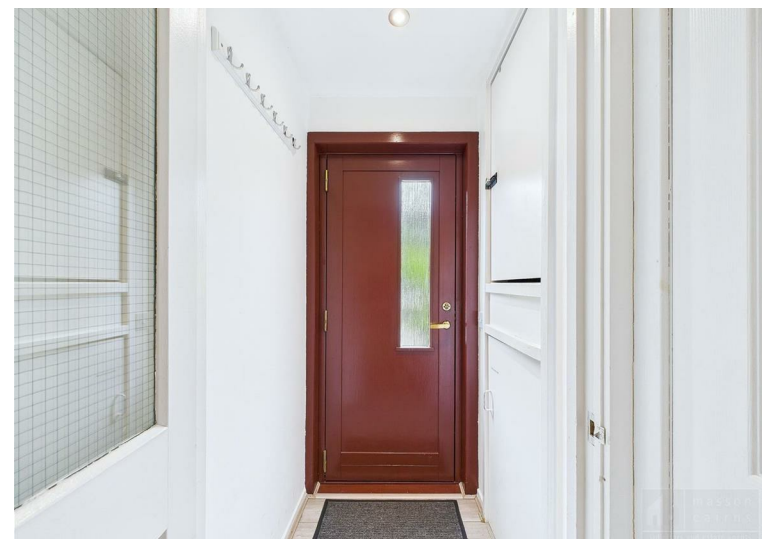
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**Coppice Cottage**

**Sanitary Disposal**

Please **DO NOT** flush any thing  
apart from toilet tissues.

Flushing sanitary disposables and  
Nappies down the toilet have caused  
drainage blocks several times  
recently.

Please use the bin provided to  
dispose tea bags, nappies and other  
sanitary disposables.

We really appreciate your cooperation  
Thank you

© Coppice Cottage 2019

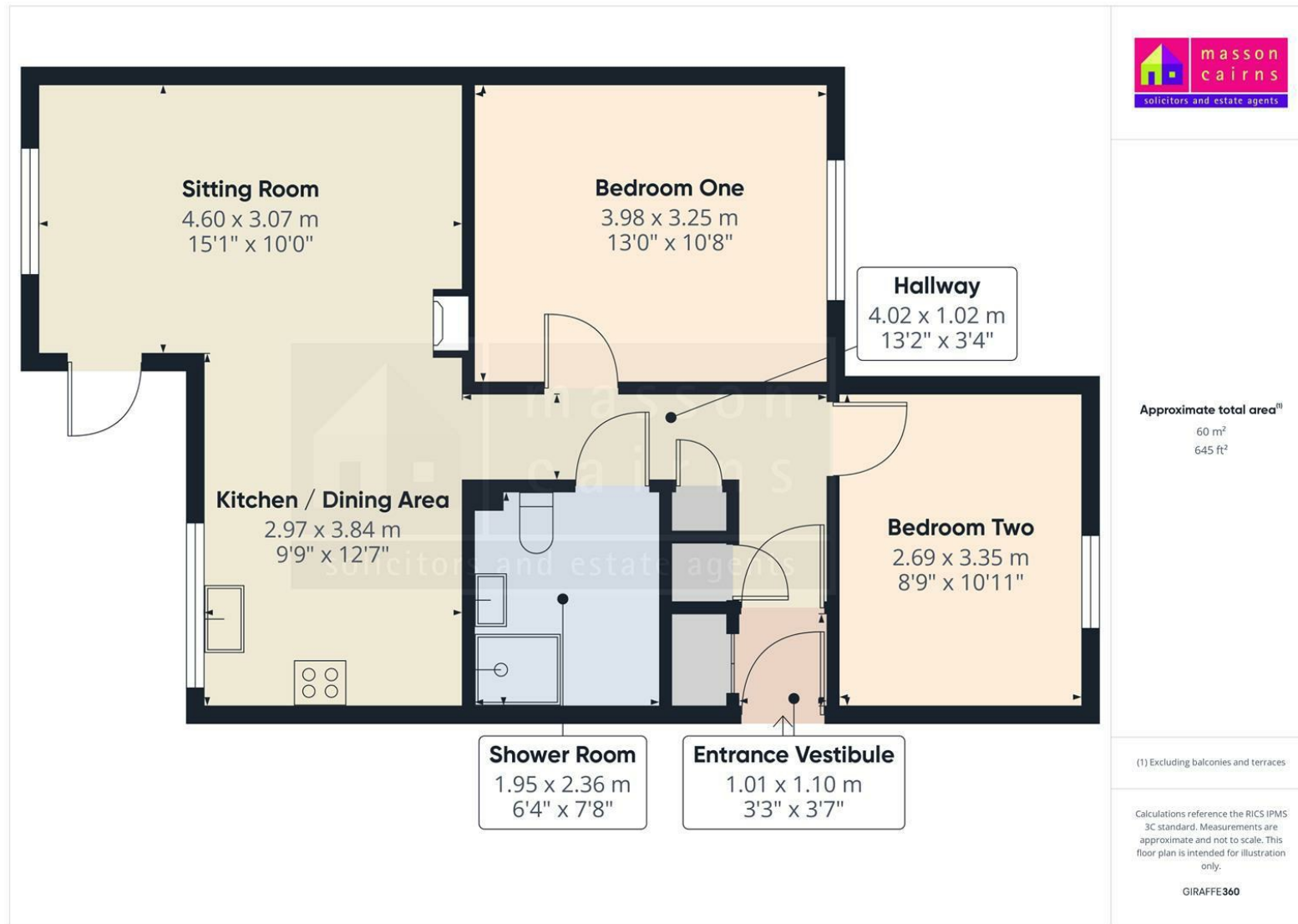
EXTREMELY HOT WATER

maison  
cains









**Approximate total area<sup>(1)</sup>**  
60 m<sup>2</sup>  
645 ft<sup>2</sup>

(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



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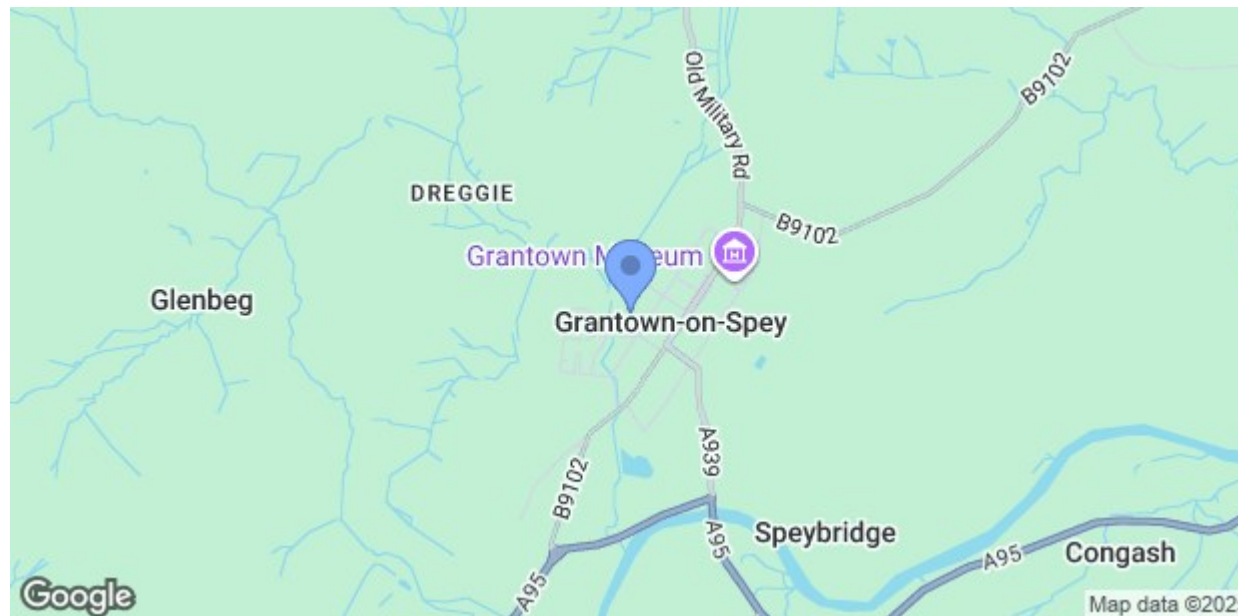
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		58
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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