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solicitors and estate agents

73 Strathspey Drive, Grantown on Spey, PH26 3EY

UNDER OFFER £235,000

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

UNDER OFFER - 73 Strathspey Drive is a detached two-bedroom bungalow enjoying an elevated position within Granttown on Spey, with superb views across the town towards the Cromdale Hills and a peaceful woodland backdrop to the rear. The property offers well arranged single-storey accommodation, a basement garage and garden ground, making it an appealing home for downsizers, couples and small families. The accommodation is entered via a central entrance hall, which provides access to the principal rooms and includes useful storage. The sitting room is a bright and generous space with a large front-facing window taking full advantage of the elevated outlook, together with a fireplace providing a traditional focal point. The kitchen and dining area sits to the rear and offers a practical arrangement of fitted units, work surfaces and space for appliances, with room for a dining table and pleasant views towards the garden and woodland. A rear vestibule provides direct external access, ideal for everyday use and there are two bedrooms, including a front-facing bedroom with open views and a second bedroom suitable as a guest room, study or additional double. The bathroom is fitted with bath, separate shower area, WC and wash hand basin. Beneath the house, the basement garage provides secure parking, storage or workshop space, particularly useful for bikes, tools and outdoor equipment. Outside, a gravelled driveway provides off-street parking, with garden areas to the front and rear. The rear aspect backs onto mature woodland, giving privacy and greenery, while the front outlook extends across Granttown on Spey to the surrounding hills. A well-positioned detached bungalow with excellent potential in a desirable Speyside setting. EPC D Council Tax D, 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 D

Entrance Hall

Entered via a timber and glazed front door with matching glazed side panel, the welcoming hallway is finished in light neutral tones, red carpet flooring and features ceiling lighting, a loft hatch to the insulated and partly floored attic space. There are two handy storage cupboards and further doors providing access to most of the accommodation.

Sitting Room

5.07m x 3.45m (16'7" x 11'3")

The sitting room is a bright and generously proportioned principal reception space, enjoying an abundance of natural light and some stunning elevated views from dual aspect windows across the town and to the Cromdale Hills in the distance. It provides an inviting setting for both everyday relaxation and entertaining, with ample room for lounge furnishings and an attractive focal point open fireplace with timber mantle, slate hearth and stone surround.

Kitchen & Dining Area

5.05m x 3.36m (16'6" x 11'0")

The kitchen is a bright and well arranged space, fitted with a good range of wall and base units, generous worktop space and space for appliances. There is a ceramic hob with an ceiling extractor above, washing machine, dishwasher and sink with drainer beneath a window to the rear with garden views. There is also space for a dining table, creating a comfortable and sociable setting and further doors lead back through to the sitting room and also the rear vestibule.

Rear Vestibule

1.81m x 1.42m (5'11" x 4'7")

The rear vestibule provides access to the back garden space and acts as a secondary entrance to the home. Glazed on all sides, the space is bright and welcoming and provides storage for outerwear.

Bedroom One

3.11m x 3.38m (10'2" x 11'1")

Bedroom one is a well-proportioned double bedroom positioned to the rear of the property, enjoying a peaceful outlook over the garden. The room offers ample space for freestanding furniture and benefits from fitted wardrobe storage with sliding doors, together with a large window drawing in good natural light.



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Bedroom Two

3.46m x 2.74m (11'4" x 8'11")

Another sizeable double bedroom with a large window which floods the space in natural light as well as providing some beautiful views and a single integral wardrobe providing excellent hanging and shelved storage. There is an elevator providing internal access to the basement garage below.

Shower Room

2.01m x 2.28m (6'7" x 7'5")

The shower room is stylishly appointed in a contemporary design, fitted with a white suite including a large walk in shower enclosure with mains pressure shower and floor to ceiling mosaic tiling, vanity wash hand basin with storage and WC with concealed cistern in addition to a chrome towel radiator and natural light drawn through an opaque window to the rear.

Basement Garage

3.54m x 6.27m (11'7" x 20'6")

The basement garage is fitted with an remotely operated electric roller door to the front, has power and light. An elevator provides access to Bedroom Two on the ground floor.

Outside

The property is approached via a generous gravelled driveway, providing ample off-street parking for two vehicles and access to the garage. To the front, there is a neatly maintained area of established planting, while a switchback staircase leads to the terrace and front door. Pathways continue around the bungalow to the side and rear. The rear garden has been designed with ease of maintenance in mind and arranged with a mature hedged banking. To the side there is a further gravelled area

which provides elevated views towards the Cromdale hills. Enclosed by fencing and mature hedge boundaries, the gardens offer an attractive and practical outdoor space.

Services

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

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House
Granttown on Spey
Moray

PH26 3EQ

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Fax: (01479) 874806

Email: property@lawscot.com

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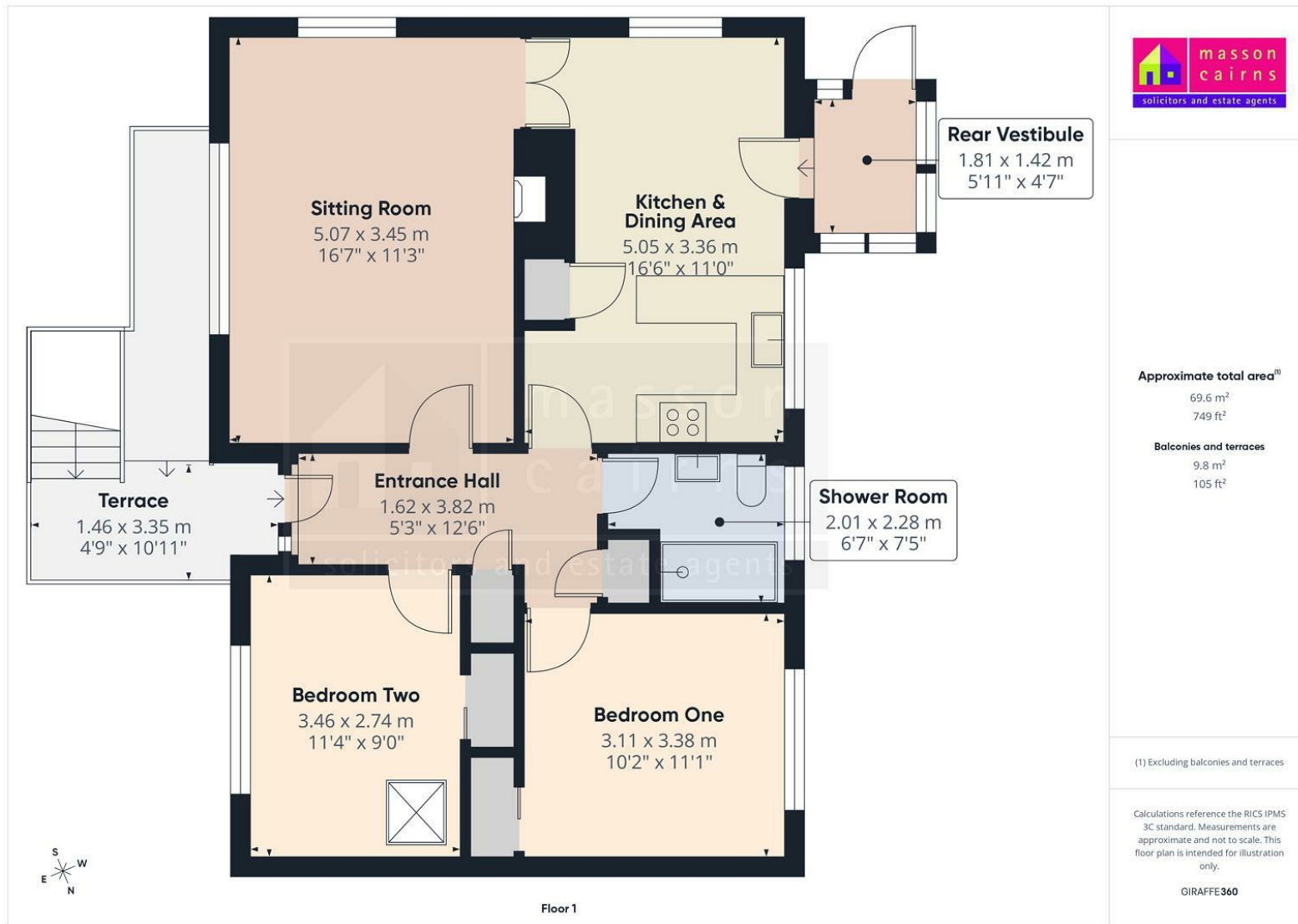












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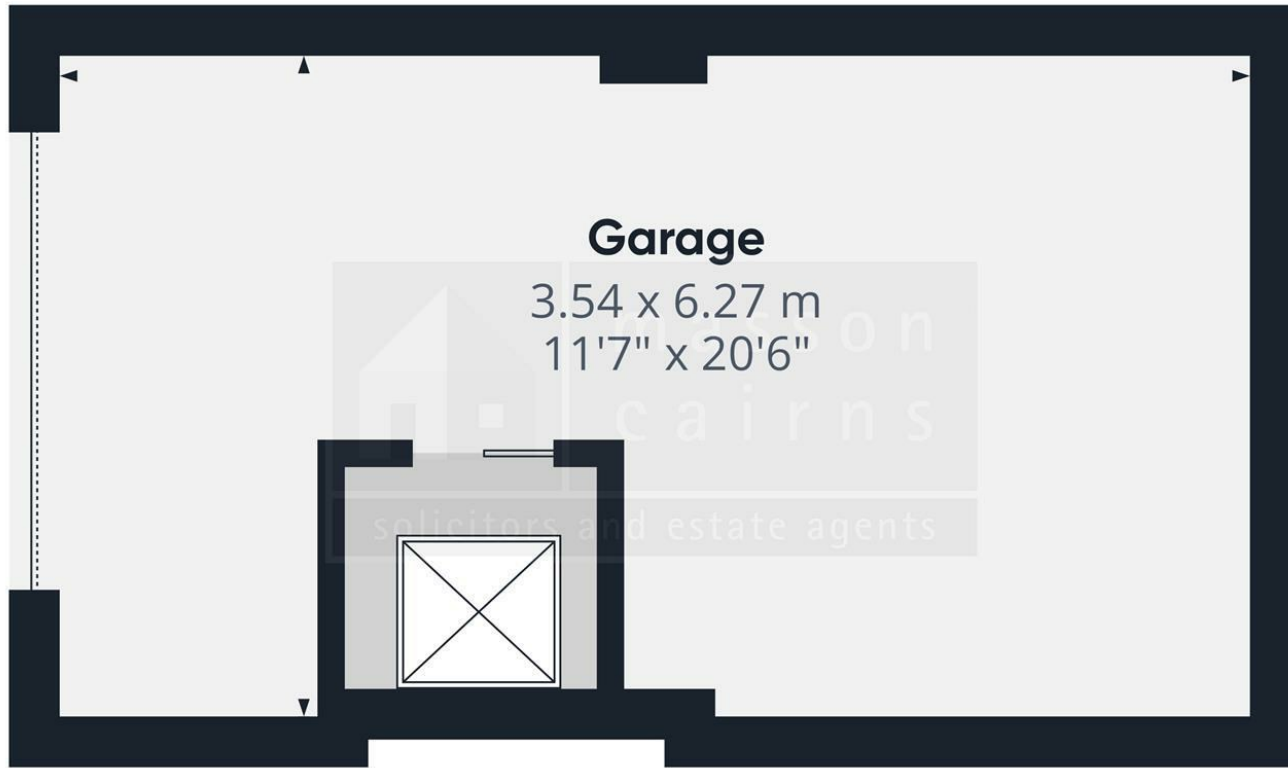
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Garage

3.54 x 6.27 m
11'7" x 20'6"



Floor 0

Approximate total area⁽¹⁾

21.6 m²
232 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



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	61	
(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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