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solicitors and estate agents

41 Strathspey Drive, Grantown on Spey, PH26 3EY  
**SOLD £275,000**

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



SOLD - This well-kept three-bedroom detached bungalow offers a blend of comfort and style, situated on a peaceful residential street in a sought-after town within the Cairngorms National Park. The interior includes a cosy sitting room with a double aspect and featuring a wood-burning stove in addition to double doors that open into a spacious kitchen-dining area. Here, you'll find an extensive range of units and appliances, including a gas hob, alongside ample space for a dining setup. A further door leads to the utility area which provides extra amenity as well as a door to the rear gardens. The luxurious bathroom is equipped with a separate shower enclosure, enhancing the home's appeal and aesthetic while all three bedrooms comfortably accommodate double beds, enjoy integral storage wardrobes and there is an easily accessed and floored loft space. Externally, the property boasts neat and well-proportioned gardens, with off-street parking provided on a gravel drive, plus a garage for added convenience. The lawned and seated areas create a perfect outdoor retreat, complemented by a covered area designed for entertaining in addition to providing space for storing firewood. Maintained to an excellent standard, this bungalow presents a wonderful living opportunity in a peaceful and well established location. EPC rating E, Council Tax Band E

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, the Craigellachie Nature Reserve, 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.

### Grantown Transport

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 & Hall

Step into comfort and warmth through the timber door of this elegant family home, complemented by a glazed side panel that ushers in natural light, setting a welcoming tone from the first moment. The entryway opens into a carpeted vestibule, thoughtfully designed with ample space for shoe storage and outdoor gear, ensuring a neat and tidy entrance. Beyond the vestibule, a further door reveals the L-shaped hall with deep pile carpeting underfoot, adding a luxurious touch and a soft, inviting ambiance. Overhead, ceiling lighting casts a warm glow throughout and there is a practical storage cupboard, offering a convenient solution for household essentials, keeping the space uncluttered. From here, access is granted to most rooms of the house and there is a loft hatch with ladder which provides access to the floored loft area, ideal for storage and with lighting.

### Sitting Room

5.47m x 3.64m (17'11" x 11'11")

Step into the cosy sitting room, where a feature wood-burning stove adds warmth and comfort. Brightened by windows on two sides, the room is filled with natural light, enhancing its spacious feel. Double doors open to the kitchen-dining area, allowing for easy flow and connectivity between spaces with soft carpeting underfoot and recessed downlighting overhead, creating a welcoming atmosphere for relaxation and gatherings.

### Kitchen / Dining

3.73m x 3.09m / 2.82m x 3.90m (12'2" x 10'1" / 9'3" x 12'9")

This airy kitchen has been thoughtfully planned to provide a bright and

well proportioned room which enjoys excellent levels of natural light from windows to the front and side to create a sociable and attractive space in which to relax with family or entertain friends. Boasting an extensive array of units including base, wall, display, and drawers, complemented by stylish worktops and a chrome sink with drainer. Cooking is a breeze with the double oven, gas hob, and an illuminated extractor. An integral dishwasher, fridge, and freezer streamline daily routines, while a shelved larder cupboard and airing cupboard provide ample storage solutions. A breakfast bar offers a casual dining option, and there's plenty of space for a dining table and chairs near the large picture window to the front of the space. Laminate flooring and recessed ceiling lighting combine practicality with style, and doors lead conveniently to the utility room and hall, ensuring easy flow through the home.

### Utility

2.52m x 1.32m (8'3" x 4'3")

The utility room is equipped with plumbing for a washing machine and space for a tumble dryer, making it a practical addition to the home. A worktop provides a convenient surface for laundry tasks, while a window to the side brings in natural light. The room also offers a door to the rear for easy access. Tiled flooring is practical and easy to clean, and ceiling lighting ensures the space is well-lit. Coat hooks and additional shelving are thoughtful touches, adding storage and organisation for outdoor gear and household essentials.

### Principal Bedroom

2.81m x 4.52m (9'2" x 14'9")

The principal bedroom, situated at the rear of the home, features a double picture window that floods the room with natural light, creating a peaceful and inviting atmosphere. Carpet flooring adds warmth and comfort underfoot, while ceiling lighting ensures the space is well-lit. An integral wardrobe offers both hanging and shelved storage, providing ample space for clothing and personal items.

### Bedroom Two

3.84m x 3.09m (12'7" x 10'1")

Bedroom two presents itself as another spacious and airy double bedroom, complete with carpet flooring that adds a layer of comfort and warmth. Ceiling lighting illuminates the room, ensuring a bright and welcoming space. A wardrobe with mirrored doors not only provides ample storage but also reflects light, enhancing the sense of



space further. Integral storage within the wardrobe offers organised options for clothing and personal items, and a double window to the rear allows for natural light, making the room feel even more open and inviting.

#### **Bedroom Three**

2.37m x 3.46m (7'9" x 11'4")

The bedroom featuring a wardrobe with mirrored doors to amplify light and has soft carpet underfoot which adds a layer of warmth in addition to ceiling-mounted lighting fixtures provide ample illumination. A side-facing window introduces natural light, further brightening the room and contributing to a cosy and welcoming atmosphere.

#### **Bathroom**

2.38m x 3.09m (7'9" x 10'1")

This bathroom is a luxurious retreat with full-height tiling that sets a sophisticated tone. Overhead lighting brightens the space, highlighting its elegant features while a whirlpool bath, accessible via a step, offers a centerpiece for relaxation and comfort. The vanity unit includes a display shelf and generous storage, coupled with a WC that features a concealed cistern for a streamlined look. The wash hand basin is fitted with a chrome mixer tap and sits beneath an illuminated mirror, blending functionality with style. A separate shower enclosure is equipped with a multi-jet system and head, providing a spa-like showering experience that caters to a variety of preferences for ultimate relaxation. This carefully designed space effortlessly combines practicality with some special touches, making the bathroom a standout feature of the home.

#### **Garage**

The garage features an up-and-over door at the front for easy vehicle access, along with a separate pedestrian door to the side and a window, enhancing convenience and natural light. It is built on a solid concrete base, ensuring durability and stability. Inside, it is equipped with power and light, making it a versatile space for various uses, from parking to workshop activities. An oil-fired boiler is installed, providing an efficient heating solution for the main home and there is a corrugated roof, offering reliable protection from the elements.

#### **Outside**

A low wall marks the boundary at the front of the property, with an opening for vehicles to enter onto a gravel driveway that runs beside the house. The front garden, gravelled for minimal upkeep, wraps around to the rear garden. In the back, a well-kept lawn is complemented by various seating spots for leisure and entertainment. Next to the garage, there's a covered space designed for multiple uses: storing firewood, hosting barbecues, and providing a sheltered spot for outdoor gatherings. This arrangement effortlessly merges practical needs with spaces for enjoyment, ensuring the outdoor areas are both functional and inviting.

#### **Services**

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

#### **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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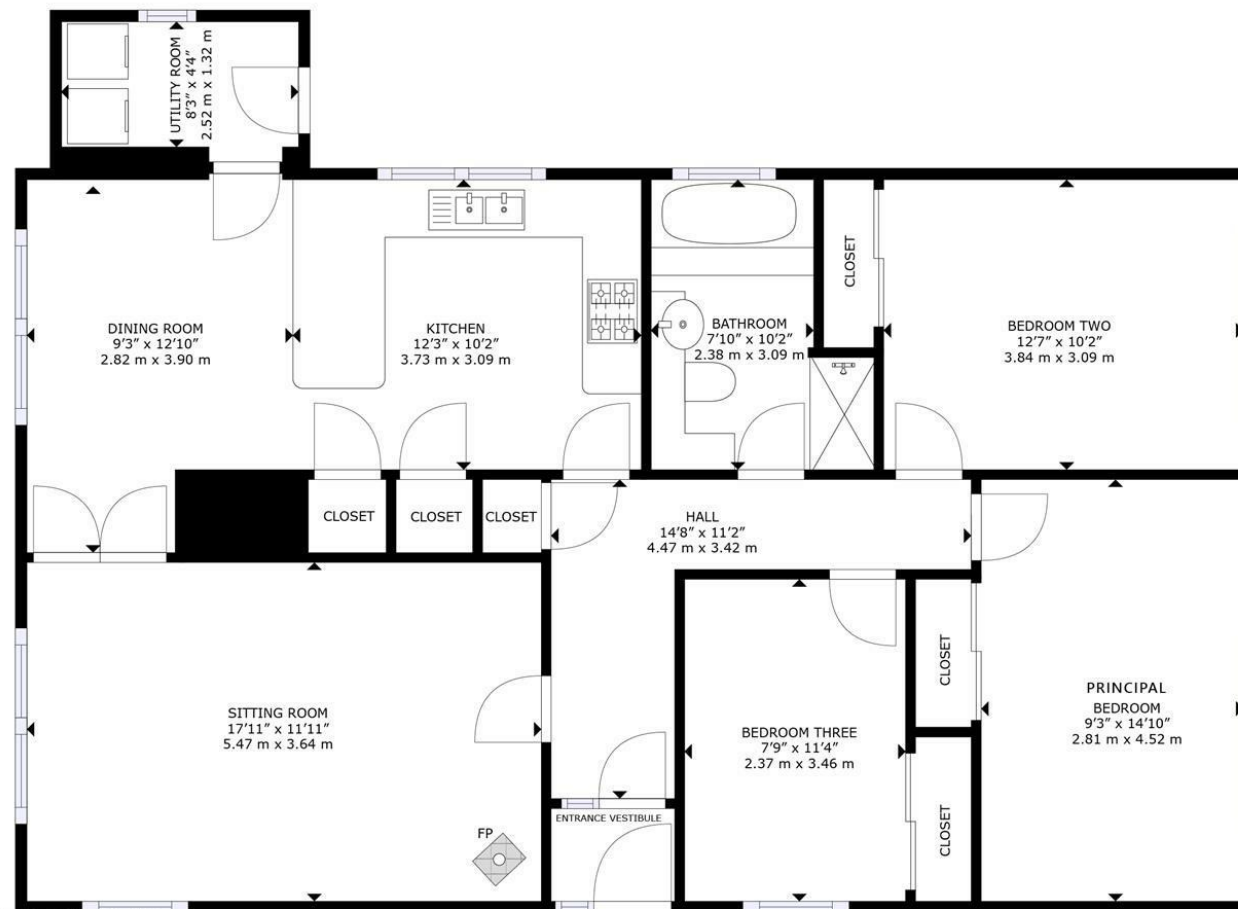












FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN: 1,119 sq. ft, 103 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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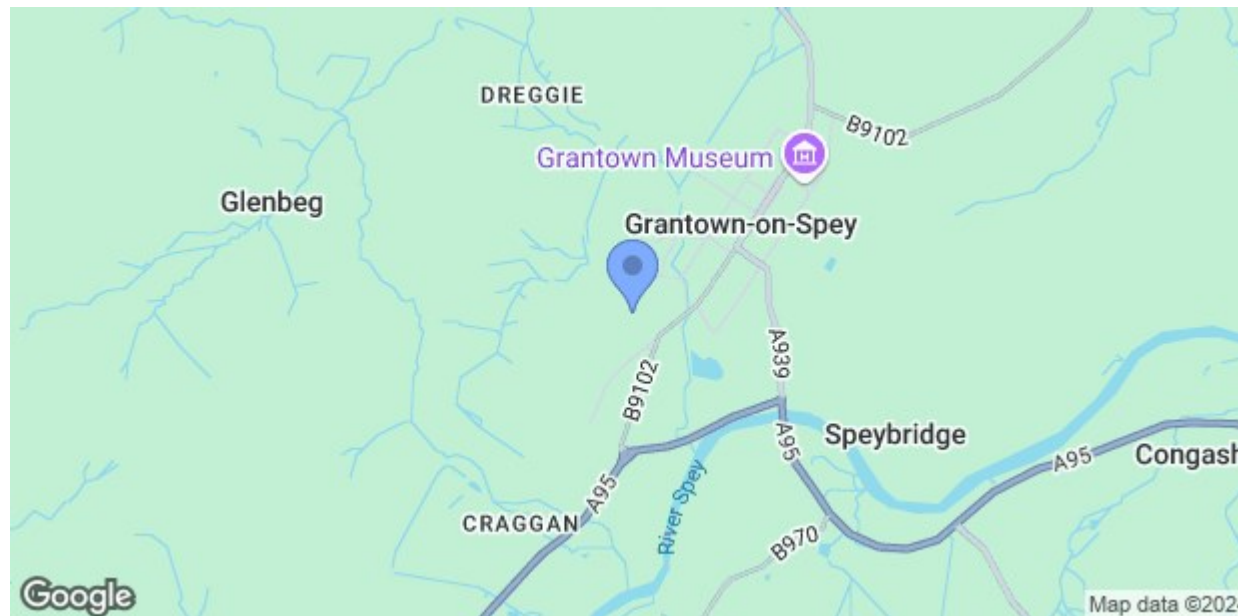
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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