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65 Strathspey Drive, Grantown On Spey, PH26 3EY  
Offers over £185,000

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

65 Strathspey Drive is a desirable and well presented two bedroom detached bungalow situated in a quiet and private location within Strathspey Drive overlooking a green space. The property is presented in excellent condition throughout and comprises of modern kitchen with dining area, lounge with open feature fireplace, two double bedrooms with integral wardrobes and a family bathroom. The property benefits from well proportioned gardens with a private mature rear garden bordered by mature woodland, garage and garden shed. The property would suit a variety of purchasers and would be ideal as a first, family, investment or retirement home and has to be viewed to appreciate the quality of accommodation and the quiet situation of this attractive property. Council Tax Band D, Energy Performance Certificate Rating D

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## Grantown On Spey

Situated within the Cairngorms National Park Grantown is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard, Cottage Hospital and Health Centre. Sporting facilities include 18 hole golf course, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail. The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

## Hallway

A quality timber door leads into this welcoming hallway which offers access to the lounge, kitchen / dining room, both bedrooms and the bathroom and benefits from two cupboards allowing great storage. One of the cupboards houses the electrics and there is carpet flooring, radiator, mains smoke alarm, loft access and ceiling lighting.

## Lounge

5.14m x 3.45m 16'10" x 11'4"

This inviting and comfortable lounge enjoys a large picture window to the front overlooking the quiet cul de sac and centres around a warm cast iron fireplace with beautiful marble hearth and timber mantle and surround. There is a radiator, ceiling lighting and carpet flooring.

## Kitchen / Dining

5.14m x 3.37m 16'10" x 11'1"

A bright fresh kitchen with a good range of wall, base and drawer units with complementary beech worktops and integrated modern extractor cooker hood and stainless steel sink with mixer tap. There is plumbing for a washing machine, space for a cooker and fridge freezer. A rear timber door allows access to the private rear garden and two windows to the rear allow in an abundance of natural light. There is a large shelved pantry cupboard, radiator, ceiling lighting and vinyl flooring.

## Bedroom One

3.34m x 3.11m 10'11" x 10'2"

A warm and spacious double room enjoying a window to the rear overlooking the garden and benefitting from a large cupboard allowing great storage. There is a radiator, ceiling lighting and carpet flooring.

## Bedroom Two

3.52m x 2.78m 11'7" x 9'1"

This lovely double bedroom has a window to the front overlooking the quiet cul de sac and enjoys a large cupboard offering shelving and hanging storage. There is a radiator, ceiling lighting and carpet flooring.

## Bathroom

2.26m x 1.97m 7'5" x 6'6"

The light streamline bathroom comprises of a white WC, wash hand basin with twin taps and a bath with twin taps and housing a mains shower over. Fresh white tiling complements the room and there is an opaque window to the rear, shaver point light, radiator, vinyl flooring and ceiling lighting.

## Garage

6.06m x 2.87m 19'11" x 9'5"

A spacious garage with up and over door to the front, a door to the side and a window to the rear. There is concrete floor, power and light.

## Garden

The front garden is laid to lawn with a flower border and enclosed by a stone wall. A gravel driveway leads down the side to the garage and rear garden and allows parking for several vehicles. The rear garden is laid to lawn and is surrounded by a high timber fence creating a quiet private haven. There is a timber shed with felt roof measuring 1.5m x 2.5m, a timber log store, greenhouse, rotary clothes dryer, oil tank, Worcester combi boiler and outside tap.

## Services

It is understood there is mains electricity, water and drainage in addition to oil fired central heating.

## Home Report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.  
EPC Band D

## Entry

By arrangement

## Price

Offers over £185,000 are invited

## 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

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Email: [property@lawscot.com](mailto:property@lawscot.com)

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## Ground Floor



Plans not to scale, for illustration only



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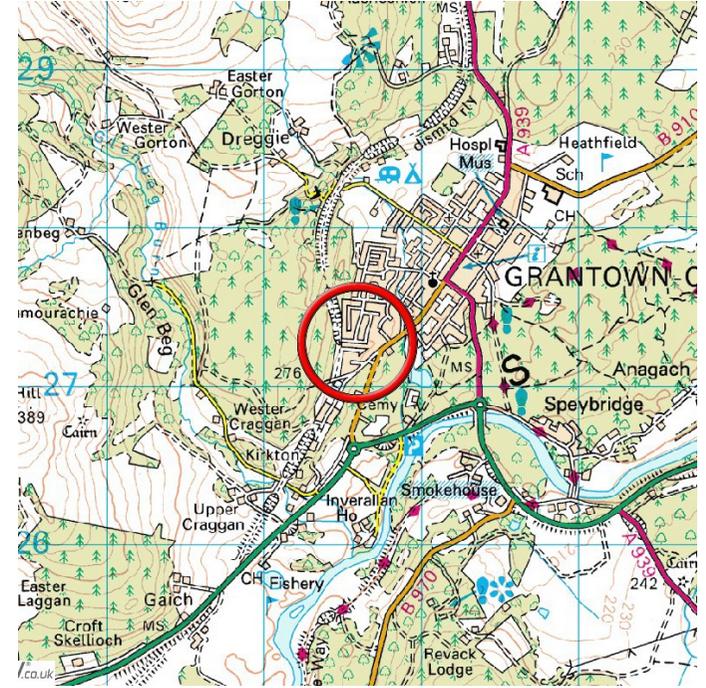
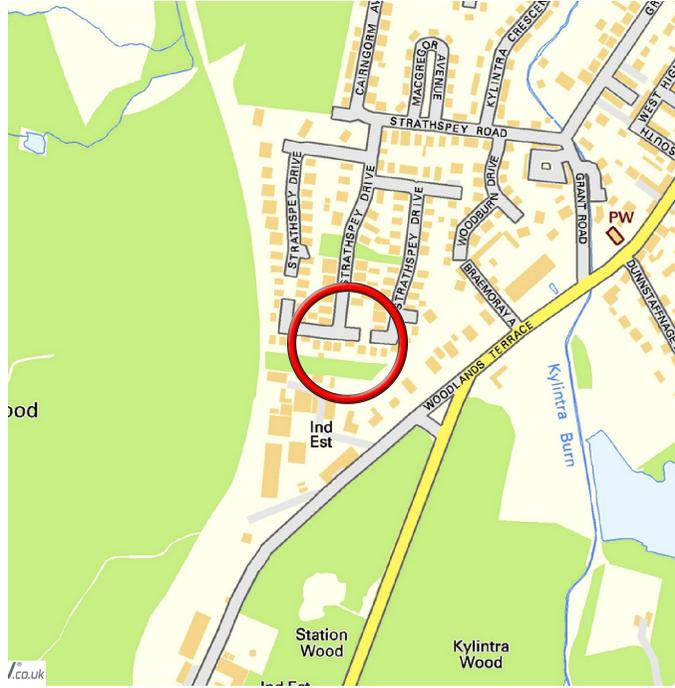
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**While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters**



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