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solicitors and estate agents

Fernlea, Woodside Avenue, Grantown On Spey, PH26 3JN
POA

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

UNDER OFFER - A rarely available and well proportioned detached three bedroom bungalow with garage set in large garden grounds and situated in the heart of the popular village of Grantown On Spey. This private and warm home offers excellent potential and benefits from oil fired central heating, double glazing throughout, off street parking, a single garage and car port and enjoys spacious enclosed gardens to the front and rear. Accommodation is arranged over one floor and comprises of a lounge with open fireplace, kitchen, dining room, three bedrooms, shower room and separate WC. Fernlea would suit a variety of purchasers and would be ideal as a family, retirement or second home set within easy walking distance of all the towns excellent amenities and with ease of access to the Anagach woods, River Spey and the many attractions of the Cairngorms National Park. Viewing is essential to appreciate the accommodation and space on offer. Energy Performance Certificate Rating F, Council Tax Band E

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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.

Entrance Vestibule

1.74m x 1.74m 5'9" x 5'9"

A timber panel door leads into this cosy entrance vestibule which in turn allows access into the hallway. There is a radiator, ceiling lighting and carpet flooring.

Hallway

The T shaped hallway provides access to the lounge, dining room, all three bedrooms and the shower room. There is a radiator, loft access, ceiling lighting and carpet flooring.

Lounge

4.80m x 4.92m 15'9" x 16'2"

A marvellous light and spacious lounge enjoying a large picture window to the front overlooking the garden, centred around a warming open fire with raised hearth, surround and mantle. There are two radiators, wall and ceiling lighting and carpet flooring.

Dining Room

3.54m x 3.53m 11'7" x 11'7"

The dining area is open to the kitchen and provides space to situate a 6-8 seater dining table and chairs. A double base unit with complementary worktop allows good storage and there are further two integrated storage cupboards and a high level cupboard housing the electrics. A window to the rear allows lovely views over the spacious garden and there is a clothes pulley, radiator, recessed ceiling lighting, carpet flooring and the Horstman 425 Tiara hot water and heating programmable controls are placed here.

Kitchen

4.47m x 2.37m 14'8" x 7'9"

The kitchen offers a good range of wall, drawer and base units in grey with complementary worktop and tiling in addition to a matching breakfast bar which opens into the dining room. There is a stainless steel sink with mixer tap, Bosch electric oven/grill and five ring gas hob, Bosch larder fridge with compartment and there is plumbing for a dishwasher. There is a door at the side to allow access to the gardens in addition to a window to the rear allowing lovely garden views. There is ceiling lighting, tiled flooring and a radiator.

WC

0.92m x 2.37m 3'0" x 7'9"

Accessed from the kitchen, this room offers a Twyford's Bathrooms sage WC and offers plumbing for a washing machine. There is a window to the side, shelving allowing good storage, a high level Dimplex wall heater, ceiling lighting and laminate flooring.

Master Bedroom

3.22m x 4.31m 10'7" x 14'2"

A spacious double bedroom enjoying a triple window to the front overlooking the garden and benefitting from two large mirrored sliding door wardrobes offering excellent storage. There are white integrated drawer units with a mirror placed behind, a radiator, ceiling lighting and carpet flooring.

Bedroom Two

3.49m x 2.89m 11'5" x 9'6"

This lovely double bedroom has a window to the rear allowing views over the spacious and private gardens. The room benefits from integrated white wardrobes and drawer units as well as a large double mirrored sliding door wardrobe providing marvellous hanging and shelving storage. There is a radiator, ceiling lighting and carpet flooring.

Bedroom Three

.51m x 2.87m 1'8" x 9'5"

A delightful double bedroom with a window to the rear enjoying views over the gardens and benefitting from an integrated double wardrobe with good storage. There is a radiator, ceiling lighting and carpet flooring.

Shower Room

2.51m x 1.67m 8'3" x 5'6"

This shower room consists of a large sliding door shower cubicle housing a Mira Event XS electric shower with wet wall behind. The integral cream vanity units offer good storage and there is a back to wall WC, Ideal Standard wash hand basin with mixer tap and there is a large mirror and light above. There is an opaque window to the rear, radiator, ceiling lighting and laminate flooring.

Garage & Carport

6.05m x 3.78m 19'10" x 12'5"

The covered car port provides fantastic sheltered parking for one vehicle and leads to the single garage with up and over door, parking for one vehicle and additional equipment storage space. There are two windows to the side allowing in good natural light and there is a concrete floor, power and light.

Outside

A decorative stone wall surrounds the front garden which is mainly laid to lawn with a gravel area offering additional parking. There are flower beds, mature shrubs and bushes in addition to a tarmac drive which leads up the side of the property to the carport and garage. A low level timber gate opens into the rear spacious garden which are a particular feature of the property and is mainly laid to lawn, interspersed with mature bushes and surrounded by a high level timber fence offering good privacy. A paved area is situated at the rear door and there is a timber dog kennel with wire framed run, outside tap, boiler and Titan oil tank..

Services

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

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.
EPC Band F

Entry

By arrangement

Price

UNDER OFFER

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
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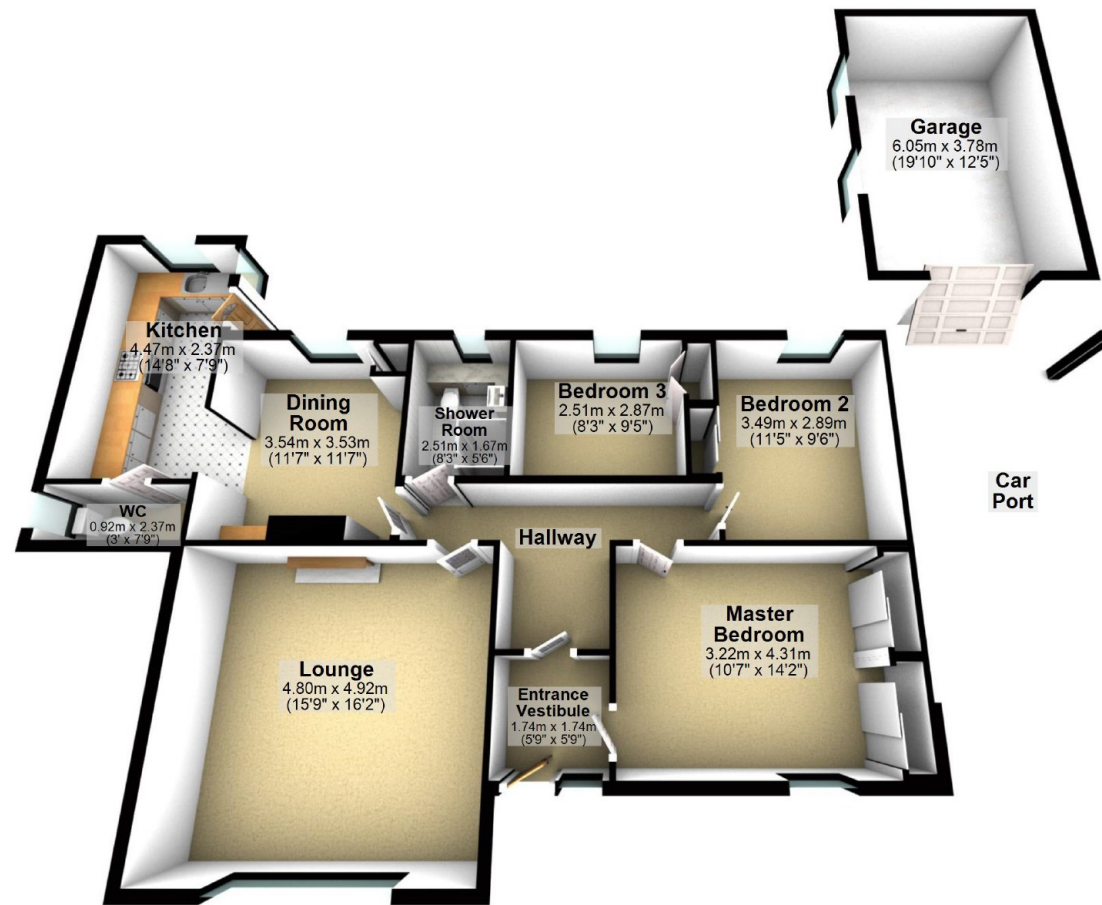
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Ground Floor



Plans not to scale, for illustration only



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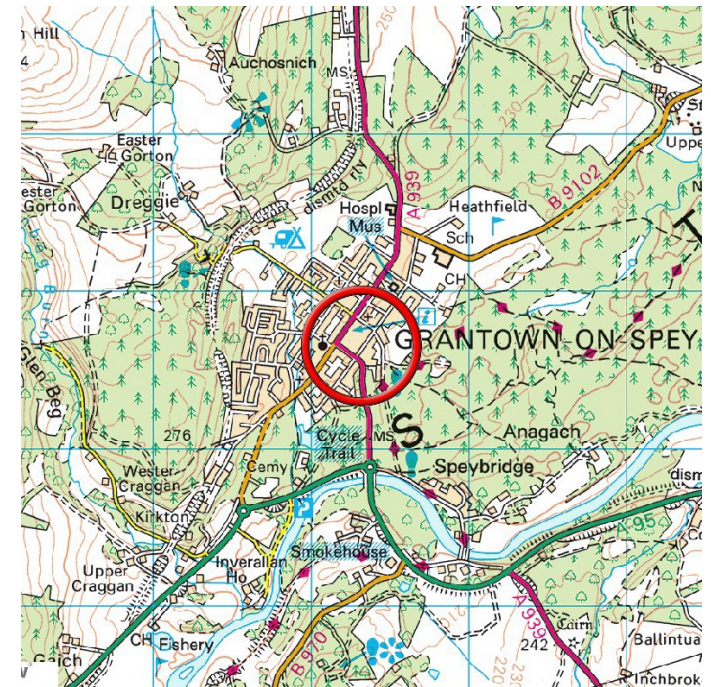
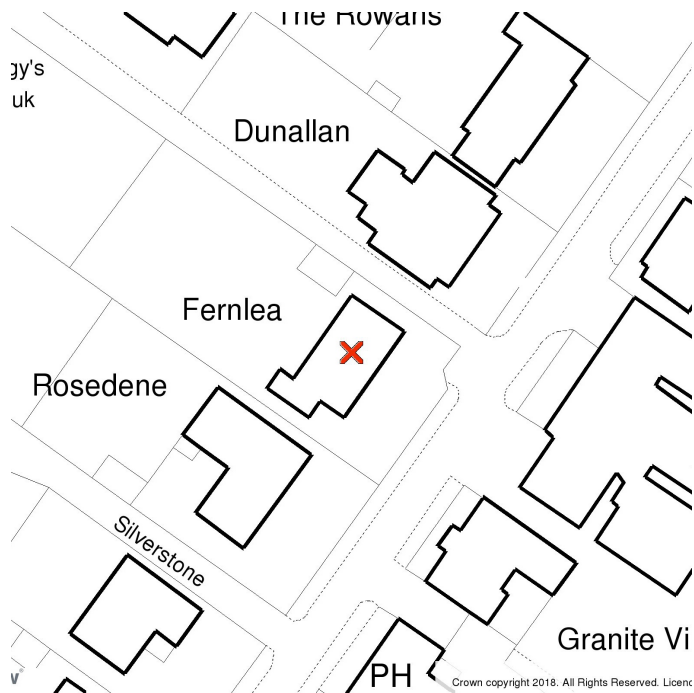
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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