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solicitors and estate agents

Silver Ridge, Grant Road, Grantown on Spey, PH26 3LD

UNDER OFFER £255,000

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

UNDER OFFER ** £10,000 BELOW HOME REPORT VALUATION ** - Welcome to Silver Ridge, a detached house located on the sought-after Grant Road in Granttown on Spey. This unique property boasts a distinctive timber construction giving it a character all of its own. As you step inside, you are greeted by a spacious entrance hall leading to all of the accommodation arranged over two floors. The dual aspect sitting room spans the property and enjoys a wood burning stove, making it perfect for relaxing with family or entertaining guests. The kitchen looks over the rear garden and is well equipped with integral appliances and an abundance of storage. With four bedrooms, there is ample space for a growing family or for those who appreciate extra amenity and home working space. The property also features a modern bathroom and a shower room, ensuring convenience. One of the highlights of the property is its front and rear garden spaces. The front garden is enclosed with a decorative stone wall and the rear garden is a true gem, featuring a large lawn and covered veranda, accessed from the sitting room, allowing you to enjoy the outdoors in any weather. There are also two timber sheds providing additional storage for gardening or sporting equipment. Whether you are looking for a family home or a peaceful retreat, Silver Ridge has the potential to be the perfect abode for you. Don't miss the opportunity to make this unique and well-appointed house your new home. EPC Rating D, Council Tax Band C

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, the Craigellachie Nature Reserve, 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 D

Entrance Hall

The entrance hall is the central hub of the house, with openings leading to all of the accommodation split over two floors. The hall features wall mounted lighting and carpet flooring.

Sitting Room & Dining Area

3.56m x 4.04m & 3.56m x 2.03m (11'8" x 13'3" & 11'8" x 6'7")

Spacious and light with triple aspect glazing to the front, rear, and side of the property allowing in an abundance of light centred around a homely wood burning stove with slate hearth. The glazed door to the rear opens out onto the veranda and rear garden space. There's ample space for a

4-6 person dining table enabling the room to become a multifunctional space. There is ceiling and wall lighting, additional heating from an electric radiator and carpet flooring.

Kitchen

3.66m x 2.32m (12'0" x 7'7")

With plenty of natural light streaming in through a large window to the rear, and ceiling lighting that illuminates every corner, this kitchen is bright and inviting. There is a good range of base, wall and drawer units providing plenty of storage, with complementary worktops that provide plenty of space for food preparation. Integral appliances, including an oven with grill and electric hob make cooking a breeze. There is space for a freestanding fridge freezer, and under counter space and plumbing for a washing machine.

Rear Vestibule & Pantry

The rear vestibule provides convenient access to and from the home. There is space for hanging outerwear. The pantry area features additional shelved storage.

Bedroom Four

2.61m x 3.58m (8'6" x 11'8")

The fourth bedroom is thoughtfully positioned at the front of the home. Dual aspect windows provide ample levels of natural light in addition to ceiling lighting. There is carpet flooring, an electric radiator and space for freestanding storage furniture.

Landing

The landing provides access to three bedrooms on this floor in addition to a family bathroom and separate shower room. There is carpet flooring and ceiling lighting. There is a hatch that leads to the loft space and a door provides access to a storage cupboard housing the hot water tank.

Principal Bedroom

3.57m x 3.59m (11'8" x 11'9")

This comfortable double bedroom has a large window to the



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side of the property which allows views of the Cairngorms and plenty of natural light to flood the space. There is ample space for a free standing wardrobe and chest of drawers. The room features carpet flooring and ceiling lighting.

Bedroom Two

3.54m x 3.56m (11'7" x 11'8")

Another double bedroom that radiates brightness, courtesy of a window strategically positioned to the side, ensuring a steady influx of natural light. The room's design incorporates a door to a cosy home working space above the staircase with a window overlooking the front garden.

Bedroom Three

3.56m x 2.35m (11'8" x 7'8")

A room with a large picture window overlooking the rear garden and views across to the Cromdale hills, providing plenty of natural light. There is space for freestanding furniture in addition to carpet flooring and ceiling lighting.

Bathroom

2.33m x 1.87m (7'7" x 6'1")

The bathroom features a three piece suite comprising a full-sized bath with tile surround, WC, and wash hand basin set upon a vanity unit with mirror over. A privacy window to the sides provides a source of natural light, in addition to ventilation.

Shower Room

2.06m x 2.15m (6'9" x 7'0")

A separate shower room, also featuring a three piece suite comprising a WC with concealed cistern, wash hand basin with vanity storage unit, and shower enclosure with full height tiling.

Outside

The property is accessed through a driveway leading to off

street parking at the side and front of the property. With a garden and grounds extending to 0.13 acres, there is ample space for outdoor activities and gardening. The gardens are mainly laid to lawn, interspersed with mature plantings, and a variety of trees, hedges, and fencing creating a peaceful environment. Two timber sheds provide additional storage, perfect for gardening or sporting equipment.

Services

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

Entry

By mutual agreement.

Fixed Price

UNDER OFFER

**** £10,000 BELOW HOME REPORT VALUATION ****

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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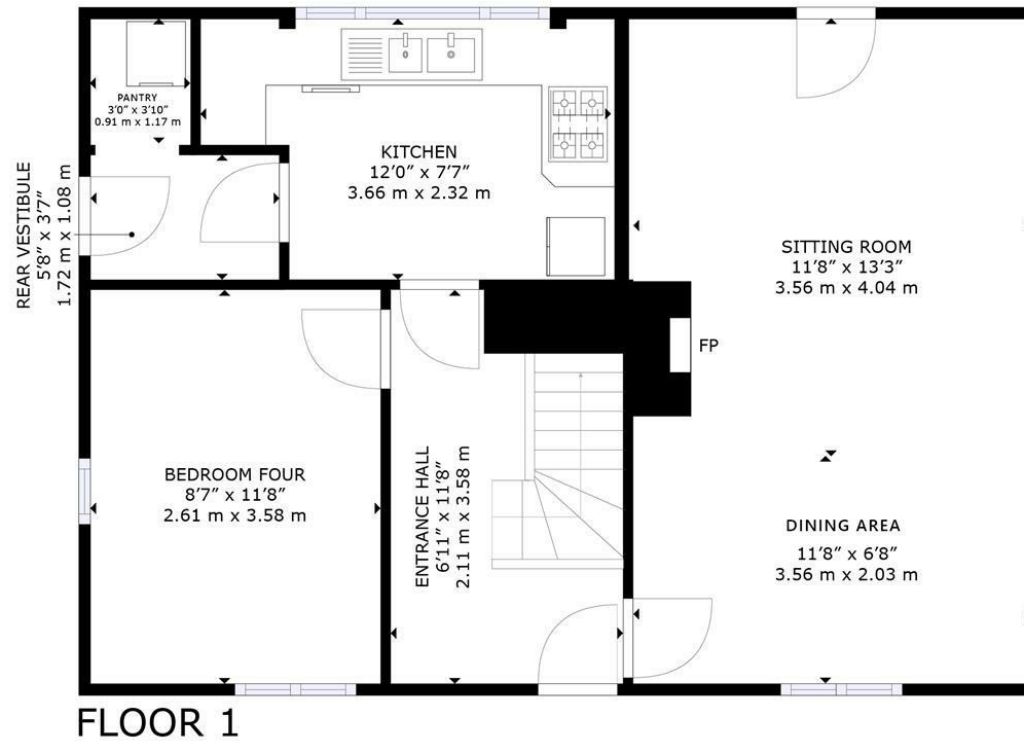












GROSS INTERNAL AREA
FLOOR 1: 535 sq. ft, 49 m²; FLOOR 2: 559 sq. ft, 51 m²
TOTAL: 1,095 sq. ft, 101 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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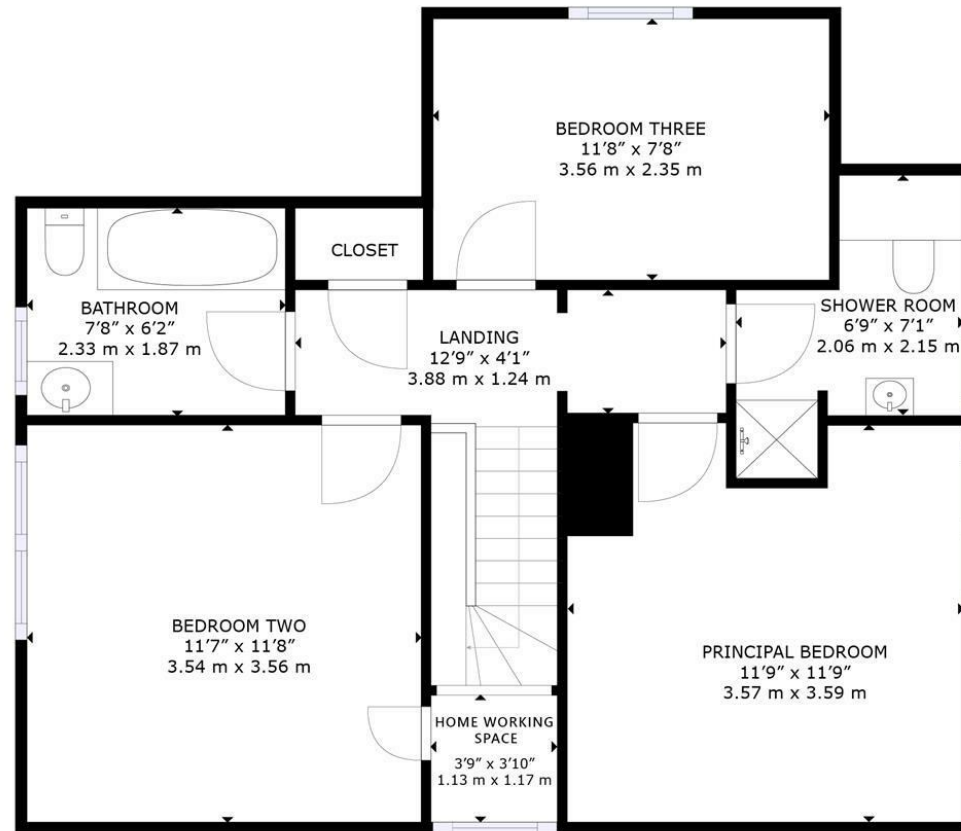
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FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 535 sq. ft, 49 m²; FLOOR 2: 559 sq. ft, 51 m²
 TOTAL: 1,095 sq. ft, 101 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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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