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Portobello, 108B High Street, Grantown on Spey, PH26 3EL

Offers Over £285,000

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

solicitors and estate agents

Portobello is an appealing three-bedroom extended bungalow, set in a private yet wonderfully central position just off the High Street in this desirable Highland town within the Cairngorms National Park. The accommodation is arranged on one level and offers a generous, versatile layout suited to family living, downsizing or those seeking a well-placed Highland home. A covered entrance opens into a welcoming hallway, giving access to the principal rooms. To the front, the sitting room is a well-proportioned and comfortable reception space, with multiple windows drawing in natural light. From the hall, the kitchen is fitted with a range of wall, drawer and base units, worktop space, sink and range cooker, and connects naturally through to the impressive dining/family room. This extended living space forms the heart of the home, with ample room for both dining and informal seating, rooflights, broad glazing and doors opening directly to the garden, creating an easy indoor-outdoor flow. A useful utility room sits off this area and provides further storage, worktop space and laundry provision, with a separate WC nearby. The bedroom accommodation is well arranged, with bedroom one positioned to the rear, while bedrooms two and three are accessed from the central hall and offer flexibility for guests, children or home working. The bathroom is fitted with a bath, wc, shower enclosure and wash hand basin, with tiled finishes. Outside, the property enjoys a generous garden setting with lawn, planting, established boundaries and a decked seating area, ideal for outdoor dining and enjoying the peaceful surroundings. There is off-street parking, together with a substantial detached timber garage/workshop. 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

Hallway

A covered entrance opens into a welcoming hallway with laminate wood flooring and ceiling lighting. The hall provides a clear route through the home, with doors to the main rooms, useful storage cupboards and access to the insulated attic.

Sitting Room

4.89m x 4.49m (16'0" x 14'8")

The sitting room is a generous and comfortable reception space, positioned to enjoy a bright aspect through large double aspect windows. There is ample room for substantial lounge furniture, while a feature fireplace with stone surround creates a natural focal point and adds warmth and character to the room. A further internal window looks through to the family / dining room and there is carpet flooring and ceiling lighting.

Kitchen

2.81m x 6.10m (9'2" x 20'0")

The kitchen is well proportioned and is fitted with a good range of light wood-effect base, drawer and wall units, contrasting dark worktops and tiled splash backs. There is a stainless steel sink with drainer, space for freestanding appliances and a Kenwood range cooker with extractor above. Laminate wood flooring runs through the space, with ceiling lighting and a door connects back to the hallway, with further access to the utility room and an opening that leads through to the dining/family room.

Dining / Family Room

2.84m x 7.52m (9'3" x 24'8")

The dining/family room forms a bright and welcoming space to the side of the home, with laminate wood flooring, recessed downlighting and roof windows bringing in excellent natural light. Generous windows frame views over the garden, while French doors provide direct access outside. The room is well suited to both everyday family living and entertaining, with ample space for relaxed seating and a dining table, and an easy open connection back through to the kitchen in addition to a further door to the rear garden.

Utility

2.18m x 1.62m (7'1" x 5'3")

The utility room sits just off the kitchen and provides excellent practical space, with fitted base and wall units, worktops and appliance space as well as a window bringing in natural light. Laminate wood flooring continues through, with ceiling lighting and useful wall shelving adding further storage. The room also links conveniently between the kitchen and dining/family room with a further door providing access to the wc.

wc

1.11m x 1.60m (3'7" x 5'2")

The WC is fitted with a white two-piece suite comprising WC and pedestal wash hand basin, with a tiled splash back and mirror above. A high-level opaque window provides natural light and there is laminate wood flooring and ceiling lighting.

Bedroom One

4.01m x 3.01m (13'1" x 9'10")

Bedroom one is a rear-facing double room with a window overlooking the garden grounds. The room includes an integral double mirrored wardrobe with hanging and shelved storage, carpeting underfoot, ceiling lighting and space for freestanding bedroom furniture.

Bathroom

2.69m x 2.11m (8'9" x 6'11")

The bathroom is generously proportioned and fitted with a four-piece suite, including a freestanding roll-top bath, separate shower enclosure, WC and wash hand basin with vanity storage. Tiled flooring and half-height wall tiling add a practical finish, while an opaque window provides natural light and privacy. A chrome heated towel rail, ceiling lighting and an extractor complete the room.



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Bedroom Two

3.50m x 3.02m (11'5" x 9'10")

Bedroom two is a comfortable double room with a side-facing window bringing in natural light. The room includes an integral mirrored wardrobe, soft carpeting, ceiling lighting and space for bedside furniture, creating a practical and well-proportioned guest bedroom.

Bedroom Three

3.49m x 2.72m (11'5" x 8'11")

The third bedroom is positioned to the front of the property and is a well-presented double room with a large window providing good natural light. The room includes a double mirrored wardrobe with hanging and shelved storage, ceiling lighting and space for additional bedroom furniture.

Outside & Timber Garage / Workshop

6.39m x 3.67m (20'11" x 12'0")

Outside, Portobello enjoys a private, central setting with a generous driveway and ample off-street parking, framed by established planting, lawn and mature trees. The garden wraps around the bungalow, creating a pleasant sense of space and seclusion, with paths leading around the property and attractive planted borders adding colour and interest. To the rear, the garden is mainly laid to lawn with a decked seating area, ideal for outdoor dining and relaxing. There is a greenhouse, timber garden shed and rotary drying area, with mature boundary planting and timber fencing providing privacy. A substantial timber garage/workshop (6.39m x 3.67m) sits within the grounds to the front of the home on a concrete base with power and light, offering excellent storage, workshop space or hobby use, with double doors, side access and window openings.

Services

It is understood that there is mains water, drainage and electricity. There is an Air Source Pump (it has solar panels which offset the cost with a feed in tariff which part refunds the electricity costs)

Entry

By mutual agreement.

Price

Offers over £285,000 are invited

Most of the furniture is included the sale (the blue sofas, chest of drawers and bedside tables from Bedroom 1 along with personal items will be removed)

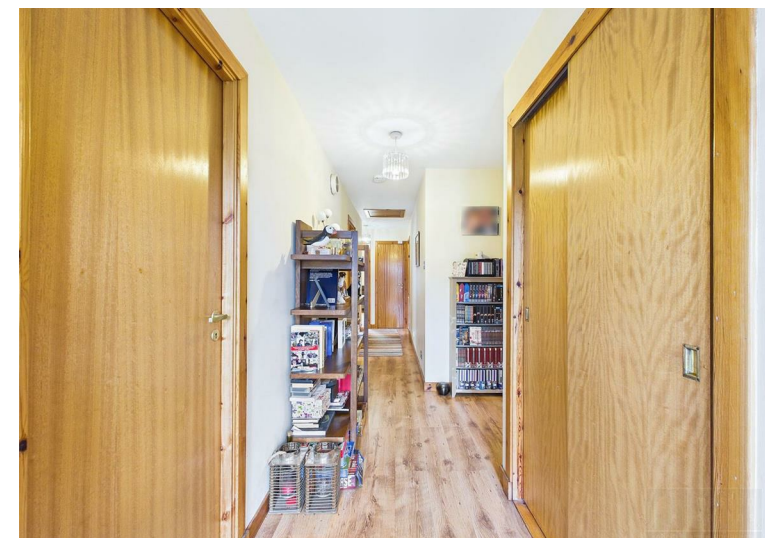
Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

Masson Cairns
Strathspey House
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Moray
PH26 3EQ
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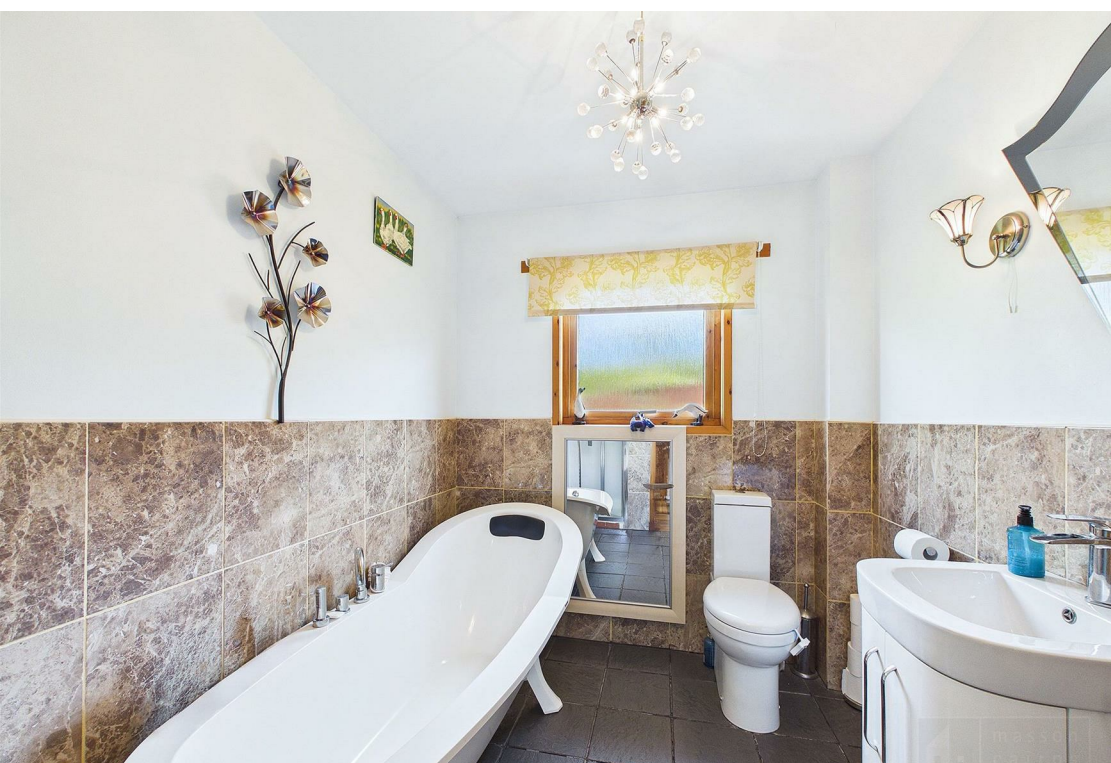
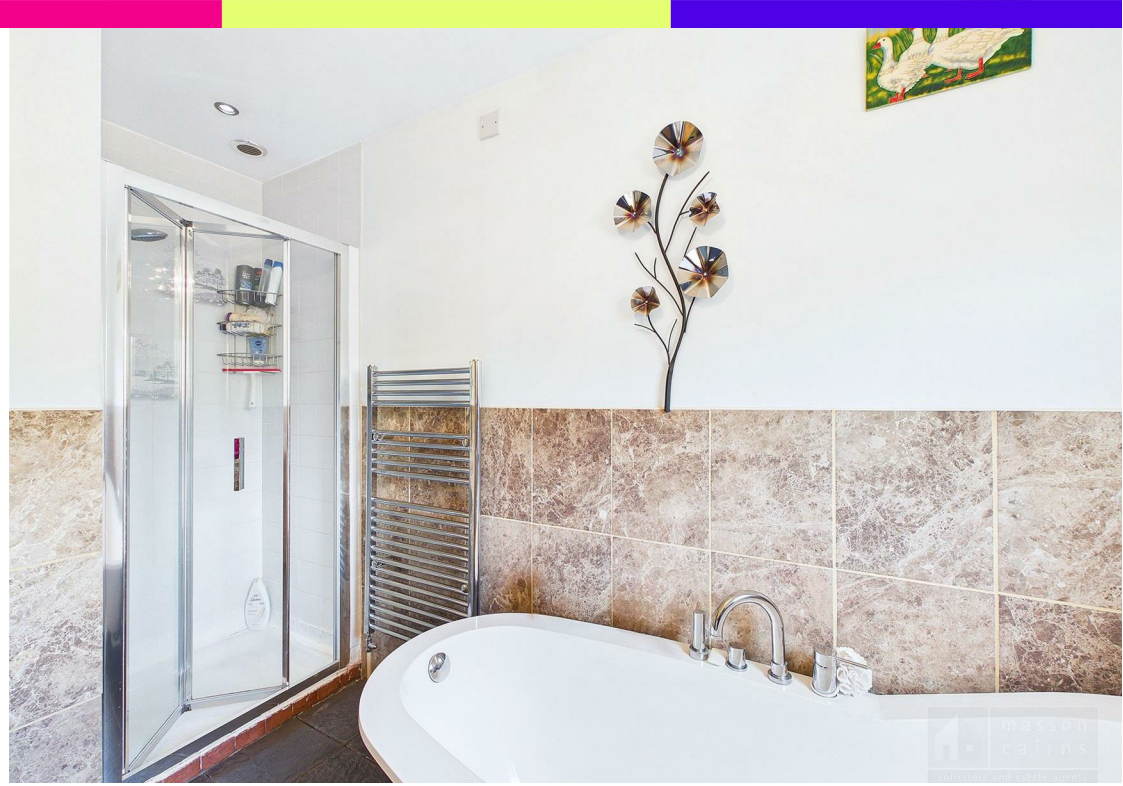
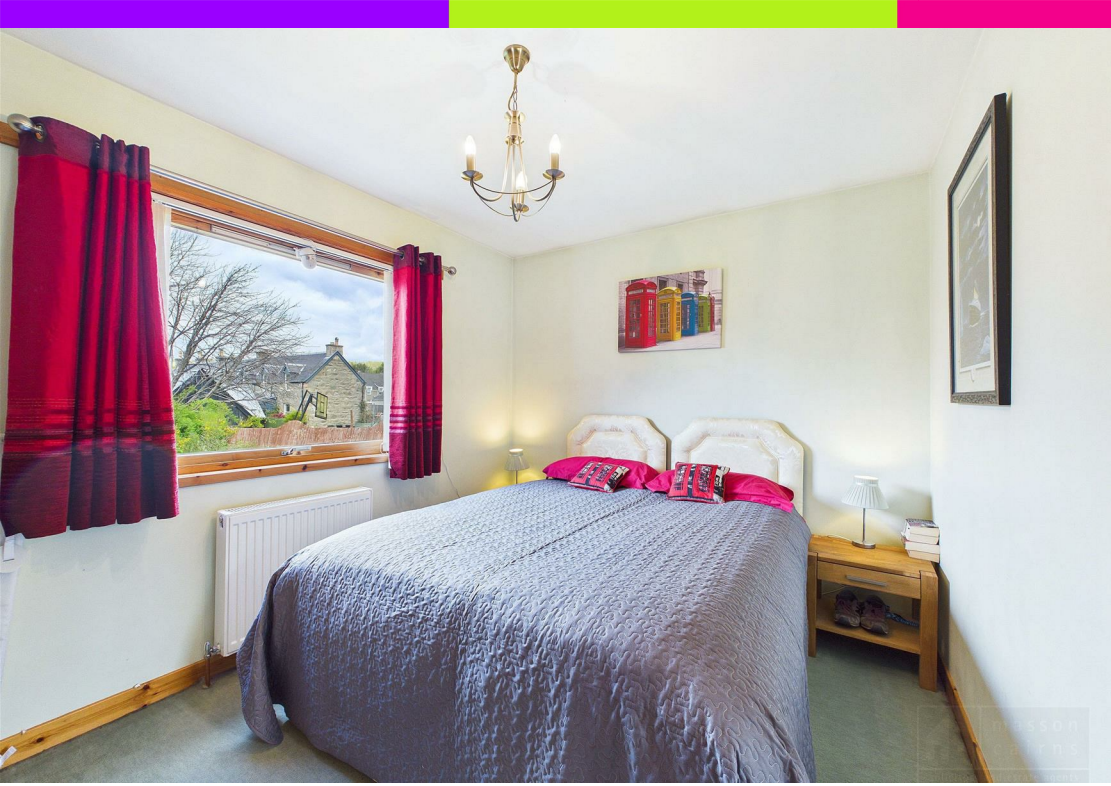
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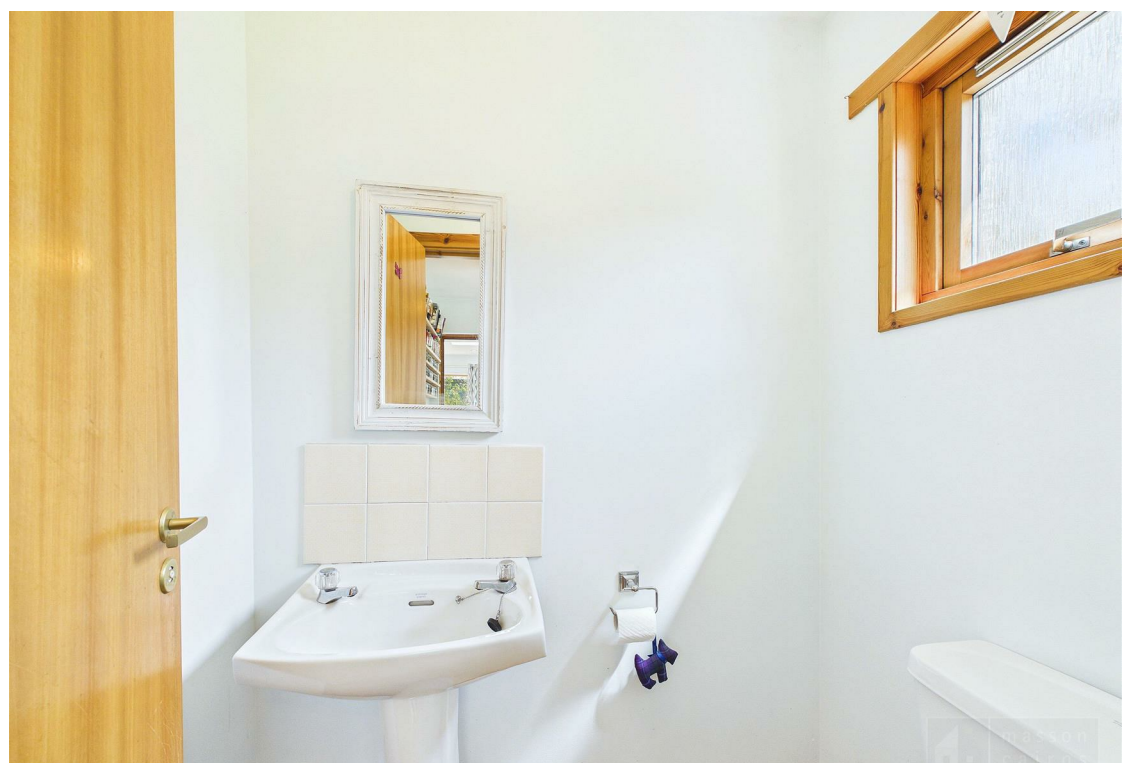
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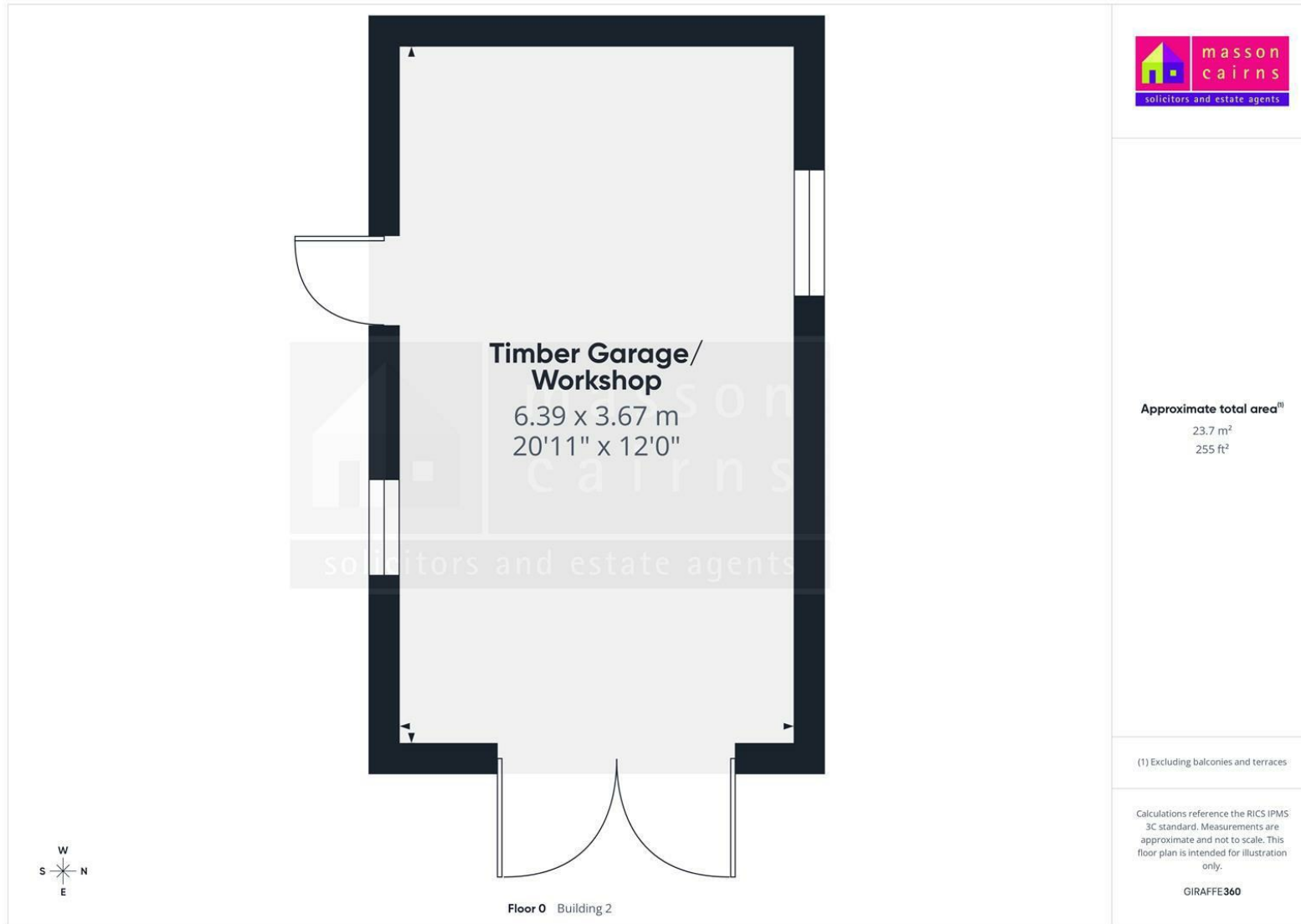
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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