



masson
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solicitors and estate agents

1 Church Avenue, Grantown on Spey, PH26 3EF
Offers Over £360,000

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

1 Church Avenue is a substantial four-bedroom detached bungalow enjoying a quiet yet highly central position in Granttown on Spey, set within an excellent plot with attractive garden grounds and a large attached double garage. The property offers generous and flexible accommodation arranged with a single-storey layout ideal for families, downsizers or those seeking space to work from home. The accommodation opens through an entrance vestibule into a welcoming hallway, which provides access to the principal rooms and helps create a natural flow through the home. The sitting room is a bright and spacious reception room with French doors opening to the garden, offering an inviting space for relaxing and entertaining and the kitchen/dining room is well proportioned, with fitted units, worktop space and room for a table. There are four bedrooms and both a bathroom and a separate shower room, adding excellent practicality for family living or visiting guests. Outside, the property sits in a particularly appealing plot with lawned garden, mature trees, planting and patio areas, creating a private and sheltered setting in a central location. The attached double garage, measuring approximately 6.09 x 5.9m, provides excellent parking, workshop or storage space, with additional driveway parking available. A rare opportunity to acquire a spacious detached bungalow with superb garden grounds, off street parking and garaging, close to the amenities of Granttown on Spey and the wider facilities of the Cairngorms National Park. EPC D, Council Tax F, 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

1.33m x 1.89m (4'4" x 6'2")

The entrance vestibule provides a welcoming and practical first impression, approached via the front door and forming a useful buffer between the outside and the main accommodation. Finished with tiled flooring and windows to three sides which draw in good natural light. There is space for boots and outdoor clothing, with coat hooks and a fitted timber bench/shelf providing everyday storage. From here, a further glazed internal door opens into the main hallway.

Hallway

The hallway forms a spacious and welcoming spine to the home, finished with attractive oak flooring which brings warmth and continuity to the accommodation. From here, doors lead to the principal bedroom, bedrooms two, three and four/home working space, the bathroom, shower room, kitchen/dining room and sitting room. The generous proportions allow space for occasional furniture and there is ceiling lighting and a shelved storage cupboard in addition to a loft hatch with ladder providing access to the well insulated loft space.

Sitting Room

4.45m x 5.00m (14'7" x 16'4")

The sitting room is a particularly comfortable and well-proportioned reception room, enjoying excellent natural light from dual aspects and French doors opening directly to the garden. Oak flooring continues the warm finish found through the hall, while a central wood-burning stove set on a slate hearth with a timber mantel creates an inviting focal point, complemented by wall lights and generous space for sofas,

occasional furniture and book shelving. The direct garden access gives the room an appealing connection to the outside, making it equally suited to quiet evenings, family use and informal entertaining.

Kitchen / Dining

4.48m x 3.01m (14'8" x 9'10")

The kitchen/dining room is a bright and welcoming everyday space located to the rear of the home, arranged with room for a table and chairs, making it well suited to informal dining and family use. Fitted with a range of timber base, drawer and wall units, the kitchen offers generous worktop space, tiled splash backs, recessed down lighting, a stainless-steel extractor hood, electric cooker point and a large double ceramic sink positioned beneath the window, enjoying a pleasant outlook to the garden. There is space and plumbing for appliances, including a dishwasher and washing machine, together with a freestanding fridge/freezer and useful open shelving. Flooring is hard wearing carpet tiles covering a high quality slate floor. A rear external door provides direct access outside, making the room practical for garden use, day-to-day comings and goings, and easy connection to the rest of the home.

Bedroom One

3.99m x 3.58m (13'1" x 11'8")

Bedroom one is a generous principal bedroom positioned to the rear of the house, enjoying a peaceful outlook towards the garden. The room is well proportioned and comfortably accommodates a double bed with additional freestanding furniture, while an integral double mirrored wardrobe provides excellent fitted storage and enhances the sense of light and space. The room is finished with carpet flooring, neutral décor and ceiling lighting.

Bedroom Two

2.73m x 3.30m (8'11" x 10'9")

Bedroom two is another double positioned to the front of the property and offers a bright, comfortable room with a pleasant outlook. Currently arranged with a single bed and occasional furniture, it also benefits from fitted wardrobe storage, carpet flooring and ceiling lighting, making it well suited as a guest bedroom, child's room or flexible additional accommodation.

Bedroom Three

4.49m x 2.67m (14'8" x 8'9")

Bedroom three is set to the rear of the property and enjoys a peaceful



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outlook over the garden. A bright double room, it has carpet flooring, ceiling lighting and wardrobe storage, offering comfortable further bedroom accommodation.

Bedroom Four

2.70m x 2.93m (8'10" x 9'7")

Bedroom four is a well-proportioned single room positioned to the front of the property, enjoying good natural light from a large picture window. The room is finished with carpet flooring, ceiling lighting and an integral wardrobe, making it ideal as a child's bedroom, guest room or home working space.

Bathroom

2.25m x 2.51m (7'4" x 8'2")

The bathroom is bright and neatly presented, fitted with a bath and overhead shower with glazed screen, WC and a contemporary vanity unit with inset wash hand basin, chrome mixer tap and useful storage below. A mirrored wall cabinet, tiled splash back detailing, heated chrome towel rail and opaque window complete the space, with light floor tiling and ceiling lighting giving the room a clean, fresh finish. There is also a practical ceiling-mounted pulley airer, providing useful traditional drying space above the bath area without taking up floor space.

Shower Room

1.38m x 1.82m (4'6" x 5'11")

The separate shower room is a practical addition, ideal for guests and busy family living, comprising a shower enclosure, WC and wash hand basin with tiled splashback. A high-level opaque window provides natural light while maintaining privacy, complemented by ceiling lighting and an electric radiator.

Outside & Garage

The property is set within a generous and attractive plot, enjoying a quiet yet central position in Granttown on Spey. A gated entrance opens to a gravelled driveway, providing ample off-street parking and leading directly to the attached double garage. The front approach is framed by a traditional stone wall, mature trees and established planting, giving the home a pleasing sense of privacy and arrival. A paved path continues around the side of the bungalow, bordered by timber fencing and planted beds, creating practical access to the rear garden which has two timber sheds. The gardens are a particular feature, being mainly laid to lawn and

enclosed by a combination of timber fencing and stone walling. Mature trees and shrubs provide a leafy backdrop, with areas of open lawn with borders are ideal for sitting out and family use. The attached double garage is substantial, measuring approximately 6.09m x 5.90m, with twin up-and-over garage doors, power, lighting and with a separate door to the rear. Internally, it offers excellent secure parking, workshop and storage space, with shelving, a plumbed in radiator, a window for natural light and overhead loft storage provision. Its scale and versatility make it a valuable addition to the property, well suited to vehicles, bikes, tools, garden equipment or hobby use.

Services

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

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

Granttown on Spey

Moray

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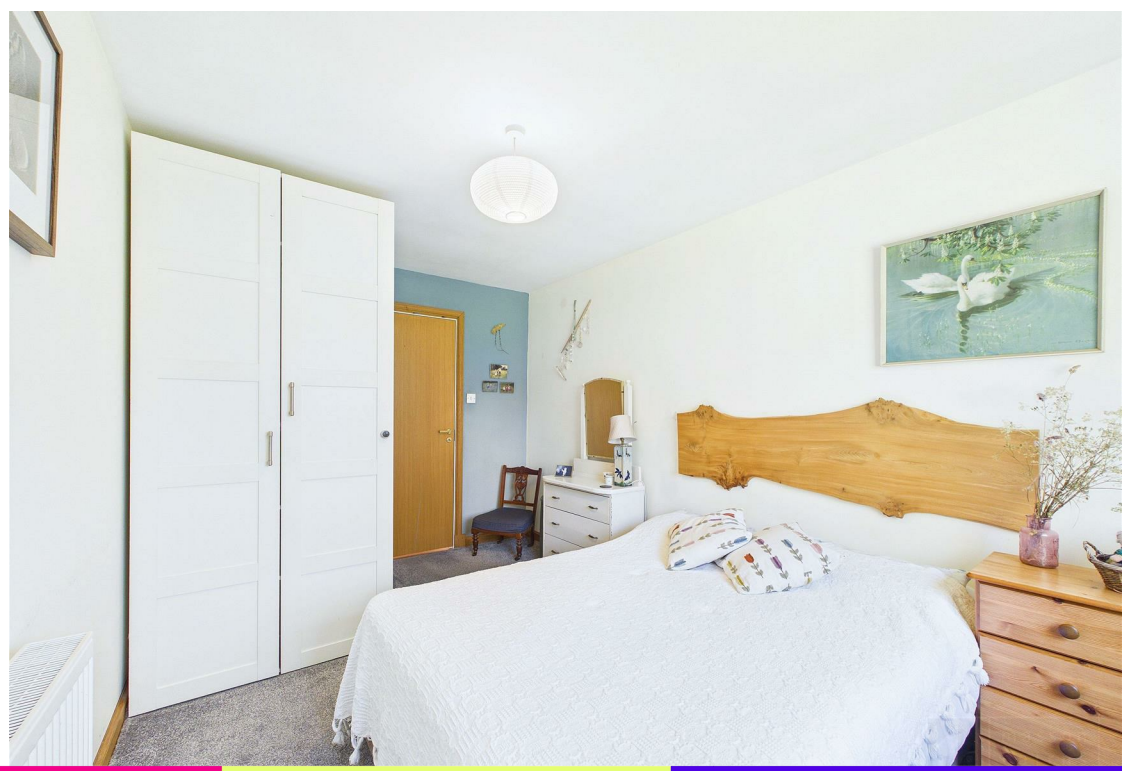
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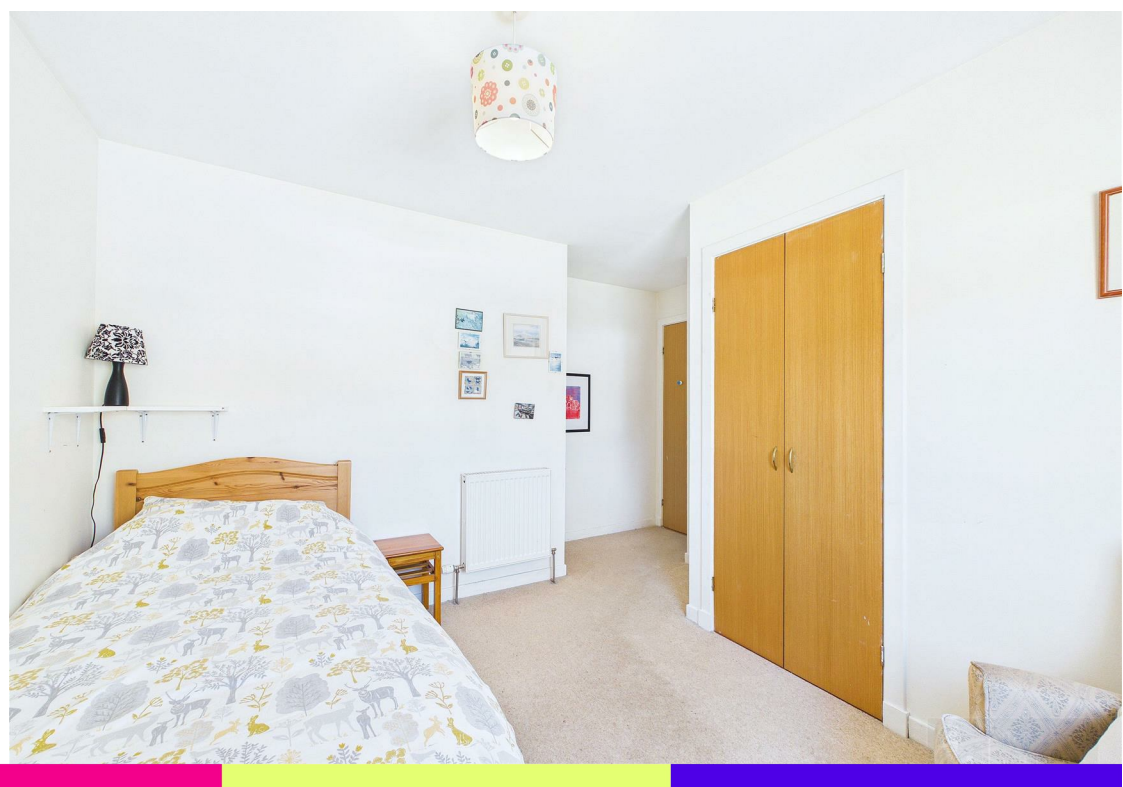
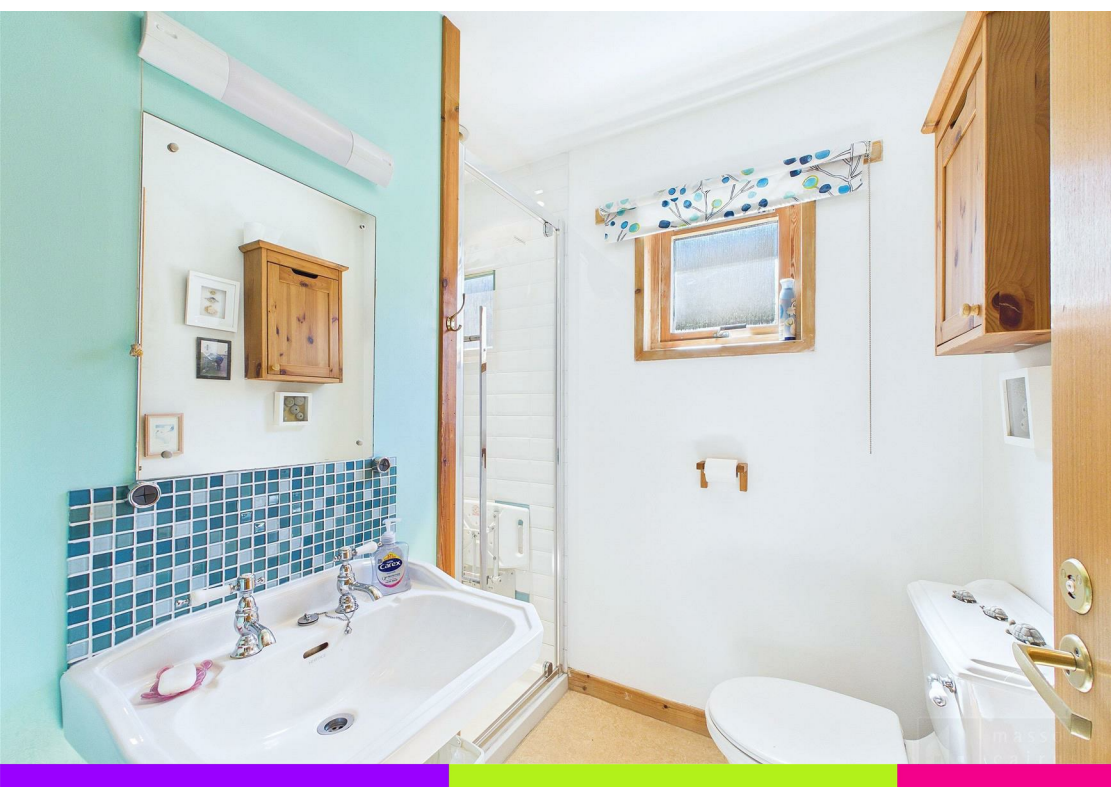
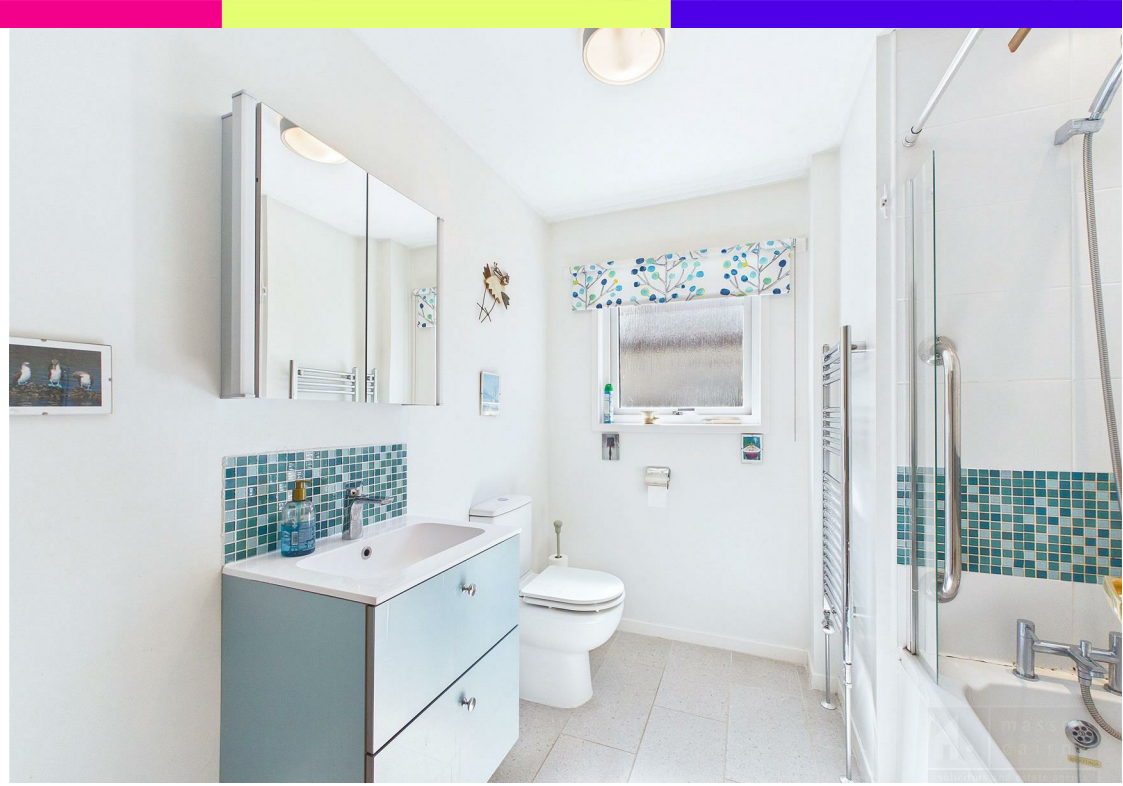
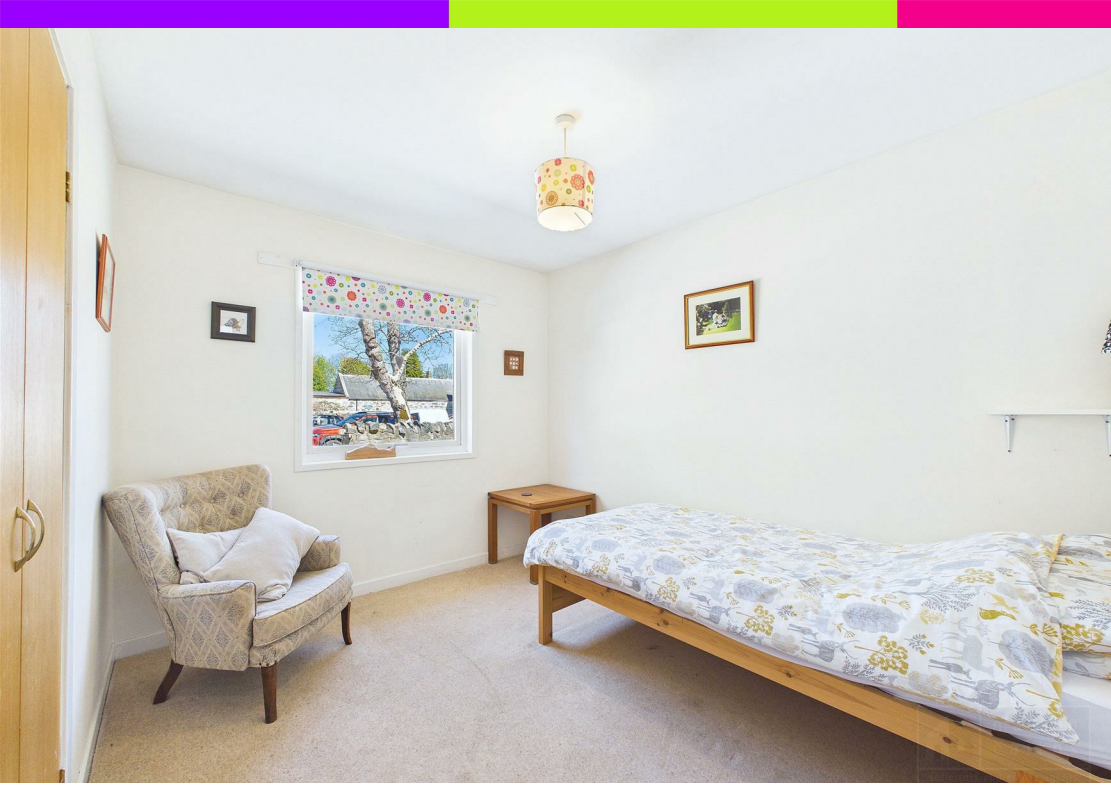
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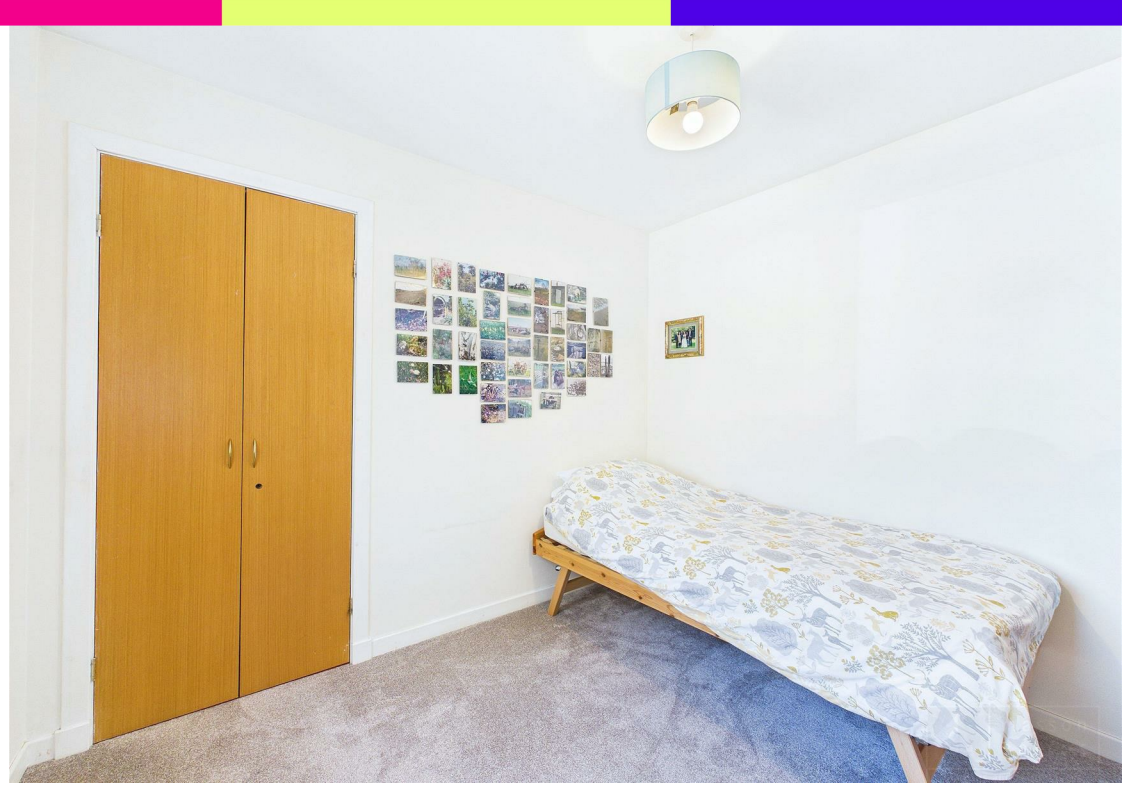
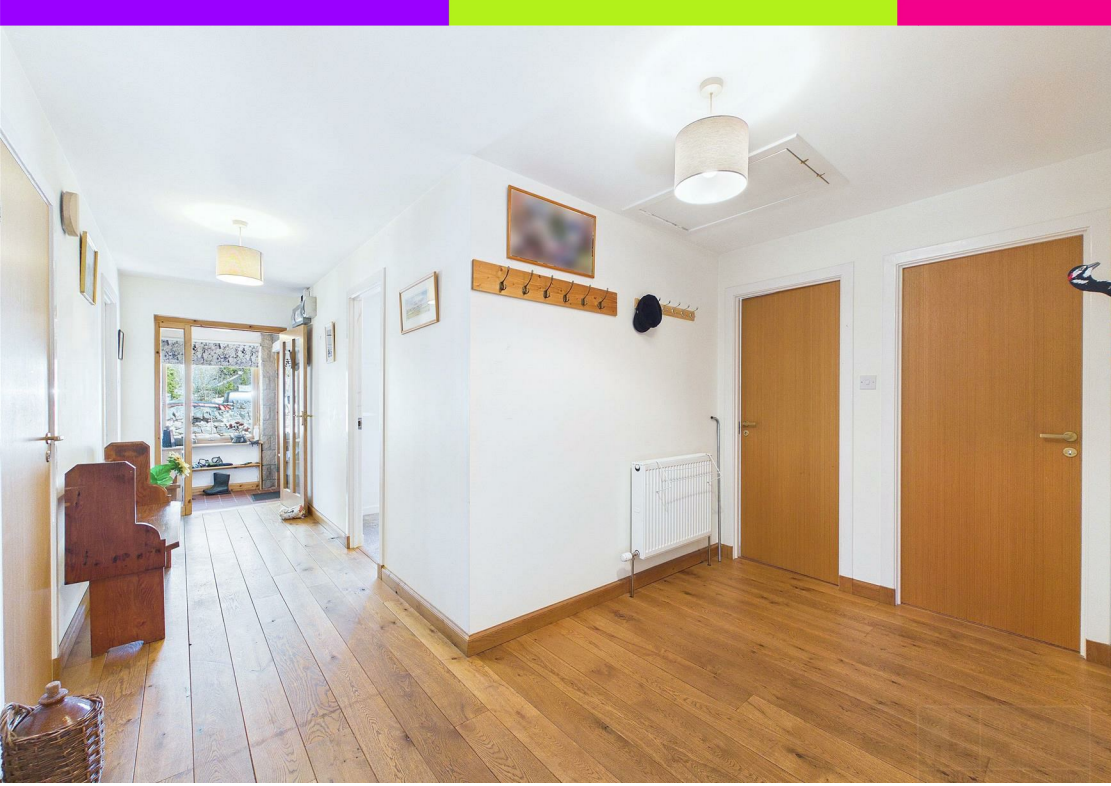
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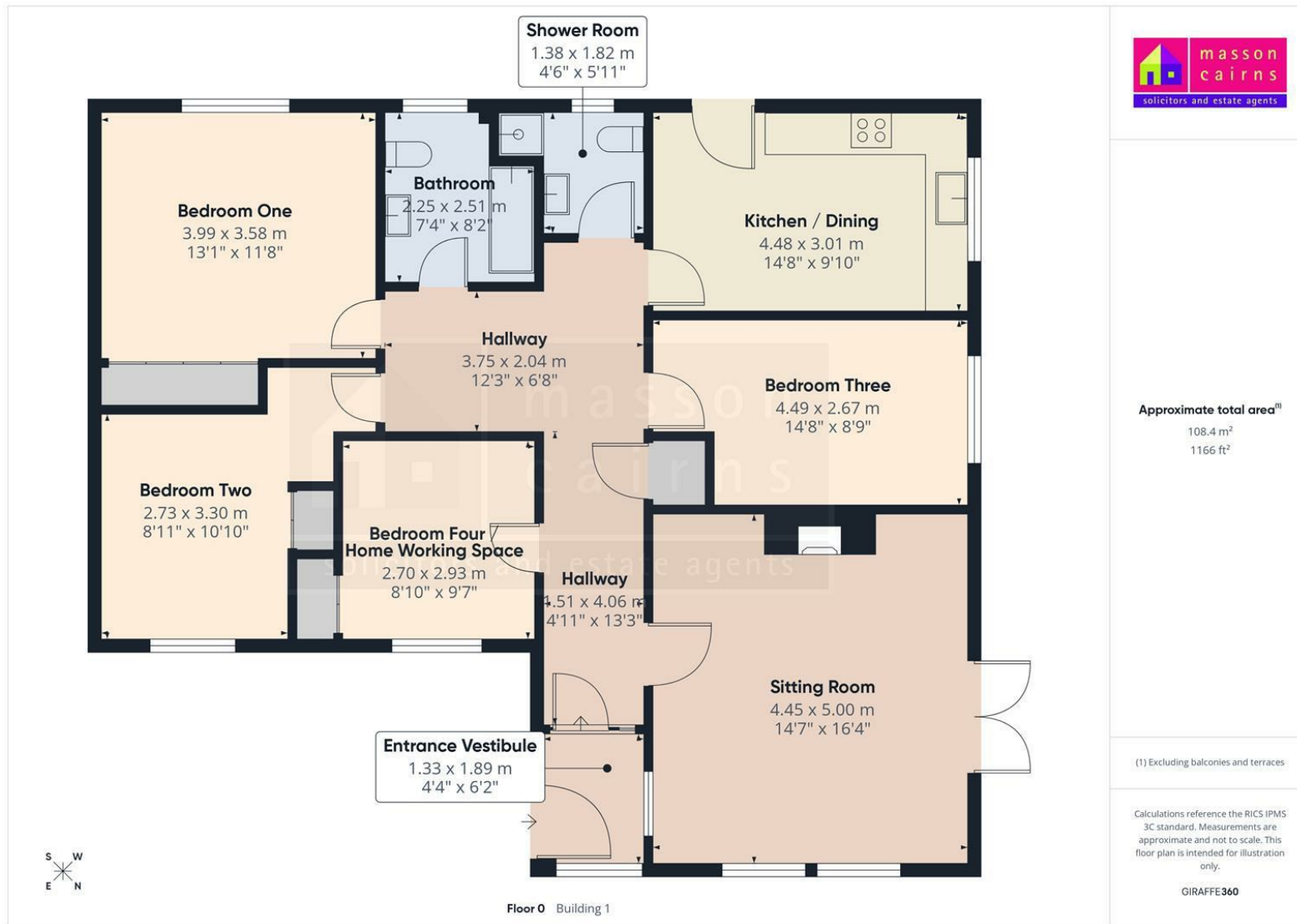












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| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 70 |
| (39-54) E | | |
| (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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