

masson cairns LTD

solicitors and estate agents

28 Strathspey Drive, Grantown on Spey, PH26 3EY

Offers Over £295,000

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

28 Strathspey Drive is an exceptionally well-presented three-bedroom detached bungalow occupying a peaceful position within an established residential setting in Grantown on Spey. The property offers bright, generously proportioned accommodation arranged with a practical layout, a high standard of finish and an appealing open-plan feel to the principal living spaces. Entry is through a welcoming hallway which connects the main rooms, including a substantial sitting room with windows to two aspects, allowing excellent natural light and with a wood-burning stove set on a slate hearth that forms a focal point to the room, while the adjoining kitchen and dining area creates a sociable and well-connected layout particularly suited to modern living. The kitchen is fitted with an extensive range of shaker-style units, generous work surfaces, integrated cooking appliances and a contrasting glass splashback, with plenty of space for a full-size dining table and a natural connection back towards the sitting room. A separate utility room provides further fitted storage, worktop space, a sink, appliance provision and direct access outside. The bedroom accommodation has a principal bedroom offering generous proportions, mirrored fitted wardrobes and an en-suite shower room while bedrooms two and three provide further well-sized and adaptable accommodation with integral wardrobes and a modern family bathroom completes the internal layout. Outside, the house sits within established front and rear gardens with lawns, mature trees, shrubs and planted borders creating an attractive setting around the property with a substantial lock-block driveway providing parking for several vehicles and that leads to a large detached double garage, offering excellent space for cars or general storage. With generous room sizes, practical single-level accommodation and a quiet yet convenient location, this is a particularly appealing 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

Hallway
The welcoming L-shaped hallway is finished with quality wood-effect laminate flooring and recessed ceiling downlighting, creating a bright and practical central space from which the accommodation is accessed. Attractive oak doors open to the sitting room, kitchen/dining area, bathroom and bedrooms, while a useful built-in storage cupboard provides space for coats, footwear and household items. There is also a loft access hatch fitted with a Ramsay ladder, providing access to the attic space above.

Sitting Room
5.46m x 3.67m (17'10" x 12'0")
The generously proportioned sitting room has a large picture window to the front together with a further window to the side, providing excellent natural light and an open aspect. A fireplace with inset Morso wood-burning stove forms the main focal point, complemented by fitted carpet and wall lighting. Glazed oak double doors connect directly with the kitchen/dining room and can be left open to create a more open-plan flow between the principal living spaces, or closed when a more defined and private sitting room is preferred. There is ample space for a range of freestanding seating and occasional furniture.

Kitchen / Dining
6.40m x 3.09m (20'11" x 10'1")
The well-planned kitchen and dining room is a bright and sociable space, with windows to the front and side providing excellent natural light and ample room for both everyday family dining and entertaining. The kitchen is fitted with a comprehensive range of contemporary Shaker-style units and complementary worktops, incorporating soft-close drawers, two larder cupboards and integrated appliances including a dishwasher and Bosch oven with grill, together with a gas hob and illuminated extractor above. Further features include a sink with drainer and mixer tap, contrasting splashbacks, LED under-unit lighting and recessed ceiling downlighting, while the generous dining area comfortably accommodates a large table and chairs. Quality flooring runs throughout and a further door leads into the adjoining utility room.

Utility Room
3.35m x 1.64m (10'11" x 5'4")
The spacious utility room is fitted with a good range of base and wall units with complementary worktops and splashbacks, providing useful additional storage and preparation space away from the main kitchen. There is plumbing for a washing machine together with space for a tumble dryer, while an external door opens to a particularly useful covered area, ideal for storing boots and outdoor equipment or providing a sheltered place to sit outside. A Velux window brings in natural light, complemented by ceiling lighting, while practical tile-effect vinyl flooring completes the room.

Bedroom One & En-Suite
3.79m x 3.10m & 1.86m x 0.86m (12'5" x 10'2" & 6'1" x 2'9")
Bedroom One is a comfortable and well-proportioned double room with a large rear-facing window providing good natural light and views across the garden. A double integral wardrobe offers generous shelved storage, while carpet flooring and ceiling lighting complete the room. A separate door opens into the adjoining en-suite shower room, which is finished with full-height wet wall and fitted with a modern WC with corner cistern, wash hand basin with mixer tap and a walk-in shower enclosure housing an electric shower. Wall lighting and an extractor fan complete this practical en-suite.

Bedroom Two
2.85m x 3.48m (9'4" x 11'5")
A spacious and bright double room positioned to the rear of the property, with a window providing good natural light and pleasant views across the garden. An integral storage wardrobe provides space for clothes and household items, while carpet flooring and wall lighting complete the room.

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Bedroom Three
2.33m x 3.41m (7'7" x 11'2")
The third bedroom is a comfortable single room, currently arranged as a home office / snug, with a window to the side of the property providing natural light. A double integral wardrobe offers useful hanging and shelved storage, while carpet flooring and ceiling lighting complete the room.

Bathroom
1.83m x 3.05m (6'0" x 10'0")
The fresh and contemporary bathroom is fitted with a modern back-to-wall WC with concealed cistern and a wall-hung wash hand basin with chrome monobloc mixer tap, set above a useful vanity unit with display shelf and mirrored doors. The bath is fitted with a chrome mixer tap and mains-pressure shower with glazed screen and wet-wall surround, while a window provides natural light. Further features include recessed ceiling downlighting, an extractor fan, ladder-style heated towel radiator and a generous double integral cupboard with fitted shelving, providing excellent additional storage.

Outside & Garage
The property is surrounded by mature, well-established gardens with a good variety of planting and several seating areas. To the front, a lock-block parking area sits beside an easily maintained garden with shrubs and ornamental trees, while a block path leads to a gated side area suitable for log and general storage. A substantial lock-block driveway provides further parking and leads to the detached double garage, rear patio and garden. The rear garden is enclosed by timber fencing and includes lawn and seating areas, while the covered area beside the utility room provides useful sheltered storage and outdoor seating. The block-built double garage extends to approximately 25 sq m and has a corrugated roof, concrete floor, power, lighting, side window and side door access in addition to the main garage door, providing excellent space for vehicles, equipment or workshop use.

Services
It is understood that there is mains water, drainage and electricity. There is electric heating and solar pv panels with a feed in tariff.

Entry
By mutual agreement.

Price
Offers over £295,000 are invited

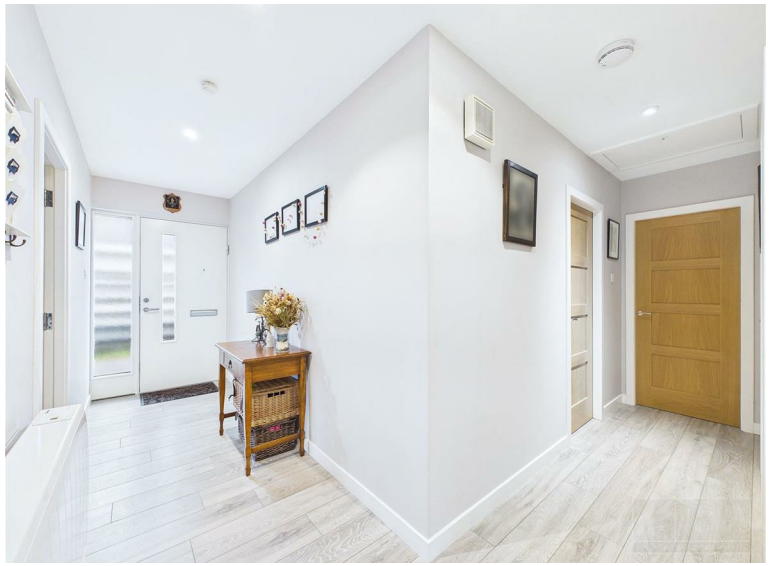
Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
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Moray
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Fax: (01479) 874806
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Council Tax
The property is currently assessed as Council Tax Band E, with an annual charge of £2944.16 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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What Three Words Location
What3Words Location: ///clenching.isolating.massaging

















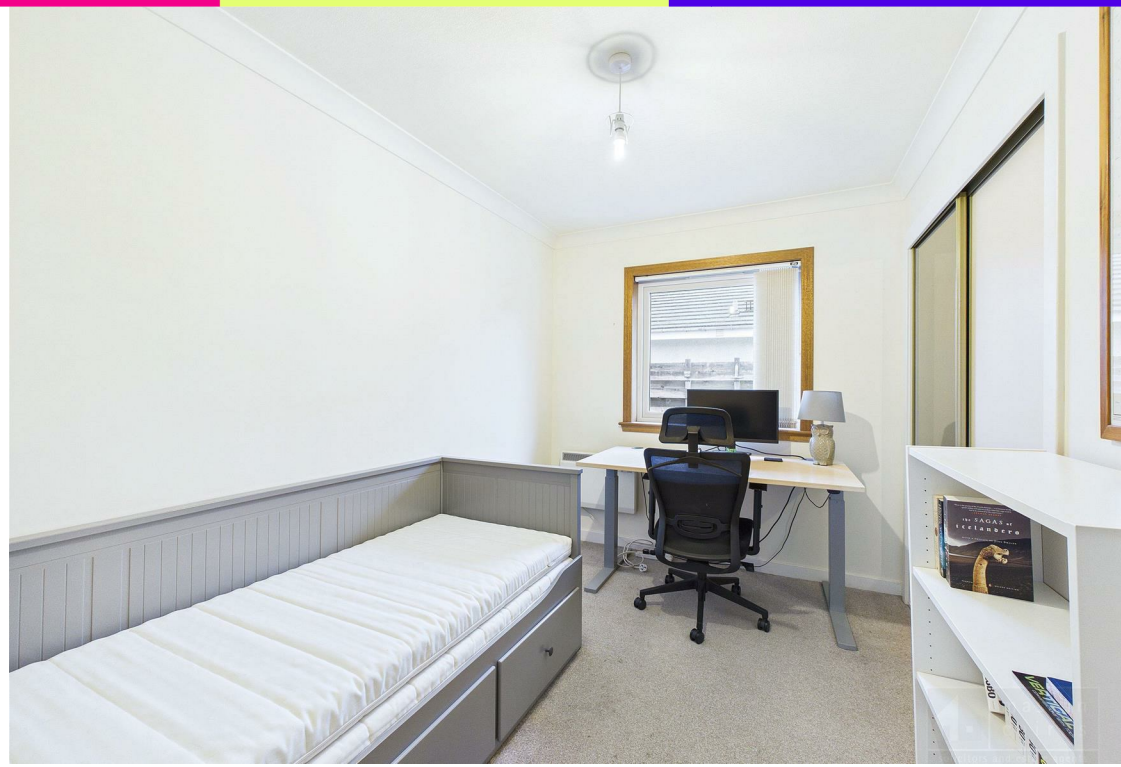





Hotpoint













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Approximate total area(1)

100.2 m²
1078 ft²

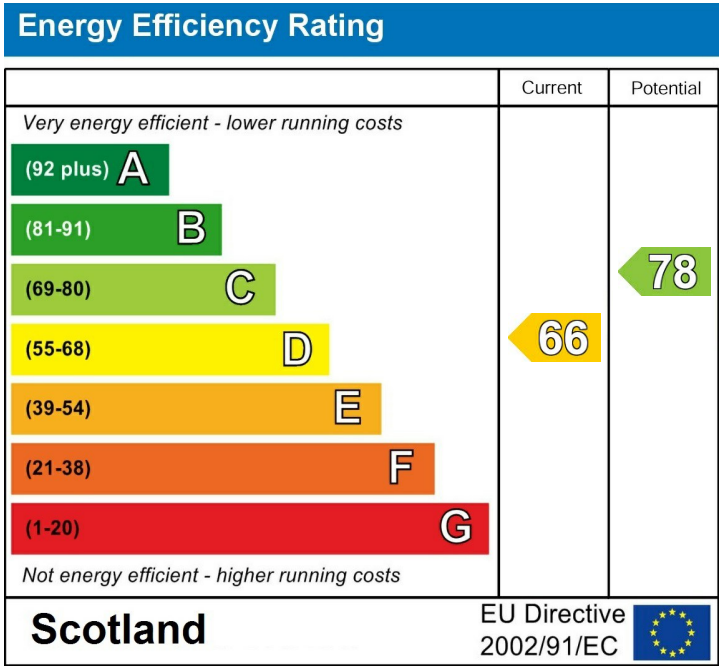
(1) Excluding balconies and terraces

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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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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