



masson
cairns ESTD 1988

solicitors and estate agents

Burnroad Cottage, High Street, Grantown on Spey, PH26 3EW

UNDER OFFER £85,000

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

UNDER OFFER - **£20,000 BELOW HOME REPORT VALUATION** This charming three-bedroom semi-detached timber-built home offers flexible accommodation spread across two floors, making it an ideal choice for a range of buyers. Upon entering the property, you are welcomed into a hallway that leads to a bright sitting area on open plan to the kitchen. Alternatively, the layout allows for a more versatile configuration, with the option to utilise the ground floor bedroom as a cosy lounge and create a dedicated kitchen and dining area. A convenient shower room completes the ground floor. A staircase leads to the first-floor landing, which features a useful storage area. The second bedroom boasts a decorative fireplace, adding character and charm, while the third bedroom provides additional sleeping or for use as a home working space. Externally, the property benefits from off-street parking and a secure store offers practical storage for sports equipment. Please note that this property is of non-standard construction and is therefore not suitable for mortgage purposes, meaning that a cash purchase is required. EPC G, Council Tax A

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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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

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EPC Rating G

Entrance Hall

The property is entered through double timber doors with glazed transom, leading into a bright hallway with wood-panelled walls and ceiling. The hallway provides access to the kitchen and the rest of the ground floor accommodation. There is a useful built-in recessed shelving area for storage, and there is a wall mirror to the side. The electric consumer unit and meter are also located within this area. A combination of carpet and vinyl flooring provides practicality and stairs lead to the first floor accommodation.

Kitchen / Sitting Room

2.65m x 4.58m (8'8" x 15'0")

The sitting room and kitchen are combined to create a flexible living space. The kitchen is fitted with a range of base and wall units, offering good storage and worktop space, with a window overlooking the front of the property providing natural light. A notable feature of the room is the decorative traditional range cooker and inset wood burning stove, adding character and warmth to the space. There is additional storage available in a deep pantry-style cupboard, with shelving and space for appliances. The layout is practical, with plenty of potential for future updating to create a comfortable, multi-purpose living area.

Shower Room

1.71m x 1.88m (5'7" x 6'2")

The shower room is bright and airy, featuring a corner shower enclosure with sliding glass doors, a WC, and a wash hand basin with splash back, mirror and display shelf.



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The room benefits from natural light via twin windows to the front and is finished with painted timber panelled walls and a patterned vinyl floor covering.

Bedroom Three

3.34m x 2.57m (10'11" x 8'5")

Bedroom Three is a flexible space with a window to the side offering natural light. Finished with painted timber panelled walls and a patterned carpet, this room could easily serve as a cosy lounge area if preferred, providing adaptable accommodation to suit a variety of needs.

Landing & Store

The landing is a bright and welcoming space, naturally lit by a large Velux window that fills the area with daylight. There is access to both first-floor bedrooms from the landing, along with a generously sized storage cupboard, ideal for household items or linen and which also has a Velux window.

Bedroom One

2.24m x 3.59m (7'4" x 11'9")

Bedroom One is a charming and cosy double room, featuring a decorative cast iron fireplace that adds character to the space. A dormer window to the front of the property allows natural light to flood in and provides a pleasant outlook, with a built-in window seat and storage below. There is also an additional built-in cupboard for extra storage and the room is finished with painted timber panelling, creating a traditional feel and carpet flooring.

Bedroom Two

2.55m x 3.56m (8'4" x 11'8")

Bedroom Two is a bright and inviting space with painted timber panelling and a dormer window that fills the room with natural light. There is useful built-in storage within the eaves and carpet flooring

Outside

There is a secure concrete store ideal for bike storage and there is parking as well as easy access to all the towns amenities.

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Fixed Price

UNDER OFFER

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

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Fax: (01479) 874806

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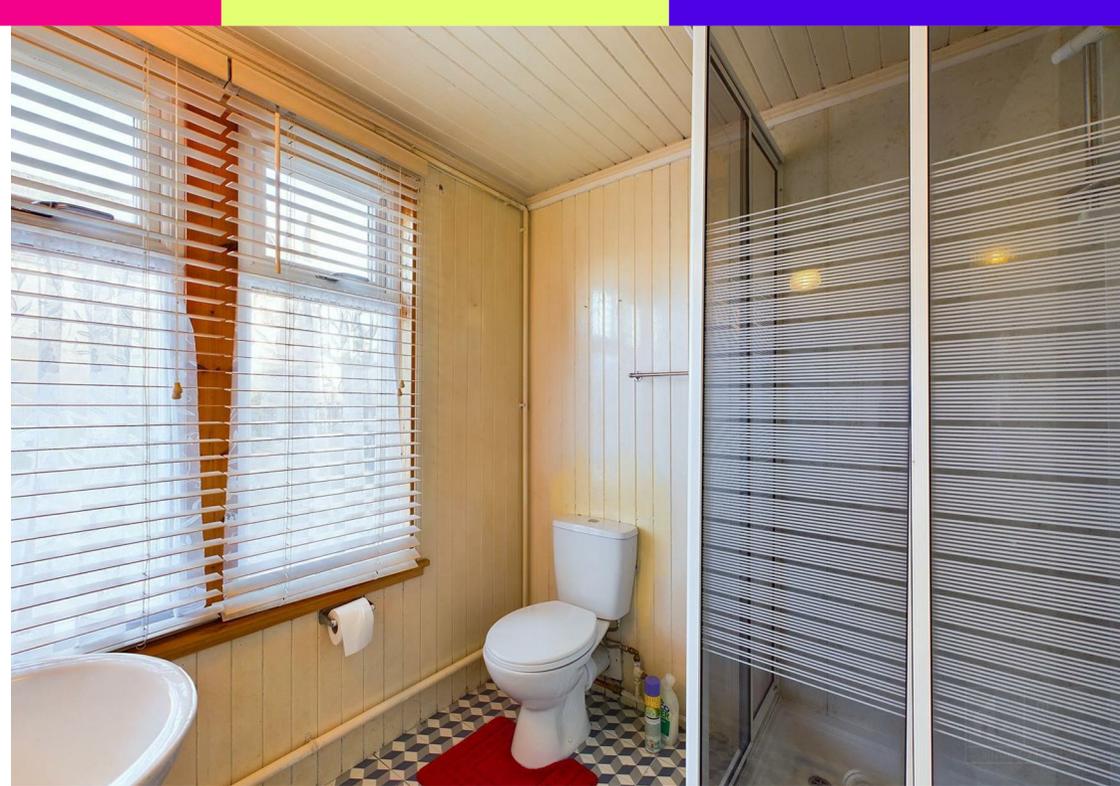
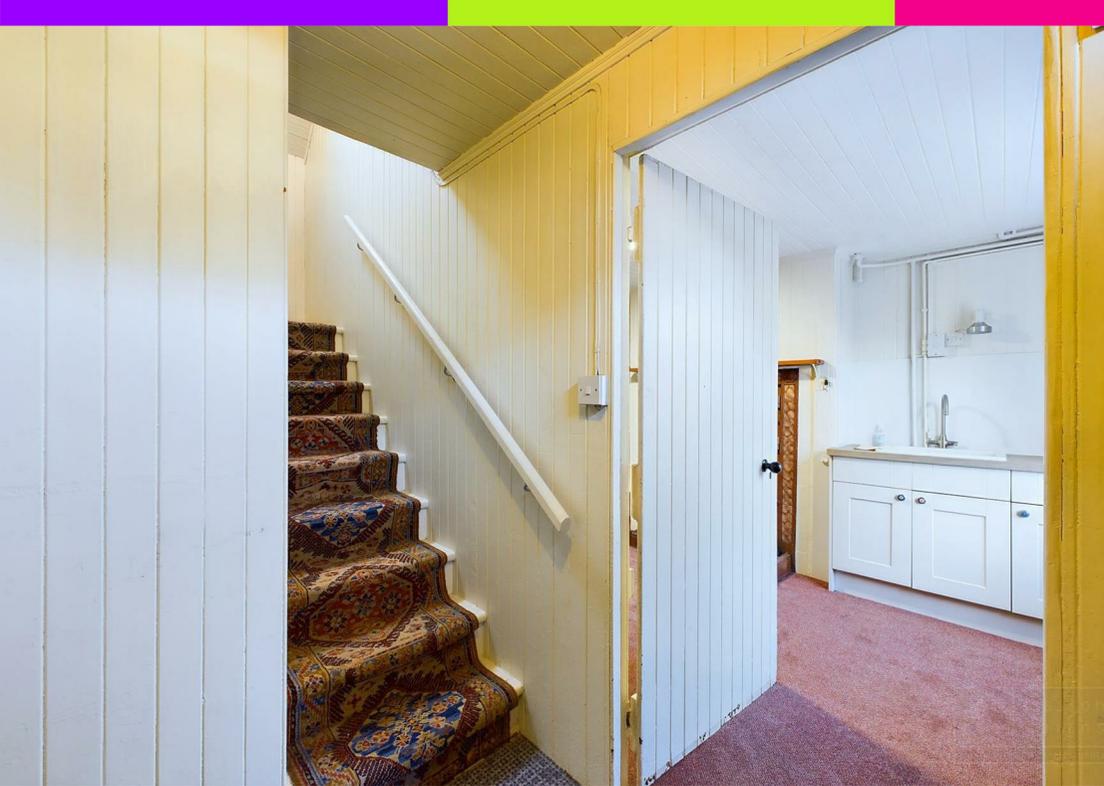
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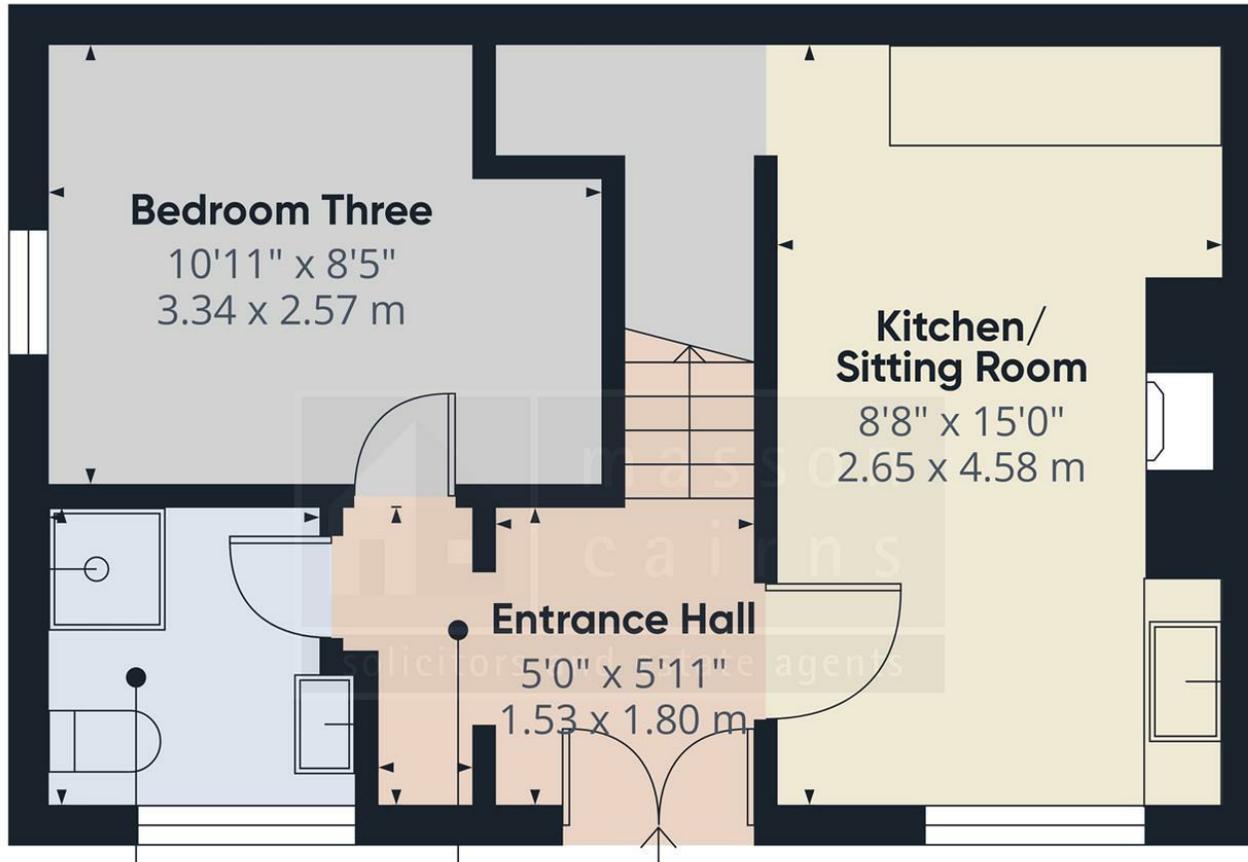
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Approximate total area[®]
320.76 ft²
29.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0



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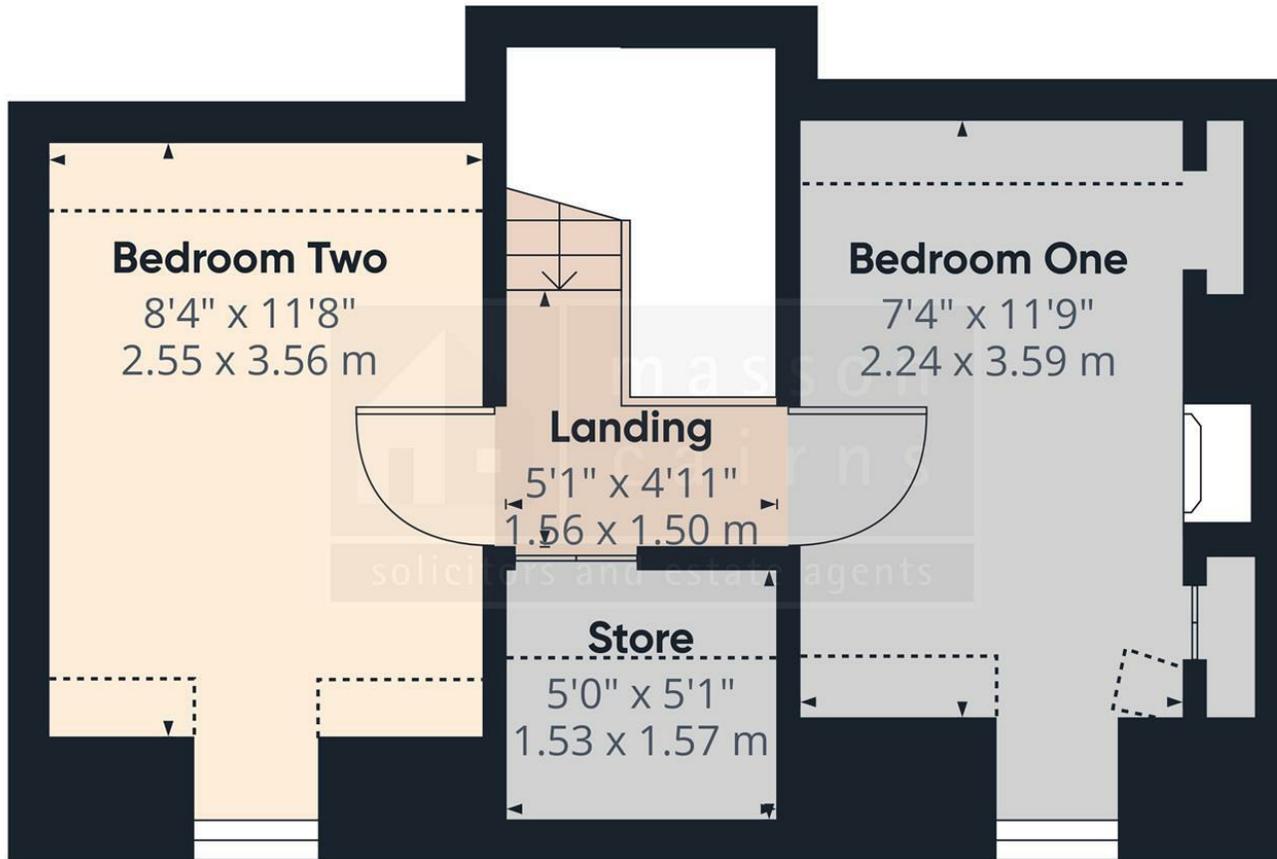
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Floor 1

Approximate total area[®]

246.49 ft²
22.9 m²

Reduced headroom

44.59 ft²
4.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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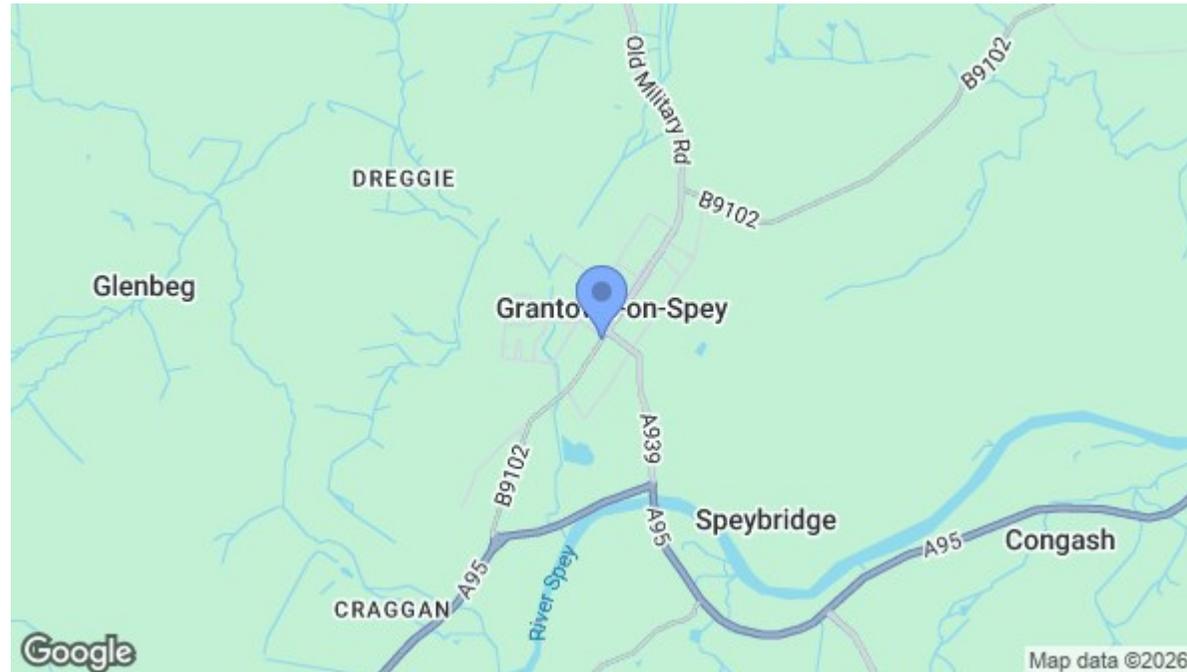
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G	9	
<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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