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solicitors and estate agents

Cumbræ South Street, Grantown-On-Spey, PH26 3JA

**SOLD £455,000**

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



SOLD - Set within the charming Highland town of Grantown-on-Spey, this attractive and spacious detached five bedroom home offers stylish accommodation, beautifully maintained gardens, and superb outdoor space—all in a peaceful and desirable residential setting. Ideally suited for a variety of purchasers, this home balances indoor comfort with impressive outdoor space and enjoys a generous corner plot with spacious front and rear gardens, a gravel drive offering excellent off-street parking, and an integral garage. The front garden is thoughtfully landscaped with lawn, mature trees, and smart edging, while the enclosed rear garden is designed for enjoyment—featuring an area ideal for summer barbecues and a garden room that is suitable for entertaining, a home office or gym. Inside, the home offers a flexible and well-proportioned layout over two floors. On the ground floor, a welcoming entrance vestibule opens into the hallway that connects to a bright and generous sitting room which leads around to the stylish kitchen with dining area and a further snug / playroom, a modern family bathroom, a further fourth bedroom and a fifth bedroom which is currently set up as a home office. There's also a practical laundry room, a rear porch and the integral garage which is fully insulated and has a remotely operated electric roller door. Upstairs, the principal bedroom is a standout feature with generous proportions, a large dressing room, and a stylish en-suite shower room. Two further double bedrooms are served by a modern family bathroom, and all rooms enjoy excellent natural light and neutral décor throughout. Ideally situated a short distance from the High Street and centrally located between both the primary and grammar schools, this is a fantastic opportunity to secure a quality home. EPC C Council Tax D Home report available at [massoncairns.com](http://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](http://massoncairns.com) where an online copy is available to download.

#### EPC Rating C

#### Entrance Vestibule

1.1m x 1.58m (3'7" x 5'2")

The entrance vestibule offers a bright and welcoming introduction to the home, with a glazed front door and side panel allowing in plenty of natural light. There's space for hanging coats and storing shoes, while a built-in cupboard houses the electric board. There is matwell flooring.

#### Entrance Hall

A bright and welcoming hallway with oak flooring and a modern, neutral décor that sets the tone for the rest of the home. There's plenty of space for storage, with a handy under stair cupboard and a carpeted staircase rising to the first floor. Natural light flows in from a velux above the stairwell, giving the space a light and airy feel. The hall also connects directly to the main living areas, including the sitting room and kitchen/dining space.

#### Sitting Room

4.50m x 4.80m (14'9" x 15'8" )

The sitting room is a bright and generously sized space with oak flooring and recessed downlighting. A large bay window to the front floods the room with natural light in addition to another at the side, while a wood-burning stove set in a recessed hearth with slate base and floating timber mantle adds a warm and inviting focal point. The room is styled with comfort in mind, offering ample space for relaxed seating and featuring glazed double doors that open into the hall in addition to being on open plan through to the kitchen and dining area.

#### Kitchen / Dining

3.80m x 6.40m (12'5" x 20'11" )

The kitchen and dining area form a bright, modern space designed for both everyday use and social gatherings. White gloss-finish units provide plenty of storage, complemented by dark worktops and tiled splash backs for a clean, contemporary feel. Integrated appliances include a double oven, fridge freezer and a central induction hob with overhead extractor, while a large window over the sink brings in natural light and frames views of the garden. To the side, there's a dedicated dining area with space for a family-sized table and positioned perfectly for open-plan living that flows through to the sitting room. Further doors lead to the rear porch and back to the hallway.

### Rear Porch

1.48m x 0.88m (4'10" x 2'10")

This space has door access to the rear garden and there is also a further door leading into the kitchen / dining. There is matwell flooring.

### Snug / Playroom

3.29m x 3.87m (10'9" x 12'8")

The snug / playroom is a cosy and inviting space featuring warm oak flooring and a large window that allows in plenty of natural light while offering pleasant views to the front of the property. Currently arranged as a comfortable sitting room, this room is ideal as a secondary lounge, TV room, or playroom. Double glazed doors lead seamlessly through to the hallway in addition to providing extra natural light and there is a further door access to the other side of the space into the hallway.

### Bedroom Five / Home Office

3.28m x 2.88m (10'9" x 9'5")

The home office is a bright and practical room, ideally set up as a study or office. With a large window offering natural daylight and a view to the front, the room feels open and airy, perfect for focused work.

### Bathroom

1.5m x 2.49m (4'11" x 8'2")

The ground floor bathroom is fresh and modern, with neutral full height tiling with mosaic details. There's a bath with an overhead shower and folding glazed screen, a dual flush wc, and a wash hand basin with a chrome mixer tap. There is also a heated chrome towel radiator and built-in vanity cupboards that offer extra storage. A high level opaque window brings in natural light, giving the room a bright and airy feel while recessed down lighting and an extractor complete the space.

### Bedroom Four

2.87m x 3.60m (9'4" x 11'9")

This is a bright and spacious double room with a lovely outlook over the rear garden through a large window that floods the area with natural light with plenty of room for a double bed and storage.

### Integral Garage

5.79m x 4.07m (18'11" x 13'4")

The integral garage is a versatile and generously sized space with direct access from both the hallway and the adjoining utility room. Currently set up as a games room, it features some built-in shelving for storage and is fully lined and insulated. The insulated and remotely operated electric roller door to the front allows for easy vehicle access if required, making this an ideal space for use as a traditional garage, workshop, hobby room, or additional recreational area. (The billiard light will be removed)



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### Utility Room

A bright and practical utility room featuring worktops, clear splash backs, a stainless steel sink with drainer, and space for both a washing machine and tumble dryer beneath. A window provides natural light, and a glazed door opens directly to the rear garden, making it easy to hang out washing or access the outdoor space. Additional tall and base units offer further storage in addition to shelving.

### First Floor Landing

The upper landing is bright and spacious, with two Velux windows that let in plenty of natural light. It offers room for freestanding furniture and connects to the upstairs bedrooms and bathroom.

### Principal Suite, Dressing Room and En-suite

5.68m x 4.42m / 2.39m x 2.42m / 2.53m x 2.47m (18'7" x 14'6" / 7'10" x 7'11" / 8'3" x 8'1")

The principal bedroom is a bright and generous space with twin windows to the front and rear framing lovely views and allowing in lots of natural light. There's plenty of room for bedroom furniture and seating, offering flexibility for how the room can be used. Off the bedroom, a stylish en-suite shower room features a modern suite with a walk-in shower enclosure, vanity basin with storage in addition to an illuminated mirror, wc, and marble effect wet wall throughout. Completing the suite is a fantastic dressing room with fitted hanging space and shelving and window creating a dedicated and practical dressing area.

### Bedroom Two

5.78m x 3.14m (18'11" x 10'3")

A generously sized double bedroom enjoying excellent natural light from dual aspect windows to the front and rear. There's ample space for freestanding furniture and a built-in wardrobe provides convenient storage.

### Bedroom Three

3.28m x 4.01m (10'9" x 13'1")

This well-proportioned double bedroom includes a built-in storage wardrobe and comfortably accommodates additional freestanding furniture or a desk setup.

### Family Bathroom

3.16m x 2.03m (10'4" x 6'7")

The main bathroom is both practical and stylish, offering a relaxing space. It features a modern white suite including a WC, wash hand basin with vanity unit, tiled splash back and an illuminated mirror, a built-in bath with tiled surround and center chrome mixer tap. There's also a separate shower enclosure with glass doors and wet wall. A large Velux window allows natural light to pour in, enhancing the bright and airy feel of the room.

### Outside & Garden Room

The property enjoys a generous and beautifully maintained plot with a mix of mature planting, level lawn, and thoughtfully landscaped spaces ideal for relaxing or entertaining. To the front, a gravel driveway provides ample off-street parking and leads to the integral garage with electric roller door. The rear garden is fully enclosed for privacy and offers a fantastic outdoor environment with neat lawn, well-stocked borders, a seating area perfect for barbecues, and a series of raised beds ready for growing your own produce. A fantastic addition to the home, the garden room, offers a versatile space ideal for relaxing and entertaining. Fully insulated and lined with power and lighting already in place, it's a comfortable year-round retreat. Large windows ensure excellent natural light and views across the garden, while the interior layout includes a built-in bar area and space for lounge seating, offering flexibility for a variety of uses. There is a separate timber store for storing garden and sports equipment in addition to a wood store. This is a great space for families, garden enthusiasts, or anyone who enjoys making the most of the outdoors.

### Services

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

### Entry

By mutual agreement.

### Price

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### Viewings and Offers

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

Masson Cairns

Strathspey House

Grantown on Spey

Moray

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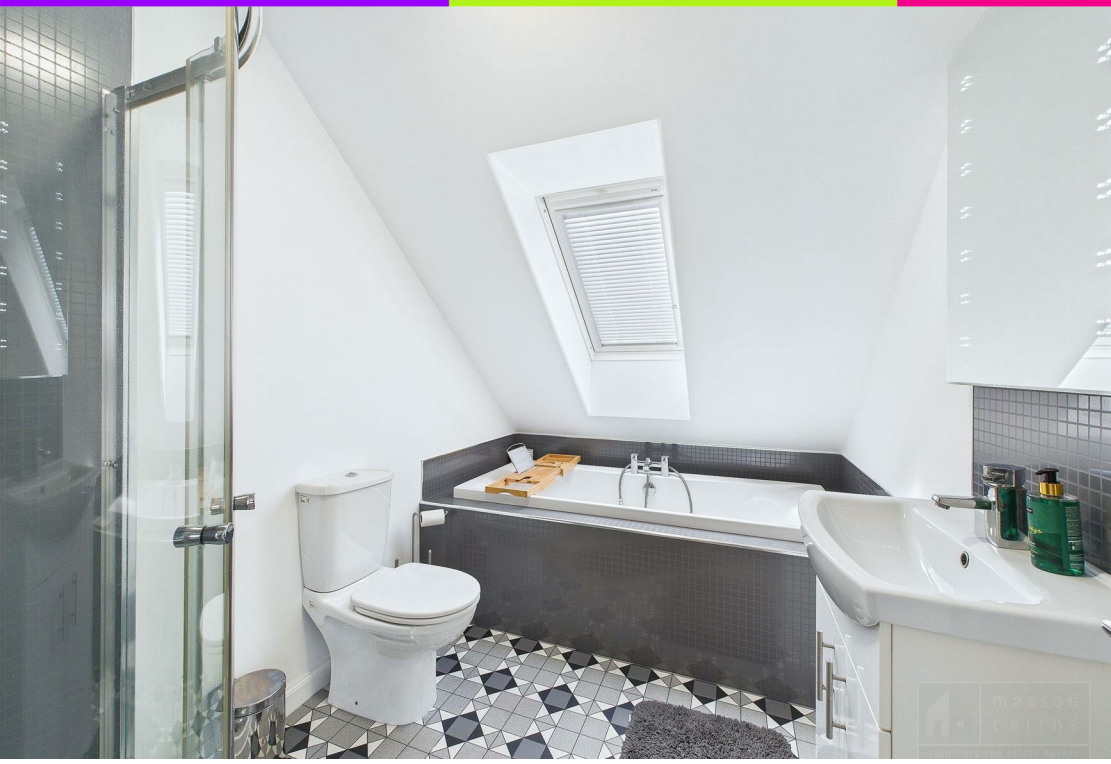




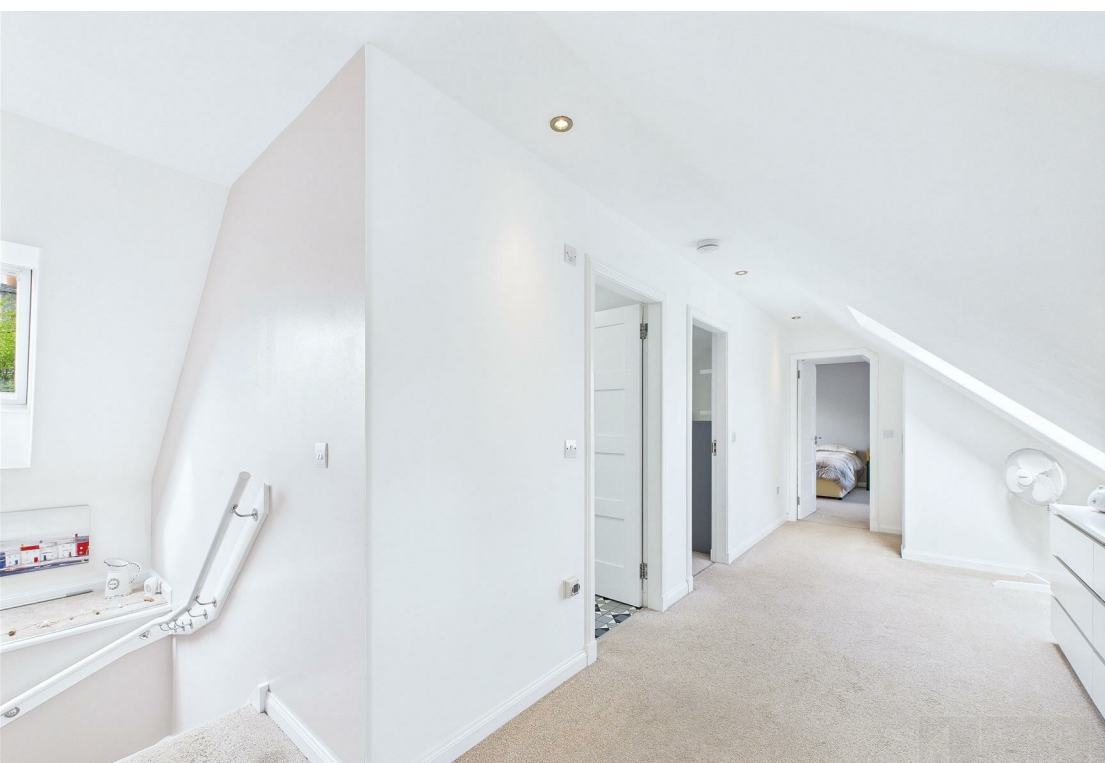












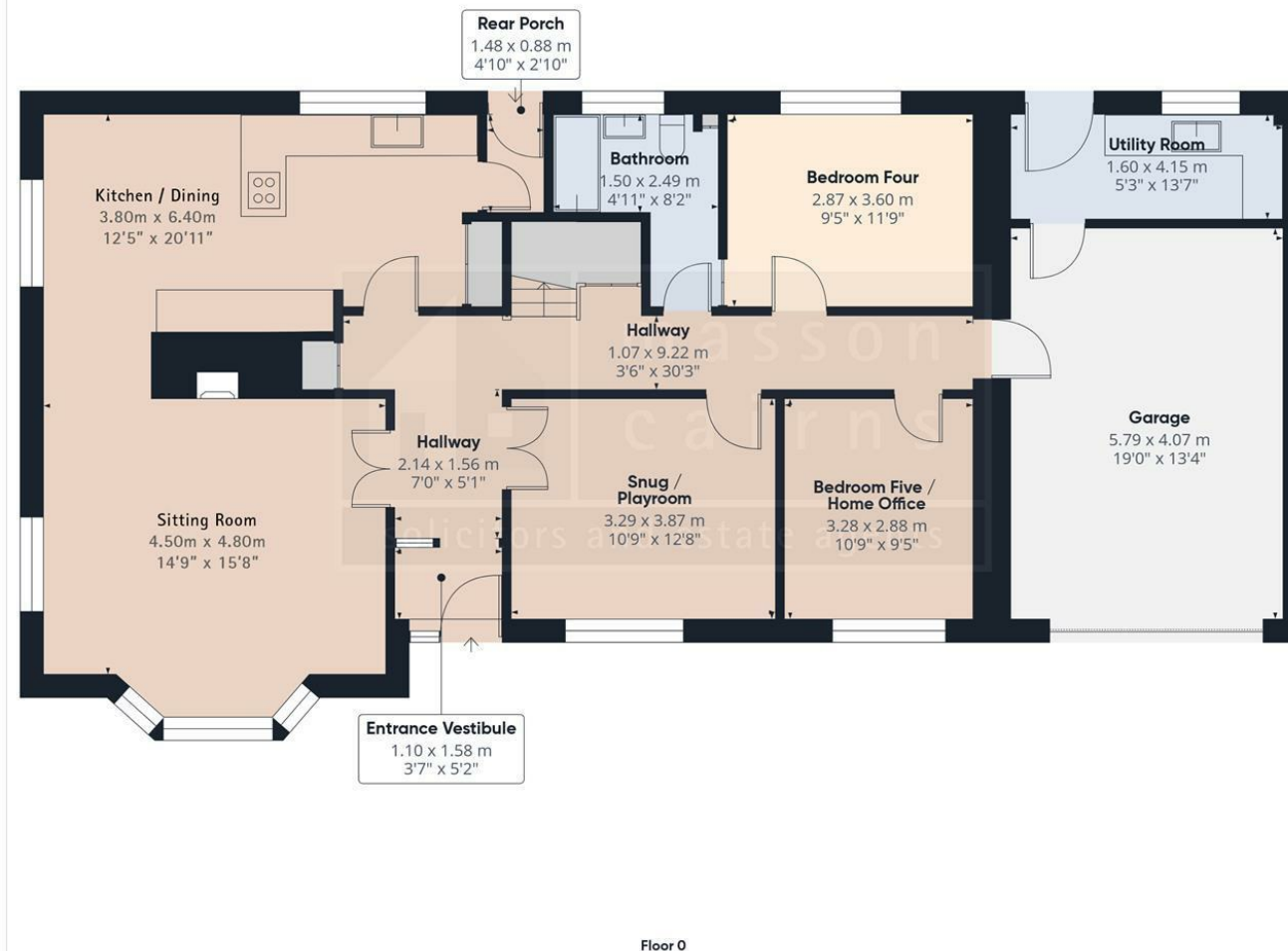












**Approximate total area<sup>(1)</sup>**  
132.3 m<sup>2</sup>  
1425 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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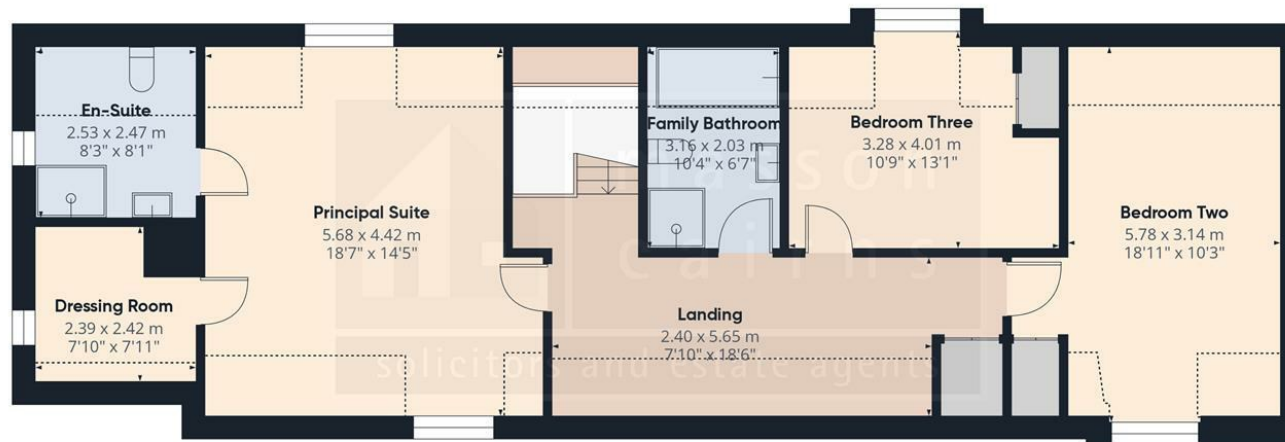
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Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

95.4 m<sup>2</sup>  
1027 ft<sup>2</sup>

**Reduced headroom**

22.6 m<sup>2</sup>  
244 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

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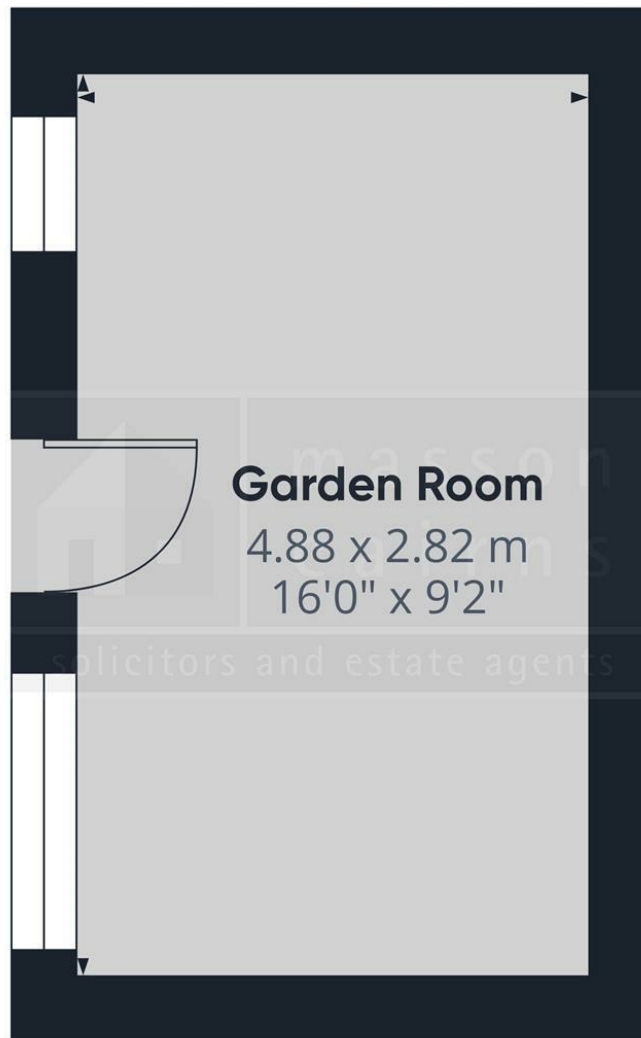
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Floor 0 Building 2



**Approximate total area<sup>m</sup>**

13.9 m<sup>2</sup>  
150 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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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