masson cairns LTD

solicitors and estate agents

59A Strathspey Drive, Grantown-On-Spey, PH26 3EY

Offers Over £330,000

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

An exceptional three-bedroom detached home set in an elevated position within a sought-after residential area of Grantown-on-Spey, commanding stunning views across the town to the Cromdale Hills beyond. Arranged on one level, with a substantial double garage beneath, this beautifully presented property offers bright, spacious accommodation finished to an impressive standard throughout. A welcoming entrance vestibule opens into the central hallway, providing access to all principal rooms. The outstanding open-plan kitchen, dining and living area forms the heart of the home, flooded with natural light from large picture windows which perfectly frame the panoramic outlook. The contemporary kitchen is fitted with stylish units, integrated appliances, extensive worktops and a central island with breakfast bar seating, seamlessly connecting to generous dining and lounge spaces ideal for modern family living and entertaining. Adjacent to the kitchen, the utility room provides further storage, laundry facilities and convenient external access. The spacious principal bedroom enjoys fitted wardrobes and a stylish en-suite shower room and bedroom two is a further generous double room with fitted storage, while bedroom three offers flexible accommodation as a double bedroom, guest room or home office. Completing the accommodation is a luxurious family bathroom featuring a bath with shower, vanity storage and contemporary fittings. Outside, the property benefits from attractive landscaped gardens with lawn, mature planting and a superb covered seating area creating a sheltered space for relaxing and entertaining. The extensive lower-ground double garage offers secure parking, workshop potential and excellent storage. Combining spacious accommodation, quality finishes, wonderful outdoor space and spectacular elevated views, this is a rare opportunity to acquire a superb family home. EPC D Council Tax E Home report 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

Entrance Porch & Vestibule
1.56 x 0.82m & 1.46 x 0.99m (5'1" x 2'8" & 4'9" x 3'2")
Accessed through double upvc and glazed doors into a covered entrance porch with ceiling lighting and an opaque window to the side providing natural light, the property opens into a practical vestibule providing space for coats and footwear, with a further timber and glazed door leading through to the welcoming central hallway.

Hallway
The hallway provides access to all accommodation and is finished with soft carpet flooring and ceiling lighting. Two useful shelved storage cupboards provide excellent space for household essentials, coats and linens while doors lead to the impressive open-plan kitchen, dining and living area, three bedrooms, the family bathroom and the laundry room, while a hatch with ladder access provides entry to the loft space.

Kitchen / Dining / Living Area
5.42 x 8.66m (17'9" x 28'4")
An exceptional open-plan kitchen, dining and living space forming the heart of the home, beautifully designed for modern family living and entertaining. The room benefits from engineered oak flooring, contemporary recessed ceiling and feature lighting in addition to large dual aspect windows that flood the space with natural light while enjoying superb elevated open views across the town to the Cromdale Hills beyond. The stylish kitchen is fitted with an extensive range of wall, drawer and base units complemented by quality work surfaces and matching splash backs. A central island provides additional preparation space, storage and casual breakfast seating. Integrated appliances include a dishwasher, double oven, microwave, induction hob with contemporary extractor hood, and a fridge/freezer. Further practical features include pull-out recycling bins, integrated spice racks, wine storage and a composite sink with mixer tap positioned beneath the window. The spacious dining area comfortably accommodates a family-sized table, while the generous lounge area offers excellent space for relaxation. A contemporary wood-burning stove creates an attractive focal point and provides additional warmth and ambience while the large picture windows maximise the outlook and natural light, making this a bright and welcoming space throughout the day.

Laundry Room
2.44 x 2.12m (8'0" x 6'11")
A practical and well-proportioned laundry room fitted with base storage units and worktop space, providing excellent utility. The room benefits from tiled flooring, ceiling lighting and a window to the side allowing natural light and there is plumbing and space for a washing machine and tumble dryer beneath the worktop, together with additional shelving and storage. A glazed external door provides convenient access to the rear garden and there is also ample space for hanging jackets and storing boots and shoes.

Bedroom One & En-Suite
2.91 x 3.81m & 1.69 x 2.10m (9'6" x 12'5" & 5'6" x 6'10")
A bright and comfortable double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room benefits from carpet flooring, ceiling lighting and a large window providing excellent natural light. An integral double wardrobe offers generous hanging and shelving space, while the room comfortably accommodates a double or king-size bed together with additional bedroom furniture. A door leads directly to the en-suite shower room which is stylishly appointed and fitted with a modern white suite comprising a concealed cistern WC and vanity storage unit with inset wash hand basin and useful display shelf in addition to the generous walk-in shower enclosure that features both a rainfall shower head and separate handheld shower attachment. Further features include an illuminated wall mirror, heated towel radiator, recessed ceiling lighting, attractive marble effect wet wall panelling, modern floor coverings and an opaque window providing natural light and ventilation.

Bedroom Two
4.02 x 3.05m (13'2" x 10'0")
A spacious and well-presented double bedroom enjoying a pleasant outlook over the rear garden through a large window which provides excellent natural light. The room benefits from neutral décor, carpet flooring and ceiling lighting in addition to an integral double wardrobe that offers excellent built-in storage with both hanging and shelving. The generous proportions allow ample room for a double bed and additional freestanding bedroom furniture, making this an ideal family or guest bedroom.

Bedroom Three
3.06 x 261m (10'0" x 856'3")
A versatile third bedroom currently utilised as a home office, enjoying an outlook to the side of the property through a large window which provides excellent natural light. The room benefits from carpet flooring and ceiling lighting, creating a bright and adaptable space suitable for a variety of uses. A built-in wardrobe with hanging rail and overhead storage shelf provides useful storage accommodation in addition

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to a further single integral wardrobe, while the room offers ample space for a double bed, desk or additional freestanding furniture. Ideal as a family bedroom, guest room, study or dedicated home-working space.

Bathroom
2.12 x 3.03m (6'11" x 9'11")
A beautifully appointed family bathroom finished to a high contemporary standard. Fitted with a modern three-piece suite comprising a concealed cistern WC, vanity storage unit with inset wash hand basin and extensive display shelf, together with a bath incorporating a glazed shower screen and mains-fed shower. The walls surrounding the bath are finished with attractive marble-effect wet wall panelling, complemented by stylish tiled flooring. Additional features include an illuminated wall mirror, heated towel radiator, recessed ceiling down lighting and an opaque window.

Garage
5.63 x 8.72m (18'5" x 28'7")
A substantial double garage situated beneath the property, providing excellent parking, workshop and storage space. Accessed via two up-and-over garage doors, the space benefits from power, lighting and a concrete floor throughout. The generous dimensions comfortably accommodates vehicles while still offering ample room for bicycles, outdoor equipment and general storage. Additional features include a high level side window providing natural light and ventilation, extensive shelving and workbench areas, together with the oil-fired central heating boiler serving the property. An exceptionally useful space with potential for a variety of ancillary uses, subject to any necessary consents.

Outside
The property enjoys attractive, well-maintained garden grounds to both the front and rear, offering an excellent balance of outdoor entertaining space, privacy and natural surroundings. To the side and rear, a generous paved patio extends along the house, providing an ideal setting for outdoor dining and relaxation. A bespoke timber-covered seating area creates a sheltered entertaining space, perfect for enjoying the garden throughout the seasons. Attached to this structure at the rear is a storage shed with a timber and glazed door. The remainder of the garden is laid mainly to lawn, bordered by mature shrubs, ornamental trees and established planting which provide colour, interest and a high degree of privacy. Beyond the rear boundary lies the route of the former railway line, now forming a peaceful green corridor leading directly into surrounding woodland, creating a wonderful backdrop for nature lovers and those who enjoy walking and outdoor pursuits. To the front, the property benefits from a sizeable driveway providing ample off-street parking together with outstanding open views across the surrounding residential area towards the Cairngorm Mountains. These far-reaching panoramic views are a particularly attractive feature of the property, offering an ever-changing outlook throughout the year.

Services
It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry
By mutual agreement.

Price
Offers Over £330,000 are invited

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-
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What Three Words Location
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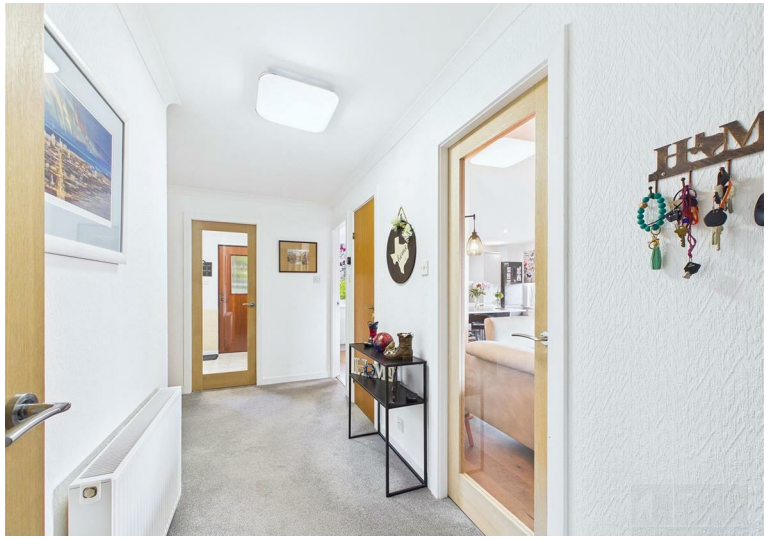

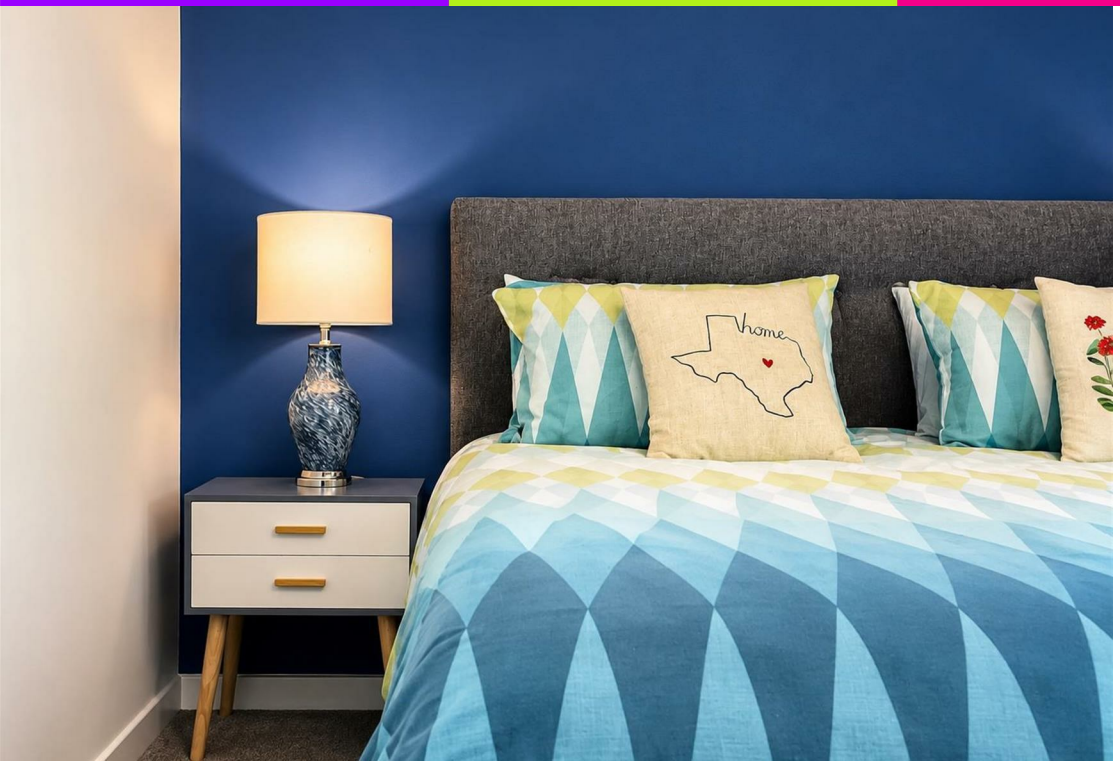
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home
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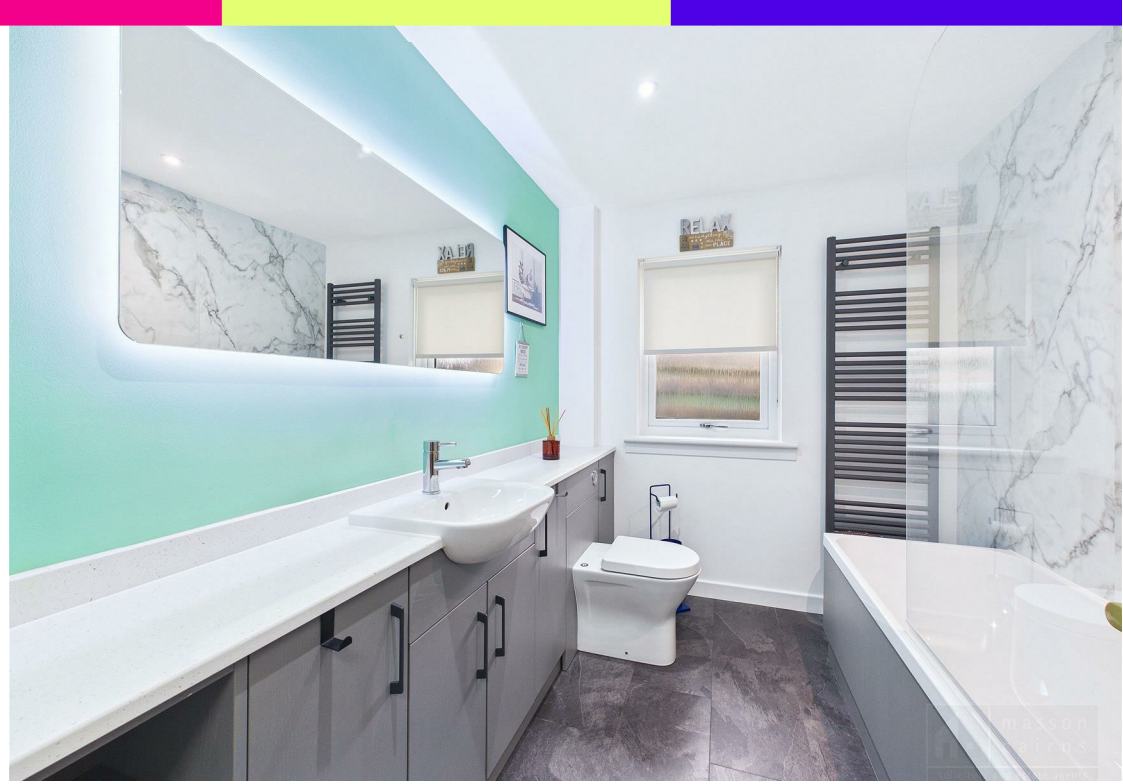
HOME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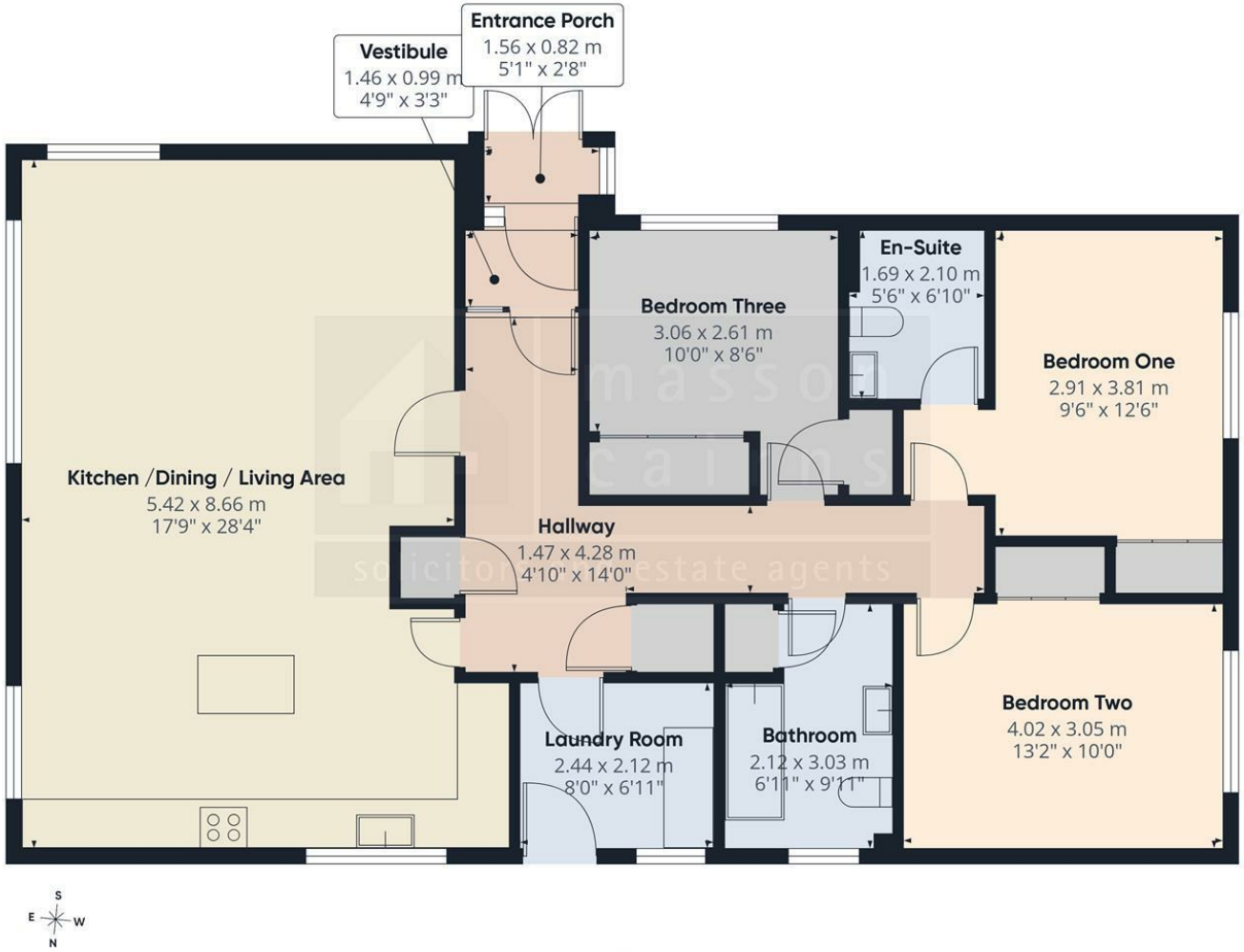

Floor 0

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Approximate total area(1)

117.3 m²

1263 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.

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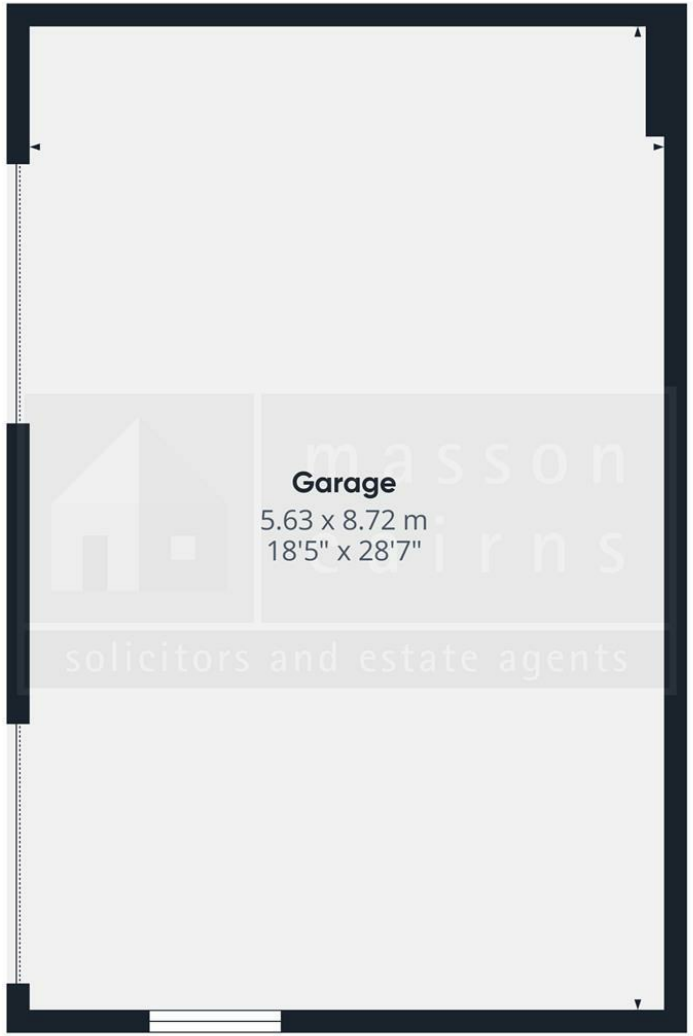

Floor -1

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Approximate total area(1)

49.2 m²
530 ft²

(1) Excluding balconies and terraces

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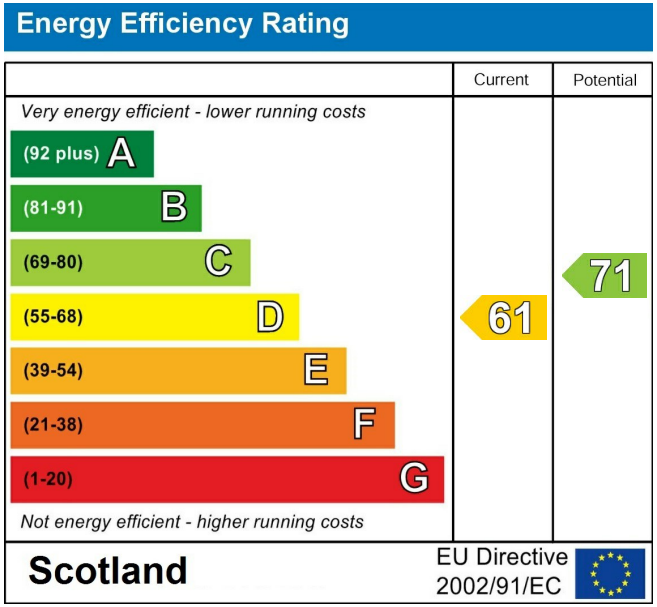

While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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