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Tigh Liadh, South Street, Grantown on Spey, PH26 3JA

Offers Over £285,000

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

Tigh Liadh is an attractive and significantly upgraded two-bedroom detached bungalow, set within a generous and private plot in a desirable residential area close to the excellent amenities of Granttown on Spey. The property has been thoughtfully updated to create a comfortable and stylish home, offering well-proportioned accommodation all on one level. At the heart of the home is a bright and welcoming sitting room, enjoying excellent natural light from a large window overlooking the garden and providing a relaxed and airy living space. The modern kitchen and dining area is well appointed with contemporary units, generous worktop space and integrated appliances, creating a practical and attractive space for both everyday living and entertaining. From here, access leads to a useful utility room which provides additional storage and workspace. The accommodation includes two well-proportioned double bedrooms, both benefiting from fitted wardrobes. The principal bedroom further enjoys the convenience of an en-suite shower room, while a stylish family bathroom serves the rest of the home. Externally, the property sits within a particularly generous plot offering excellent privacy. The rear garden features a large timber deck with covered seating area, ideal for outdoor dining and relaxing. The garden continues with a well-maintained lawn and further outdoor space, while the front of the property is largely laid to gravel for ease of maintenance and provides ample parking. Further benefits include a detached garage, useful external storage and fresh decor, allowing a purchaser to move in and enjoy immediately. An excellent opportunity to acquire a well-presented detached bungalow in a spacious plot. EPC D, Council Tax E, Home report available online at [massoncairns.com](http://massoncairns.com)

## Offers Over £285,000



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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.

### 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 Hall

The property is entered via a covered entrance with light through a modern composite front door into a bright and welcoming entrance hall. This attractive space is finished with quality laminate wood flooring and fresh, neutral décor, creating an immediate sense of warmth and style. Glazed internal doors allow natural light to flow through from the sitting room, enhancing the airy feel of the space. The hall provides access to the principal rooms, including the sitting room, bathroom, kitchen and bedroom accommodation, and incorporates useful storage with a cupboard for coats and household items. Ceiling lighting and a clean, contemporary finish complete this well-presented introduction to the home.

### Sitting Room

3.20m x 4.72m (10'5" x 15'5")

A bright and welcoming sitting room with a large front-facing window allowing excellent natural light into the space. The room features luxury vinyl plank flooring and a contemporary wood-burning stove set within a recessed fireplace with slate hearth and a floating timber mantel, creating a cosy focal point. There is ample space for lounge furnishings, making it an ideal space for relaxing and entertaining.

### Open Plan Kitchen, Dining & Family Area

3.84m x 3.59m (12'7" x 11'9")

A spacious and beautifully presented open plan kitchen, dining and family area forming the heart of the home. The contemporary kitchen is fitted with a range of modern base and wall units with complementary worktops and integrated appliances including a dishwasher, larder

fridge, along with a single oven, separate built in microwave and induction hob with illuminated extractor. A large window above the sink provides excellent natural light and pleasant outlook. The dining and family space offers ample room for a table and chairs as well as additional furniture, creating a versatile area ideal for everyday living and entertaining. A useful cupboard provides further storage within the family area, and a door leads through to the utility room from the kitchen space. The room is finished with luxury vinyl plank flooring and a combination of recessed down lighting and ceiling lighting throughout, enhancing the bright and cohesive feel of this impressive space.

### Utility / Boot Room

2.25m x 3.59m (7'4" x 11'9")

A practical and well-appointed utility and boot room accessed from the kitchen, ideal for everyday family living. The room is fitted with base units and worktop space incorporating a stainless steel sink, with a under counter freezer and washing machine. Wall-mounted storage cupboards provide further useful space. A window to the rear allows for natural light and outlook to the garden, while luxury vinyl plank flooring ensures durability and ease of maintenance. There is ample room for coats, boots and outdoor gear, in addition to a rear door leading out to the covered decking and garden space, making this an excellent transition space from garden to home.

### Principal Bedroom & En-suite

3.58m x 3.83m & 2.37m x 0.77m (11'8" x 12'6" & 7'9" x 2'6")

A bright and spacious principal bedroom located to the rear of the property, enjoying a peaceful outlook over the garden through a large window which provides excellent natural light. The room is finished with carpet flooring and ceiling lighting, and benefits from a substantial integral mirrored wardrobe offering both hanging and shelved storage. The bedroom further benefits from a stylish en-suite shower room fitted with a modern suite comprising WC, wash hand basin with vanity storage and a walk-in shower enclosure with electric shower. The en-suite is finished with contemporary wall tiling and includes a heated towel rail and ceiling lighting.

### Bedroom Two

4.12m x 3.53m (13'6" x 11'6")

A further generous double bedroom overlooking the rear garden, providing a bright and comfortable space ideal for guests, family or



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home working. The room benefits from carpet flooring and ceiling lighting, along with a built-in mirrored wardrobe offering excellent hanging and shelved storage.

#### Bathroom

1.95m x 1.79m (6'4" x 5'10")

The family bathroom is well presented and finished in a contemporary style, featuring a full-sized bath with glazed shower screen and mains shower above, complemented by a modern wash hand basin and WC. Attractive wall finishes and a contrasting feature panel create a distinctive and stylish feel, while a chrome ladder-style heated towel rail adds both comfort and practicality. A frosted window provides natural light and ventilation.

#### Outside

The property enjoys attractive outdoor space to both the front and rear, offering a blend of low-maintenance landscaping and excellent areas for outdoor living and entertaining. To the front, a generous gravel garden provides a welcoming approach to the home, framed by established shrubs, ornamental planting and a mature tree. The space is designed for ease of maintenance while still offering visual interest, with planted borders adding colour and structure throughout the seasons. A driveway to the side of the property provides convenient off-street parking and leads to a timber gate giving access to the rear garden. The rear garden offers a wonderful outdoor setting with a large lawn area bordered by planting beds and timber fencing, creating a pleasant and private space to relax or entertain. A substantial covered timber deck extends along the rear of the property, creating a sheltered outdoor seating and dining area ideal for enjoying the garden in all weather. To the side of the garden there is a detached garage providing useful storage for garden equipment and outdoor items. There is also a covered timber store, oil tank and boiler.

#### Garage

3.6m x 6.0m (11'9" x 19'8")

The garage features a concrete base that is durable and strong, providing a sturdy foundation for all your storage needs. Inside, there is power, lighting allowing you to work and store your belongings with ease. The window to the side provides natural light and ventilation. The double doors to the front provides easy vehicular access to the space and allows for convenient parking outside.

#### Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating which is Hive controlled. An extensive list of improvements have been conducted and is available to anyone who views the property.

#### Entry

By mutual agreement.

#### Price

Offers over £285,000 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  
PH26 3EQ  
Tel: (01479) 874800  
Fax: (01479) 874806  
Email: [property@lawscot.com](mailto:property@lawscot.com)  
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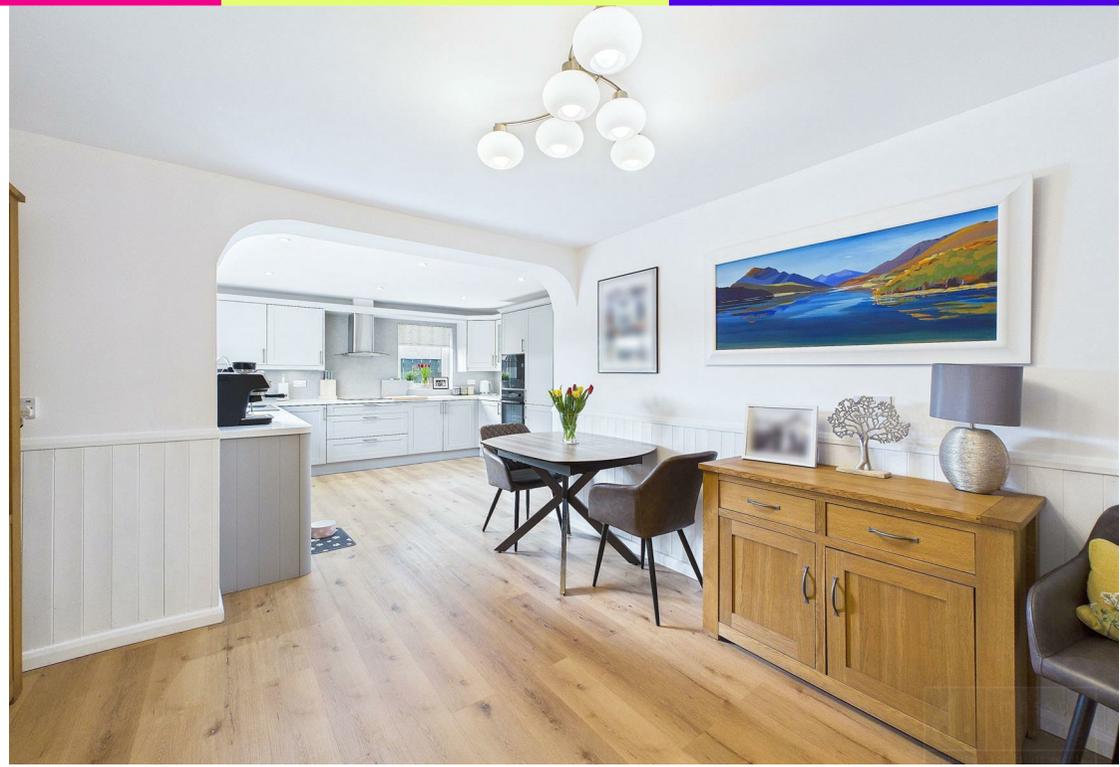
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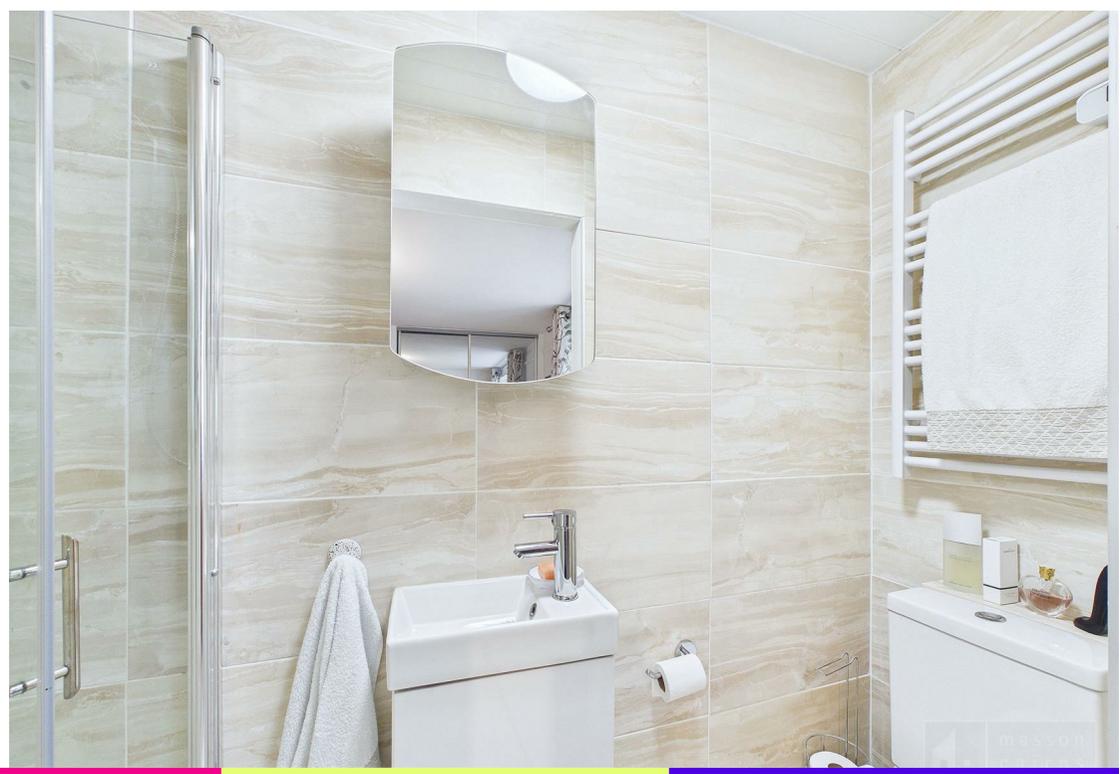
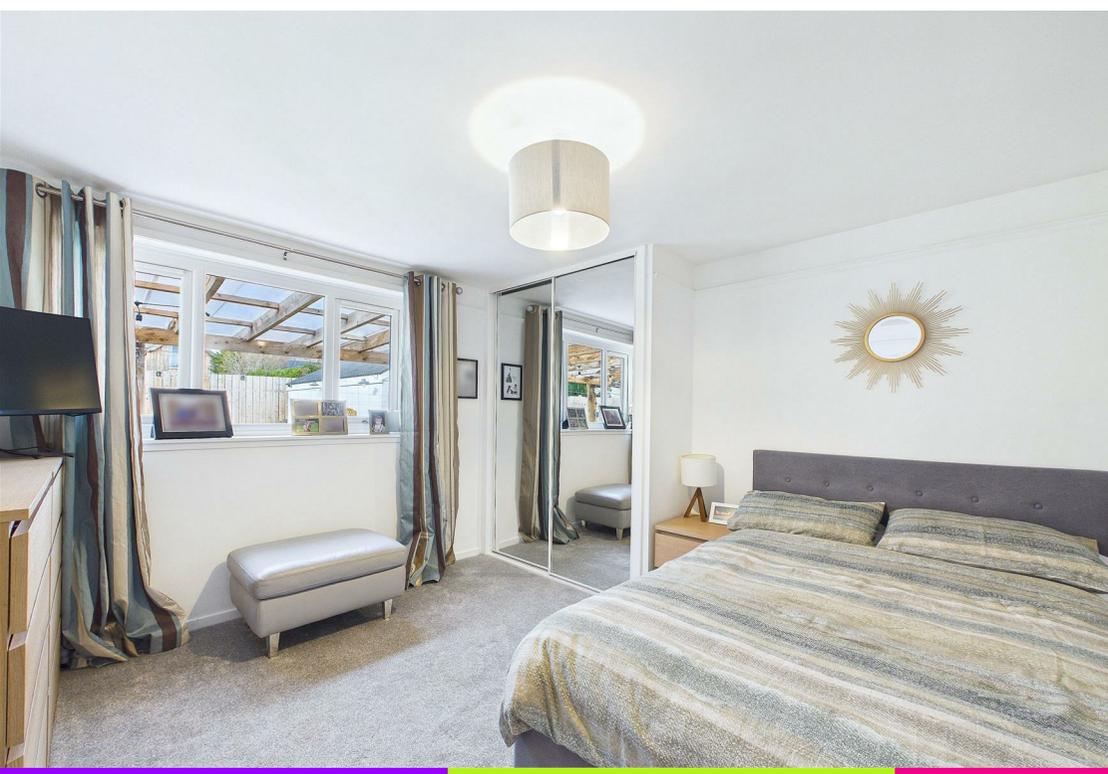
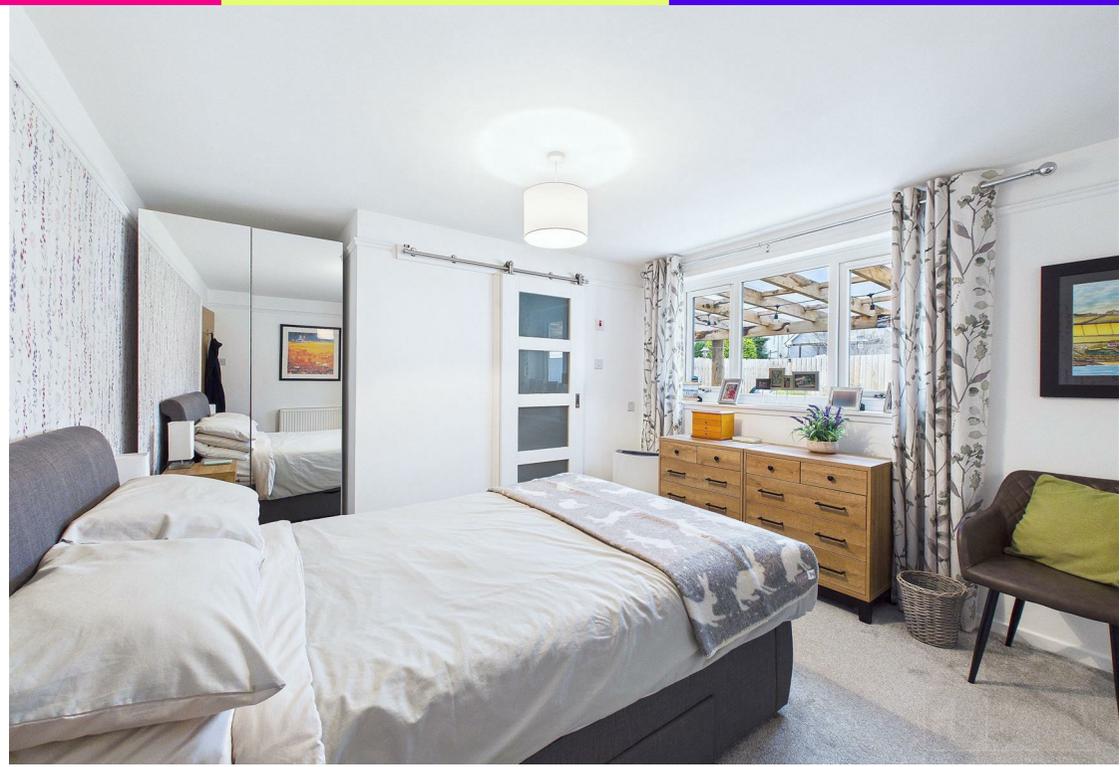
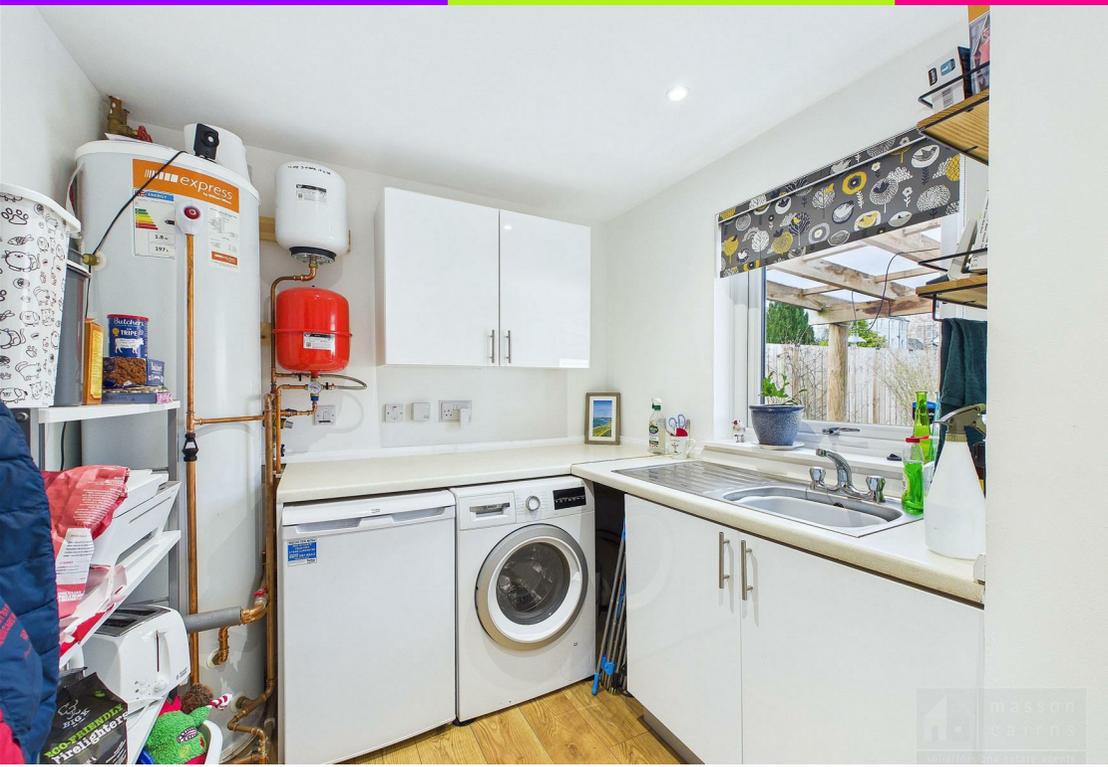
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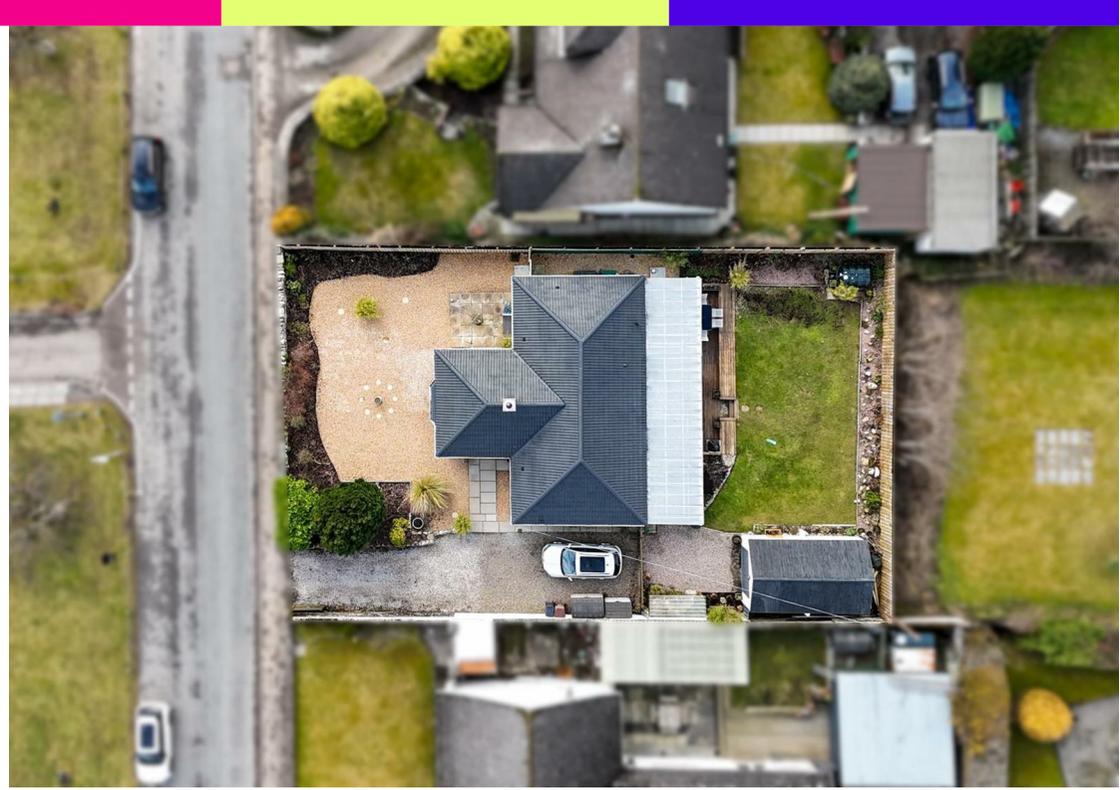
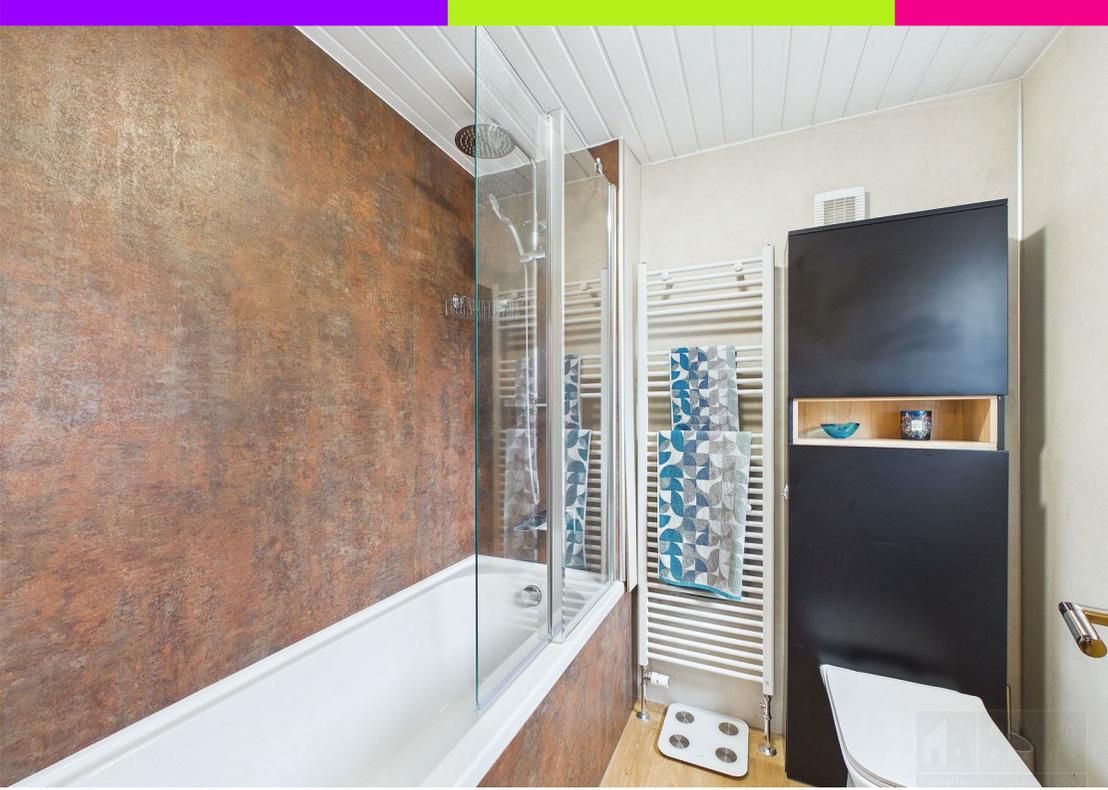


Light switch

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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            | <b>70</b>   |
| (55-68) <b>D</b>                                   | <b>58</b>                  |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <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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