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solicitors and estate agents

35 Kylintra Crescent, Grantown on Spey, PH26 3ES

**SOLD £165,000**

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

**SOLD** - Located in Kylintra Crescent, Grantown on Spey, this semi-detached house offers a good blend of comfort and convenience. With three spacious double bedrooms, this property is ideal for a variety of purchasers looking for an affordable property in this sought-after Highland town. The house is arranged over two floors, the ground level features an entrance vestibule that leads into a hallway. The sitting room is spacious and includes a wood burning stove while the kitchen boasts a dining area, making it an excellent spot for family meals or entertaining guests. The bathroom with shower, on the ground floor, offers good amenity and upstairs, you will find three comfortable double bedrooms with integral wardrobes offering good storage. A loft ladder leads up to a partly insulated and lined attic room with velux window and which offers a range of possibilities. The property is surrounded by easily managed gardens to both the front and rear, offering a pleasant outdoor space with off street parking, decking and lawns. There is also a block-built store and separate timber shed which provide additional storage options. Situated in a quiet residential street, this home is conveniently close to all the amenities that Grantown on Spey has to offer, including shops, schools, and recreational facilities. Energy Performance Certificate Rating E, Council Tax Band C

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.

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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

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## EPC Rating E

## Entrance Vestibule

0.91m x 1.95m (2'11" x 6'4")

With access through a uPVC glazed door, there is carpet flooring, ceiling lighting, a window to the side and space for storage of shoes and outerwear. There is a timber door into the hallway. A high level cupboard houses the electrical consumer unit.

## Hallway

A spacious hallway with stairs to the first floor

accommodation and doors to the sitting room, kitchen and bathroom. There is carpet flooring, ceiling lighting, a radiator and a window to the side of the property.

## Sitting Room

3.56m x 4.41m (11'8" x 14'5")

A well proportioned and bright sitting room with a large window to the front providing excellent levels of natural light to flood the room. A wood burning stove inset on a slate hearth offers cosy warmth. There is carpet flooring, ceiling lighting and a radiator.

## Kitchen

3.02m x 4.28m (9'10" x 14'0")

The kitchen enjoys a good range of timber base, wall and drawer units with complementary worktops and white tiling. There is plumbing for a washing machine, space for a fridge freezer and integral oven, hob and illuminated extractor hood. A stainless steel sink with drainer and chrome mixer tap offers views across the rear garden. With laminate flooring, ceiling lighting, a radiator and space for a four seat dining table and chairs and a door leads to the rear garden and raised decking. A corner cupboard houses the hot water tank.

## Bathroom

1.93m x 1.92m (6'3" x 6'3")

With full height wet wall panelling and tiling, bath with shower over, WC and pedestal basin with twin taps. There is a heated chrome towel rail, vinyl flooring, ceiling lighting and a single opaque window to the rear.

## Landing

The landing has doors to the three double bedrooms and there is a storage cupboard. There is ceiling lighting, a smoke detector a window to the side for the admission of natural light.

**Bedroom One**

3.57m x 3.90m (11'8" x 12'9")

A spacious double bedroom with integral double wardrobe benefitting from shelves, hanging space. A large window to the front provides an abundance of natural light. There is carpet flooring and ceiling lighting. A hatch provides access to the floored and partially developed attic.

**Bedroom Two**

3.11m x 3.24m (10'2" x 10'7")

A double bedroom with integral wardrobe space. A window to the rear allows lovely levels of natural light into the room. There is carpet flooring, ceiling lighting and a radiator.

**Bedroom Three**

3.52m x 3.18m (11'6" x 10'5")

Another stylish and comfortable double bedroom with an integral wardrobe space. A window to the rear allows natural light into the room and there is carpet flooring, ceiling lighting and a radiator.

**Attic**

A partially developed attic space, fully floored and carpeted. An excellent space for storage or a games/hobby room. Subject to the necessary consents this could be fully developed in to an additional bedroom as others in the street have done.

**Outside**

The gardens are mainly laid with lawn and bounded by a combination of mature planting and fencing. An elevated decking area provides an ideal space for alfresco dining. There is a useful concrete store (2m x 1.5m) in the rear garden in addition to a timber shed which are ideal for storing sporting and garden equipment. To the side and

front there is parking for several vehicles including a covered carport. There is also a smaller area laid to grass.

**Services**

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

**Entry**

By mutual agreement.

**Price**

SOLD

**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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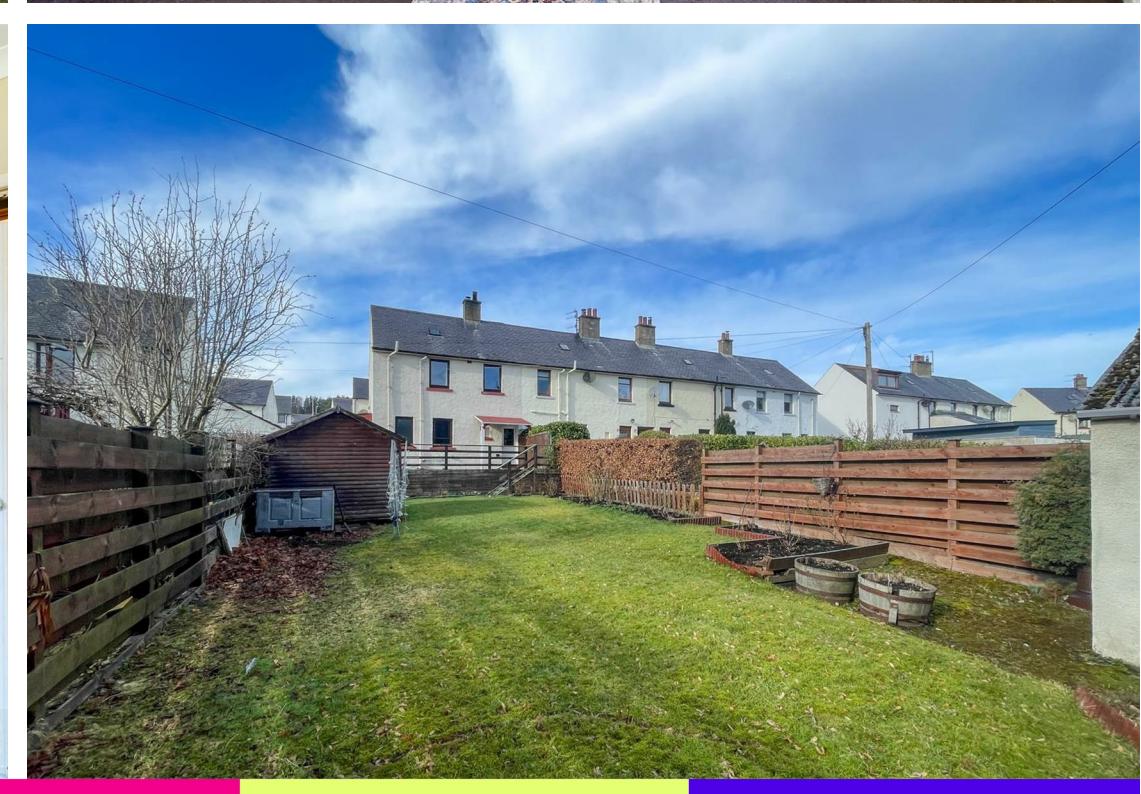
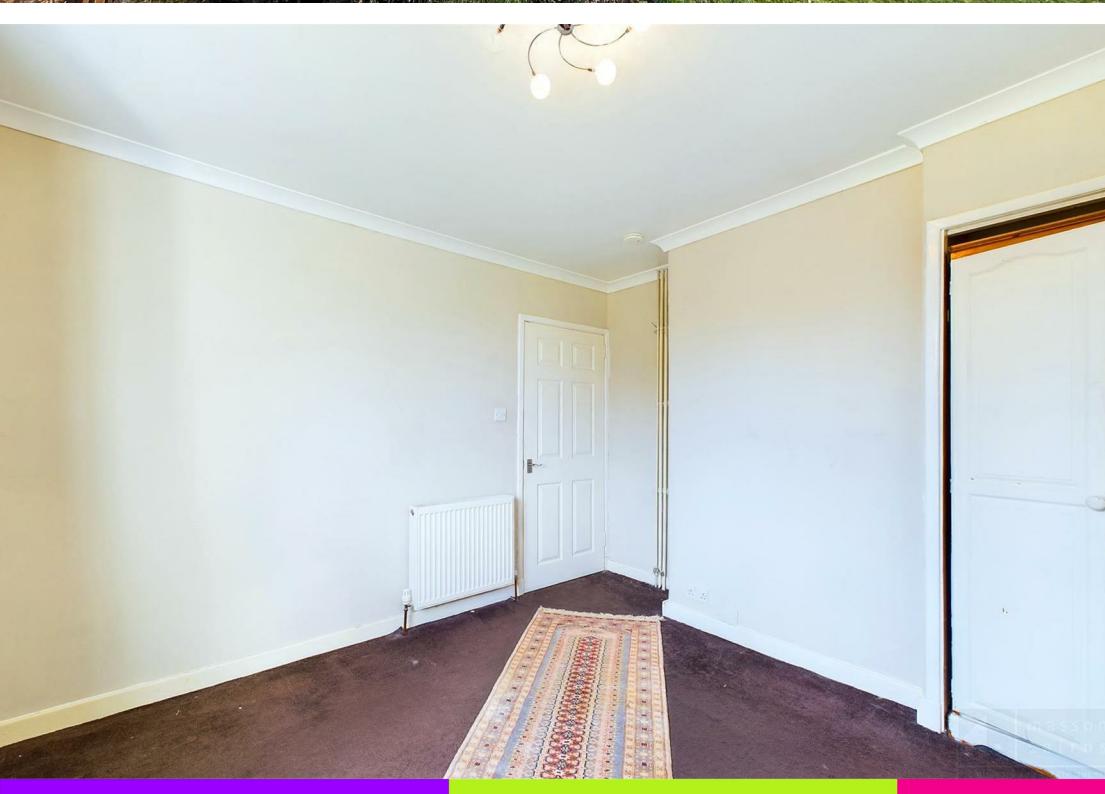
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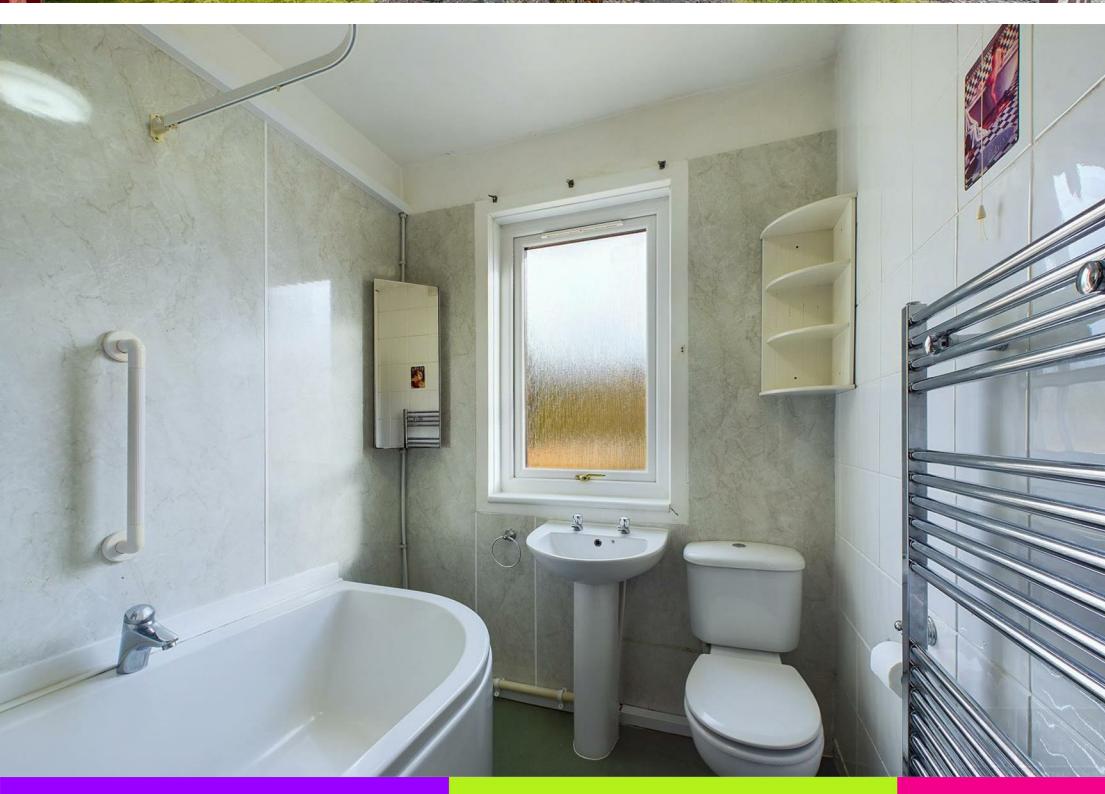
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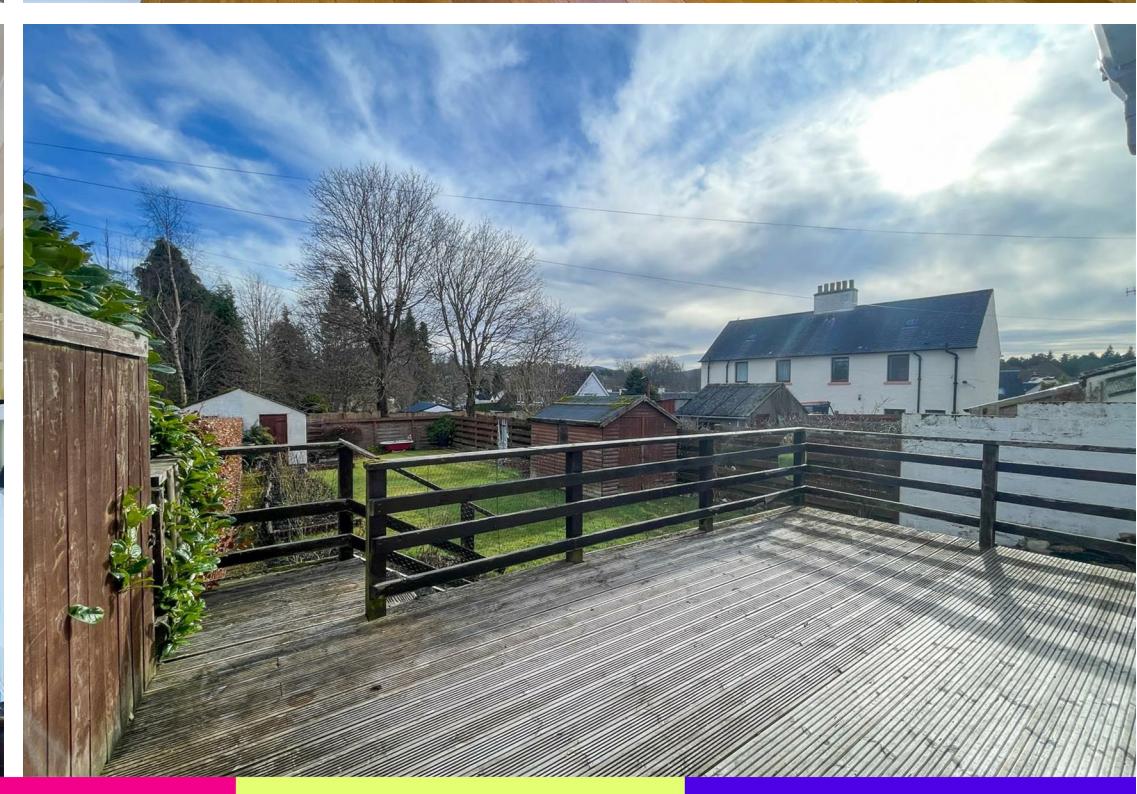
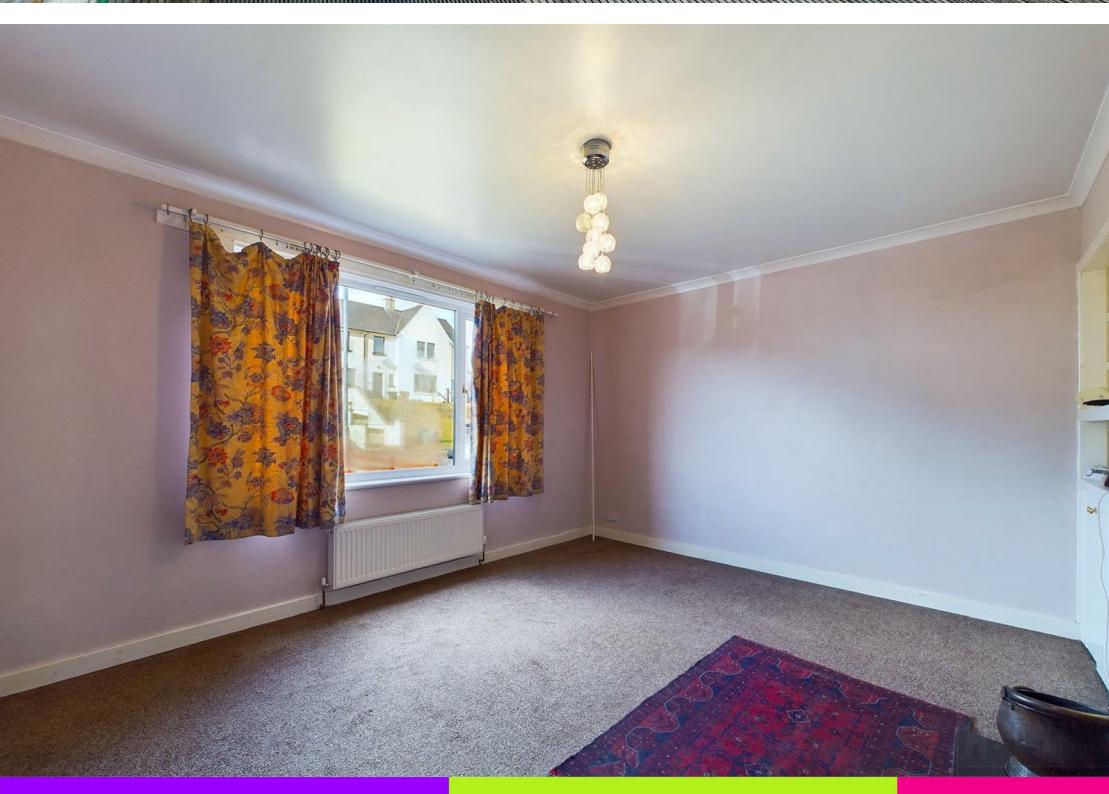
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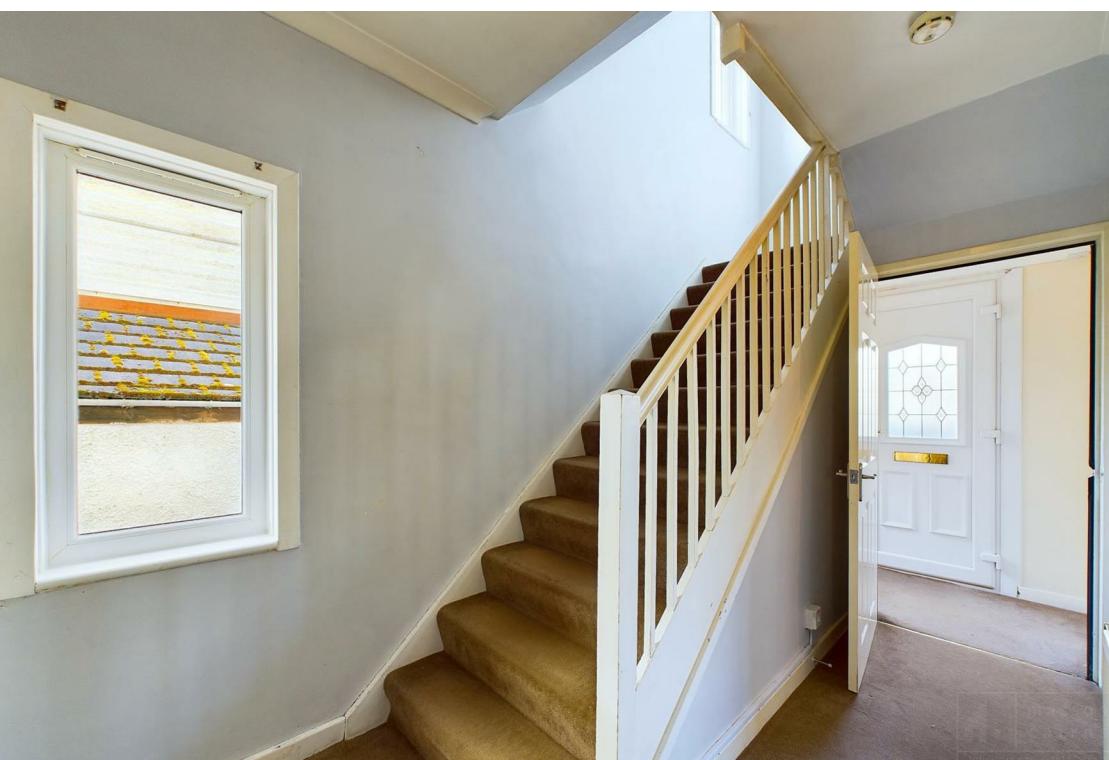




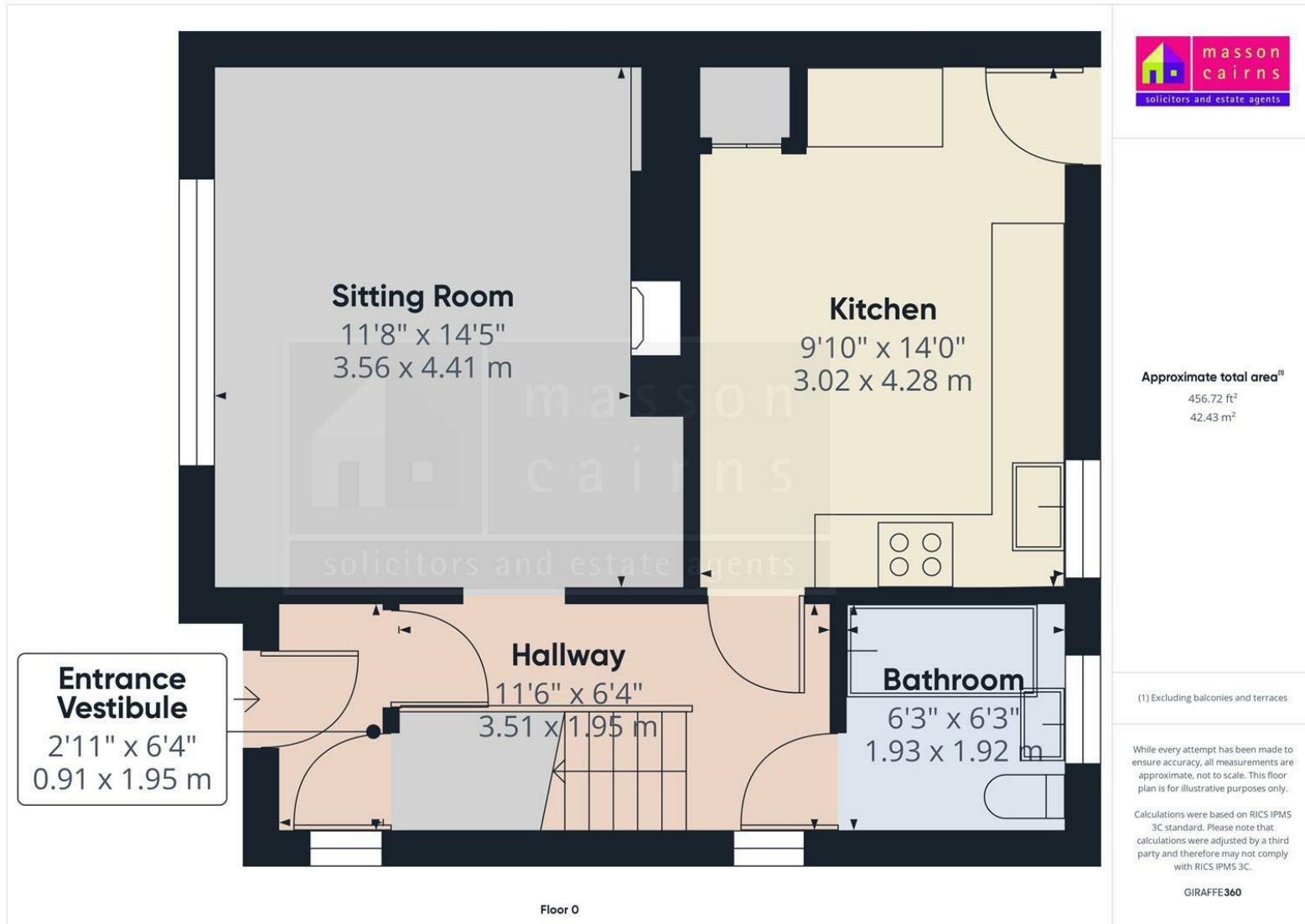


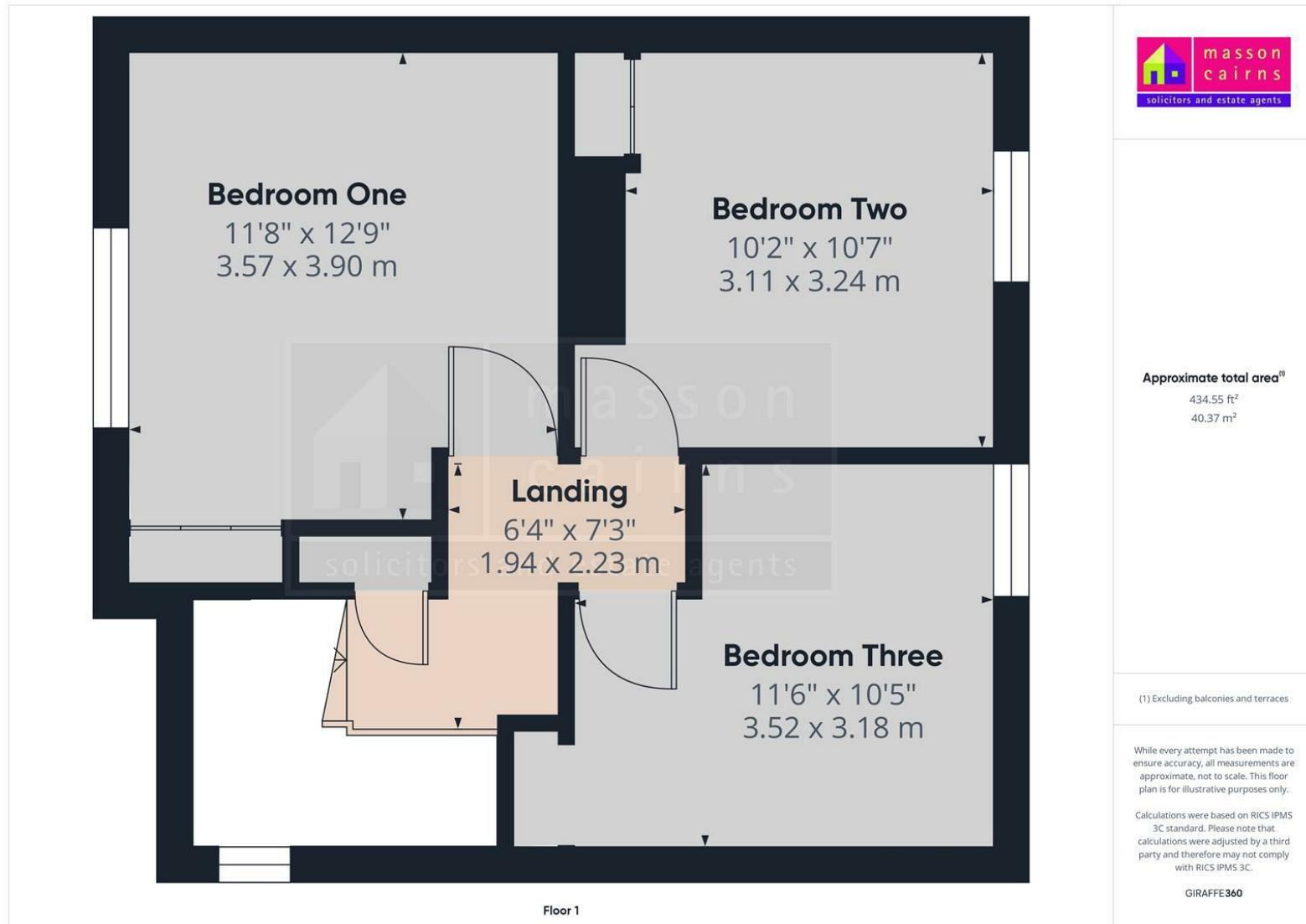












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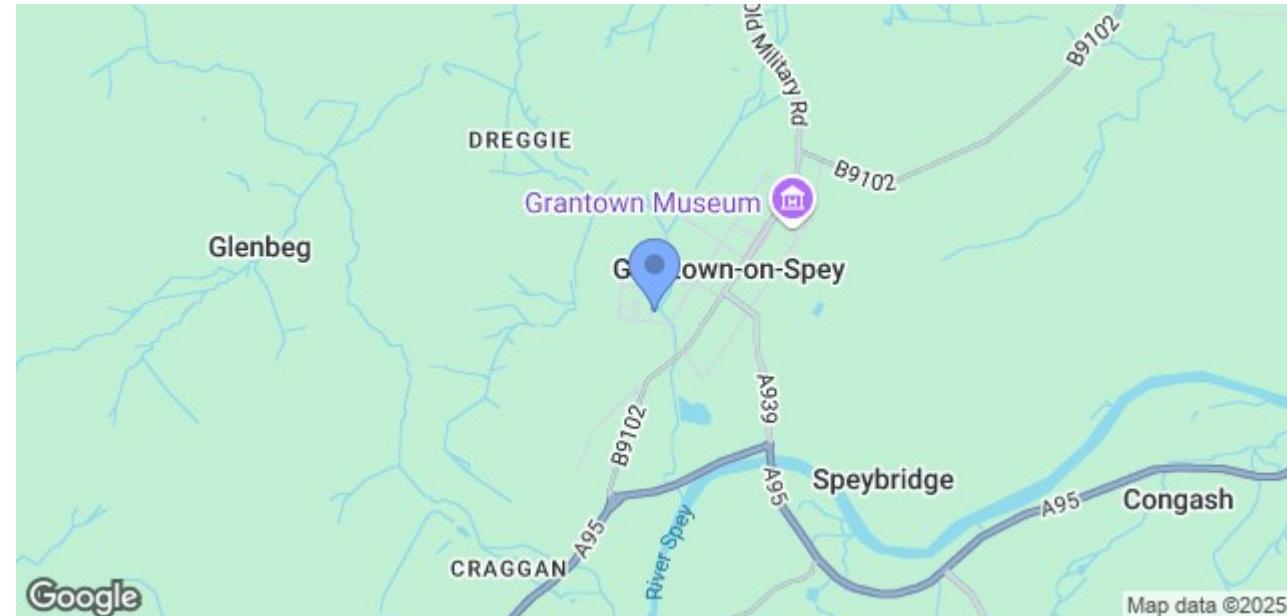
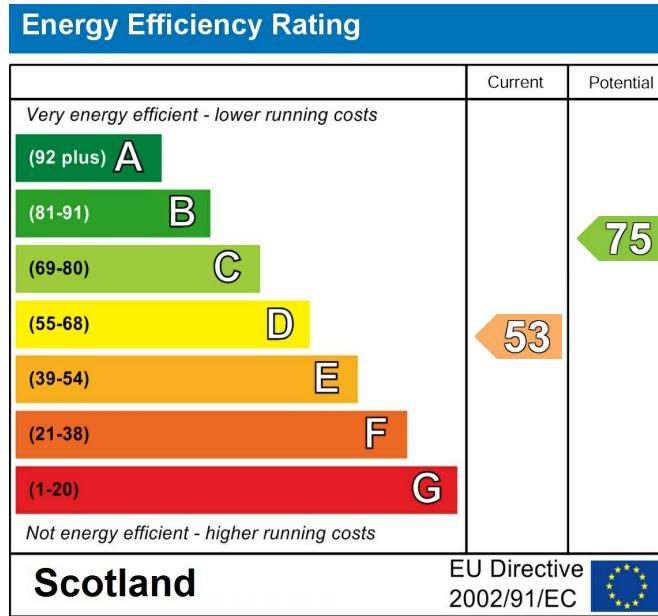
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While the above particulars are believed to be correct  
they are not guaranteed and all offerors must satisfy  
themselves on all matters



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