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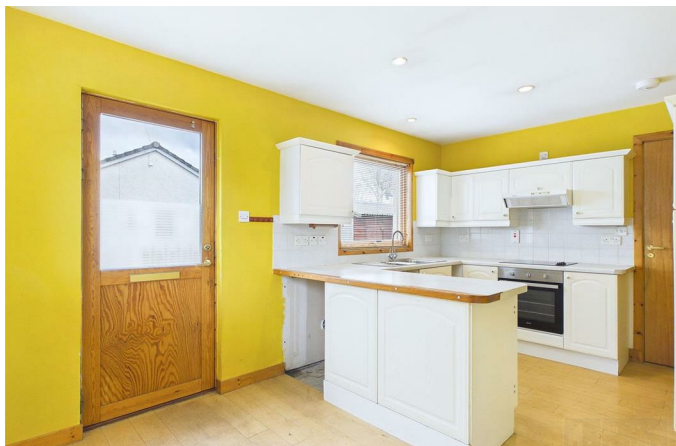
solicitors and estate agents

Remony Cottage, Grant Road, Grantown on Spey, PH26 3LD
Offers Over £225,000

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

Remony Cottage is a detached three-bedroom bungalow set in a convenient position within Grantown on Spey, with the added benefit of a detached timber garage and easily managed garden grounds. The property offers well-proportioned accommodation all on one level and, while it would now benefit from a degree of upgrading and modernisation, presents an excellent opportunity for a purchaser to create a comfortable home suited to their own taste and requirements. A small entrance vestibule opens into the central hallway, which gives access to the main accommodation and provides a practical link through the house. The sitting room is a bright and well-sized reception space, centred around a fireplace and enjoying a large picture window that allows for good natural light. Adjacent to this, the kitchen and dining room offers a generous layout with ample space for everyday cooking and family dining, and has direct access outside, adding to its practicality. The principal bedroom is a particularly spacious double room, while bedroom two is another comfortable double and bedroom three provides a useful single bedroom, nursery or study depending on individual needs. The shower room is fitted with a three-piece suite and serves the accommodation well. Externally, the cottage sits within enclosed grounds with areas of stone chippings and space to enjoy or further landscape if desired. The detached timber garage provides excellent storage or workshop potential and is a useful addition to the property. Remony Cottage will appeal to a range of buyers, including those looking for a manageable home in a sought-after Highland town, with the chance to update and add value over time. EPC F, Council Tax E, 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 F

Entrance Vestibule

The property is entered via a timber front door with glazed inserts into an entrance vestibule, which in turn has another door which opens through to the main hallway. There is a coat rack for outerwear storage and recessed down lighting.

Hallway

The L-shaped hallway provides access to all accommodation. There is a shelved airing cupboard housing the hot water cylinder, together with a loft hatch giving access to the insulated and partly floored attic. The hall is finished with carpet flooring and ceiling lighting.

Sitting Room

4.21m x 4.60m (13'9" x 15'1")

The sitting room is a well-proportioned reception room with twin windows to the front allowing for good natural light. A fireplace provides a focal point within the room, while carpet flooring and ceiling lighting complete the space.

Kitchen & Dining Area

3.02m x 4.80m (9'10" x 15'8")

The kitchen and dining room is a good-sized space fitted with a range of base and wall units, worktop space, sink with drainer and cooker with illuminated extractor. There is plumbing for a washing machine together with space for a tumble dryer and fridge freezer, and ample room for a dining table. A door to the rear provides direct access outside, while dual aspect windows allow for good natural light and there is laminate wood flooring and recessed ceiling lighting.

Principal Bedroom

2.99m x 4.34m (9'9" x 14'2")

The principal bedroom is located to the rear of the property and is a well-proportioned double room. A window to the side provides natural light, while a fitted wardrobe offers built-in storage. There is carpet flooring and recessed down lighting.

Bedroom Two

3.02m x 2.51m (9'10" x 8'2")

Another double bedroom with a large picture window to the front and an integral wardrobe with hanging and shelved storage. There is carpet flooring and recessed downlighting.

Bedroom Three

2.97m x 2.52m (9'8" x 8'3")

Bedroom three is a useful room with a window providing natural light, carpet flooring and recessed downlighting. It



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would suit a variety of uses and could equally serve as a bedroom, study or home working space.

Shower Room

1.91m x 2.48m (6'3" x 8'1")

The shower room is fitted with a white suite comprising wash hand basin, WC and a walk in shower enclosure with tiled surround. An opaque window provides natural light, while tiled flooring and recessed downlighting complete the room.

Outside

The property enjoys a low-maintenance outdoor setting with gravelled grounds to the front, side and rear, creating useful space for parking, seating and everyday outdoor use. Stone boundary walls and fencing provide definition and a sense of enclosure with the front garden bisected with a trellis. To the rear, the driveway has space for parking and leads to the timber garage as well as a drying area.

Timber Garage

2.96m x 5.31m (9'8" x 17'5")

The timber garage is under an apex corrugated roof and built on a concrete base. There is an up and over garage door to the front and a window and access door to the side.

Services

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

Entry

By mutual agreement.

Price

Offers over £225,000 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

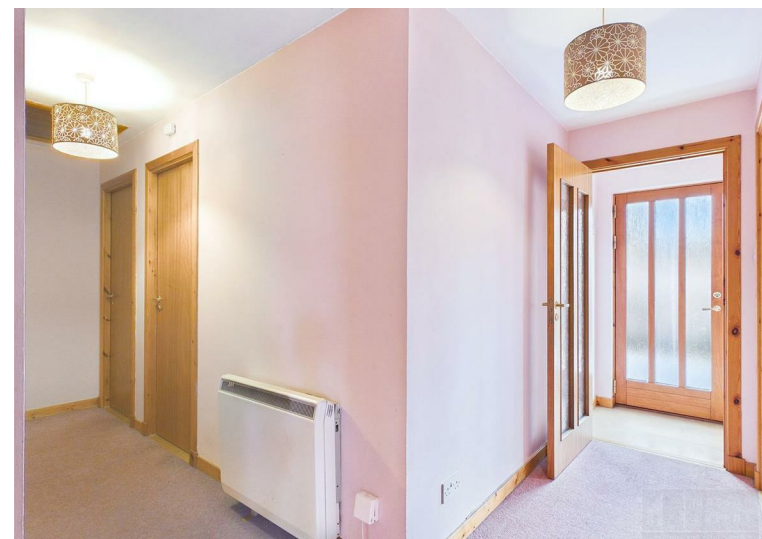
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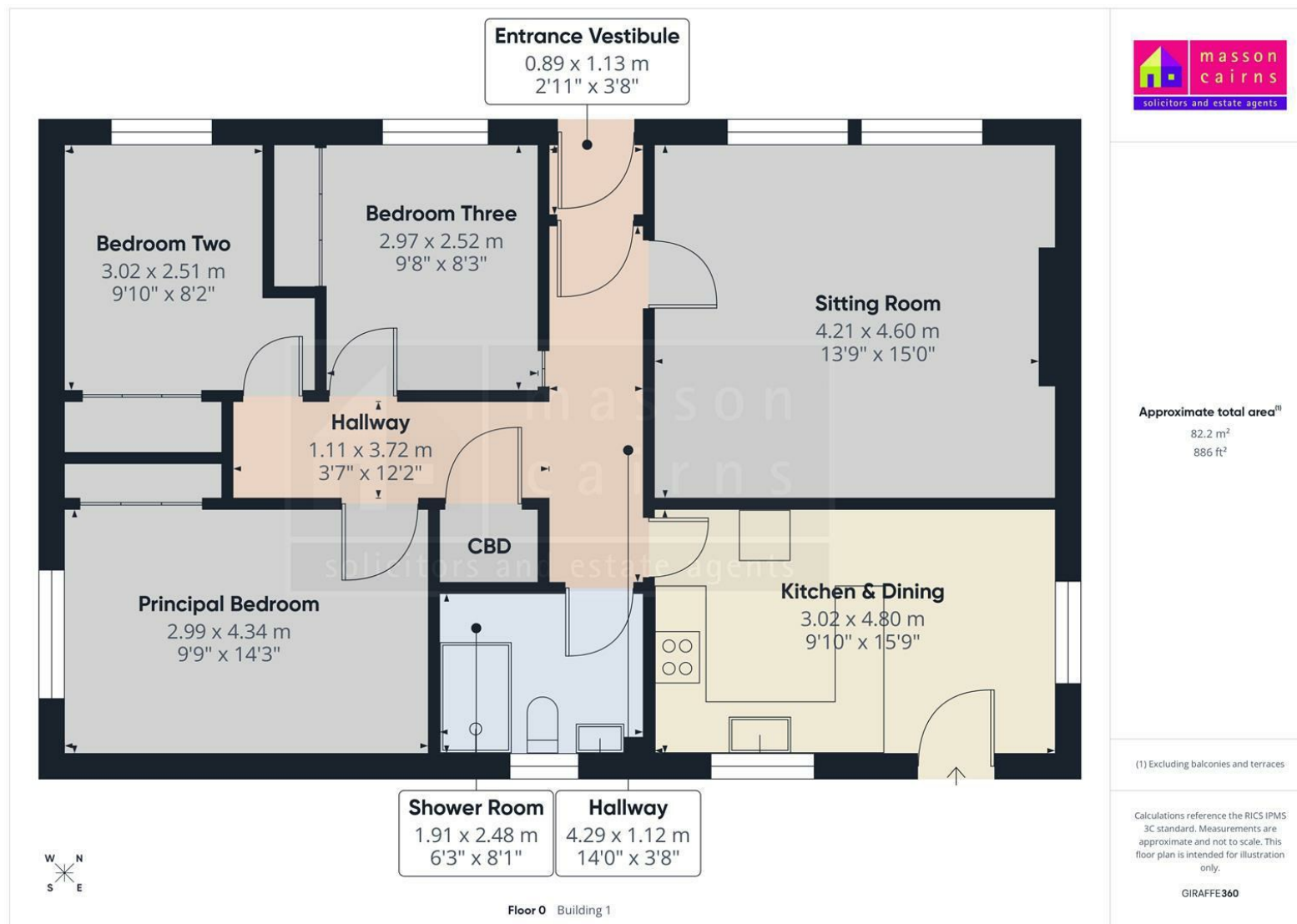












Approximate total area⁽¹⁾
82.2 m²
886 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 1

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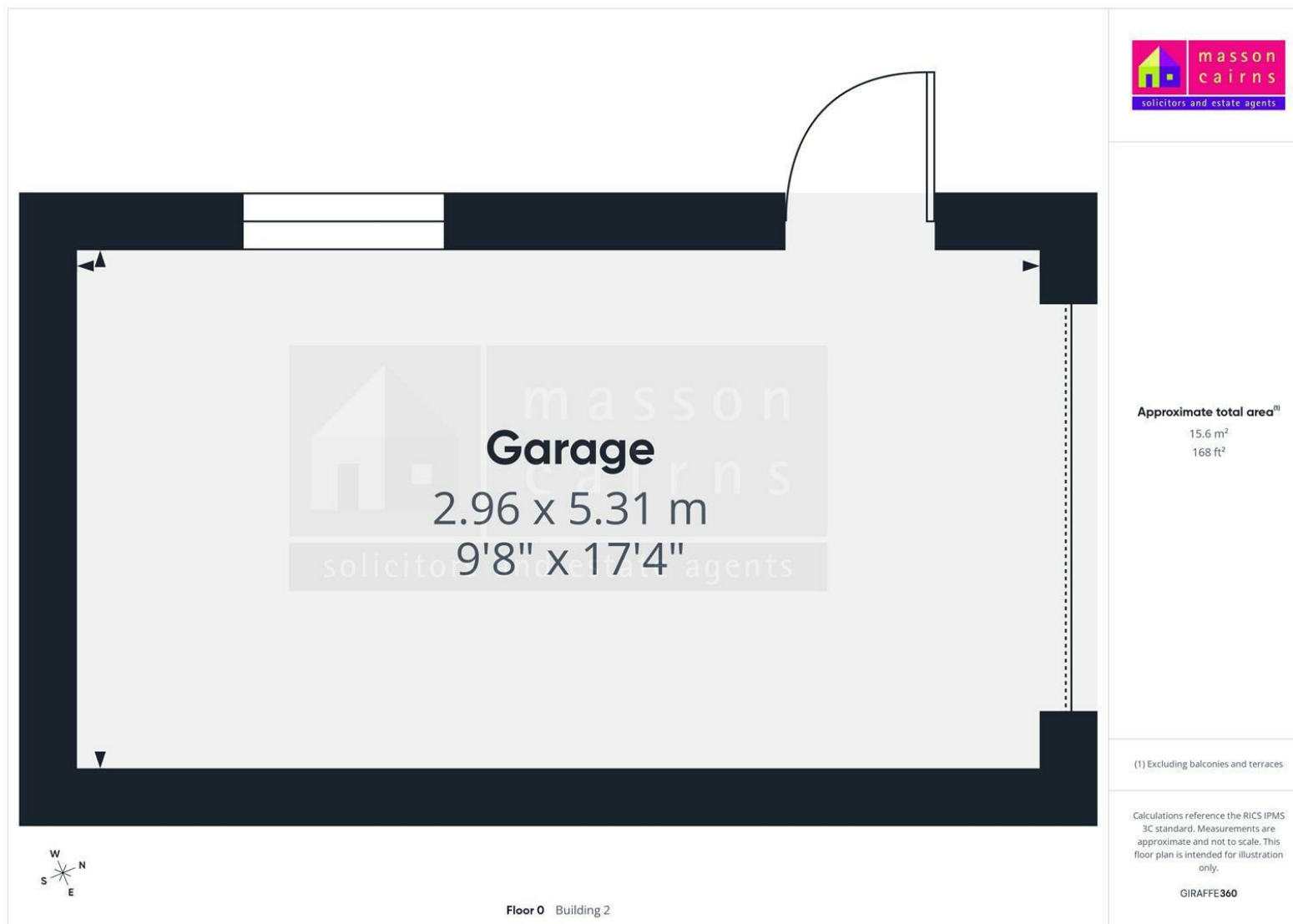
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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