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solicitors and estate agents

Tigh Na Allt, 23 Kylindra Crescent, Grantown on Spey, PH26 3ES

UNDER OFFER £180,000

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

UNDER OFFER - Tigh na Allt, 23 Kylantra Crescent is an attractive three-bedroom end-terrace home, enjoying a convenient position in Granttown on Spey with off-street parking, timber garage / workshop, an attractive front garden plus a generous rear garden with patio, lawn, timber store and useful outbuilding/log store. The entrance vestibule opens into a welcoming hallway with timber flooring, giving access to the principal ground floor rooms and stairs to the first floor. The sitting room is a comfortable and characterful space, centred around an attractive fireplace with stove, with a large front window bringing in good natural light. To the rear, the kitchen/dining room is well arranged with ample space for everyday dining beside a bright window, fitted timber units, contrasting worktops, a striking splashback, integrated Bosch oven, hob, sink and further useful storage. From here, the sun room provides a lovely additional seating area with views over the garden and French doors opening directly to the large elevated patio, creating an excellent indoor-outdoor flow for relaxing and entertaining. The ground floor bathroom is fitted with a bath, electric shower, WC and wash hand basin, with tiling and an opaque window. Upstairs, the landing leads to three well-proportioned bedrooms. Bedroom one is a generous double with a large window, bedroom two is another bright double overlooking the rear whilst bedroom three is another comfortable space with potential for family use or home working. All bedrooms have integrated storage. Outside, the rear garden is a real asset, with the raised patio for dining, lawn, planted borders, paths and timber storage, while the front garden and generous driveway add kerb appeal. EPC D, Council Tax C, Home report available online at [masson cairns.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 where an online copy is available to download.

EPC Rating D

Entrance Vestibule

0.96m x 1.95m (3'1" x 6'4")

From the pathway, a timber and glazed door opens into a spacious entrance vestibule, where a side window allows excellent natural light. There is ample room for coats, shoes and outdoor wear, complemented by a coat rack and a wall-mounted cupboard housing the electrical fuse board. A further timber and glazed door leads through into the main hallway.

Hallway

The bright hallway benefits from a side-facing window, allowing for good natural light, and provides access to the sitting room, kitchen/dining room and bathroom. The space is finished with laminate wood flooring and ceiling lighting while stairs rise to the first floor landing.

Sitting Room

3.65m x 4.50m (11'11" x 14'9")

A well-proportioned and bright sitting room, with a large front-facing picture window allowing excellent levels of natural light to fill the space. A feature fireplace with inset multi-fuel stove creates an attractive focal point and provides cosy warmth. The room is finished with carpet flooring, ceiling lighting and ceiling coving, while a stable door gives access back through to the hallway.

Kitchen / Dining

3.10m x 4.42m (10'2" x 14'6")

A luxuriously appointed kitchen/dining room, fitted with a bespoke range of base, wall, drawer and display units, complemented by black worktops and striking brick red/maroon splashbacks. The kitchen includes a breakfast bar, integrated double oven with grill, ceramic hob with illuminated canopy extractor, and a stainless steel sink with drainer and chrome mixer tap positioned to overlook the dining area. There is an integrated washing machine/tumble drier. Under-unit mood lighting further enhances the quality feel, while tile-effect flooring and ceiling lighting complete the finish. The dining area is given a degree of separation by the breakfast bar and provides ample space for a dining table and chairs, with a window overlooking the rear garden and an attractive built-in bench seat adding both style and practicality. A further opening leads through to the sun room, creating a natural flow between the kitchen, dining and garden-facing living spaces.

Sun Room

1.87m x 3.15m (6'1" x 10'4")

A wonderful private space accessed from the kitchen, enjoying picture-window glazing to two sides and double doors opening directly onto the rear patio and garden. Flooded with natural light, the sun room provides the perfect place to sit, relax and enjoy the outlook over the garden. There is space for two armchairs and a coffee table, with tile-effect flooring and recessed ceiling lighting completing the room.

Bathroom

1.77m x 1.96m (5'9" x 6'5")

A relaxing and well-appointed bathroom finished with full-height luxury tiling to the walls, creating a smart and luxurious feel. The room is fitted with a deep bath with electric shower over, WC and pedestal wash hand basin with chrome mono mixer tap. An opaque rear-facing window provides natural light and privacy, while a display shelf, recessed downlighting and laminate flooring complete the space.

Landing

The first floor landing is bright and welcoming, with a window to the side allowing natural light over the stairwell. There is a shelved cupboard providing useful storage, along with a loft hatch with fitted ladder giving access to an insulated and partly floored loft. This offers excellent additional storage and may provide potential for conversion into further accommodation, subject to the necessary consents.

Bedroom One

3.58m x 3.90m (11'8" x 12'9")

A spacious and airy bedroom positioned to the front of the property, enjoying a twin window that provides excellent natural light and a pleasant outlook. The room includes an integral double wardrobe with hanging and shelved storage, along with ample space for freestanding bedroom furniture. It is finished with carpet flooring and ceiling lighting.

Bedroom Two

3.12m x 3.24m (10'2" x 10'7")

A bright double bedroom enjoys good levels of natural light through a large rear facing window, creating a bright and comfortable space. There is an integral double wardrobe with hanging and shelved storage, along with ample room for additional bedroom furniture. The room is finished with carpet flooring and ceiling lighting.

Bedroom Three

3.53m x 3.20m (11'6" x 10'5")

This final double bedroom positioned to the rear of the property, offering good flexibility and currently arranged to include a home office area. The room provides space for bedroom furniture as well as a desk or study setup, making it well suited to



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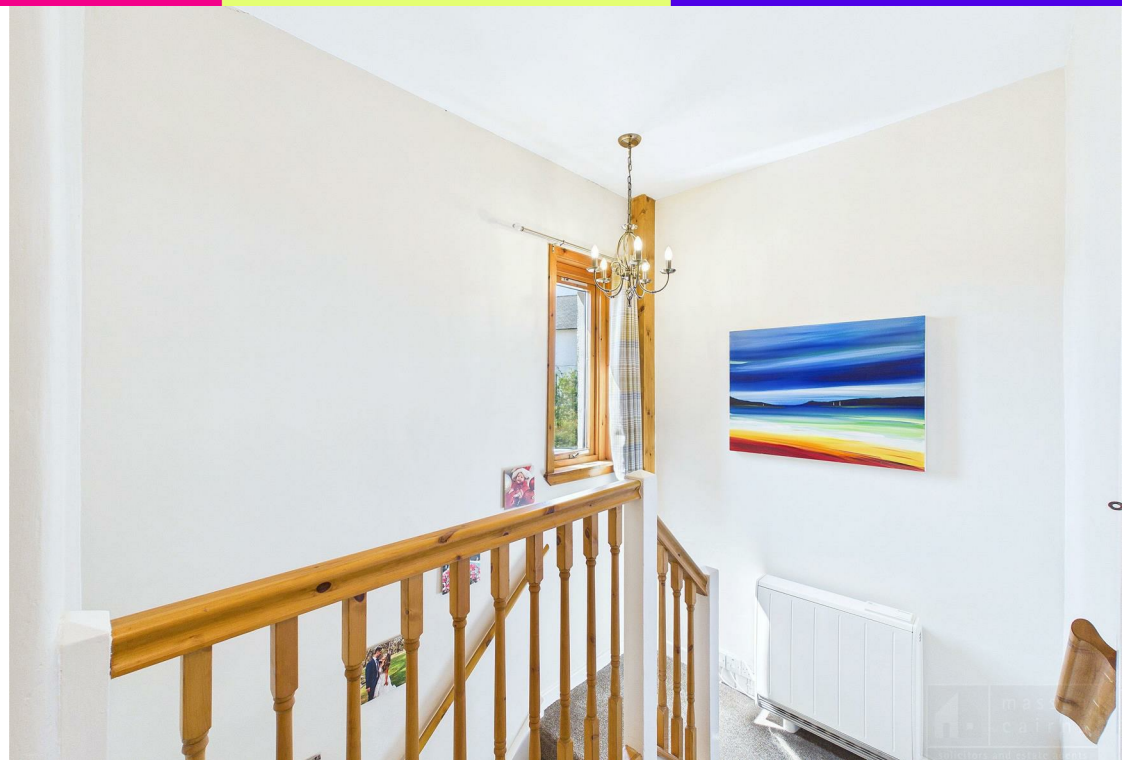
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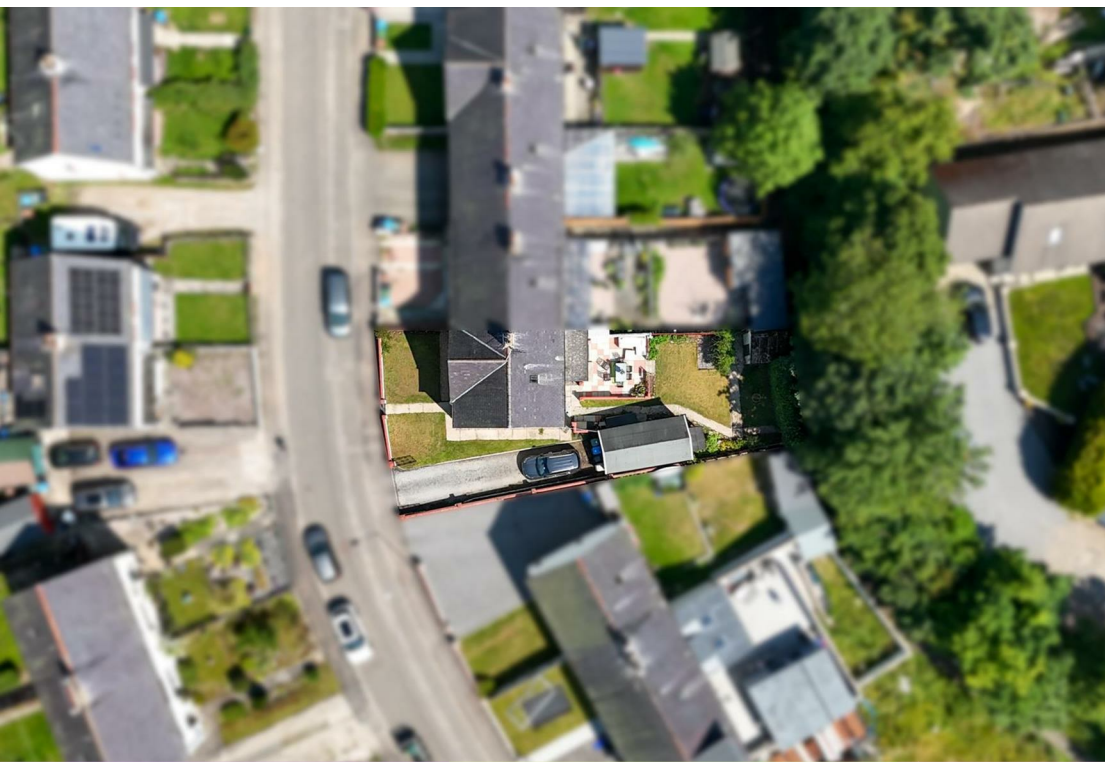
















Approximate total area⁽¹⁾

49.9 m²
538 ft²

Balconies and terraces

21.9 m²
236 ft²

Reduced headroom

0.2 m²
3 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

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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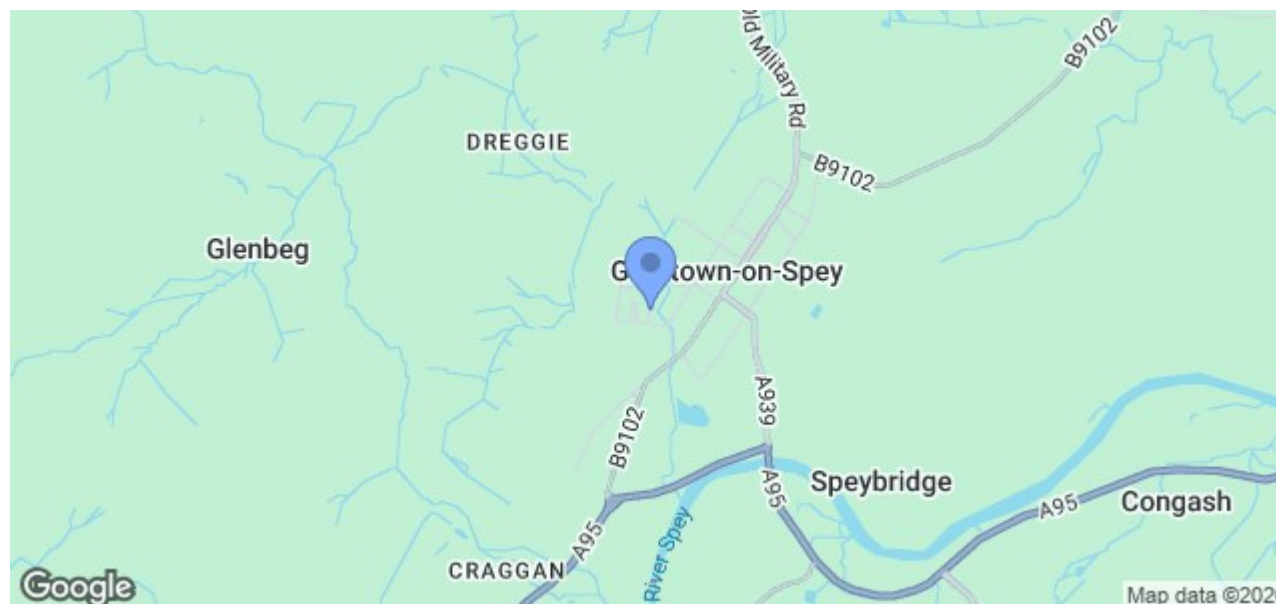
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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