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solicitors and estate agents

110 High Street, Grantown On Spey, PH26 3EL
Offers over £140,000

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

A very pretty and immaculately presented two bedroom cottage of granite and slate construction refurbished to the highest standard to provide a rare mix of beautiful and luxurious modern amenity located in a central location on Grantown High Street. The home offers generously proportioned rooms and fresh living spaces arranged over two floors including a large entrance hall which leads to a bright lounge, luxury fitted kitchen with dining area and with integral appliances, WC and stairs which lead to the large master bedroom with a walk-in wardrobe, second bedroom and a stylish shower room. Outside there is a lockable storage shed. The property would suit a variety of purchasers looking for an affordable home in the Cairngorms National Park and would be ideal as a first, family or investment property viewing is advised. Energy Performance Certificate Rating D, Council Tax Band C

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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 Hall

110 High Street is accessed through a high performance timber external door leading into the hallway. The spacious hallway is elegantly decorated and provides a welcoming entry to this charming home with ample space for coats and footwear. There is quality carpet flooring, ceiling lighting, Komfort wet electric radiator, doors to all the ground floor accommodation and stairs to the first floor.

Lounge

4.35m x 2.85m 14'3" x 9'4"

The comfortable lounge has a double picture window to the front flooding the room with natural light. There is lovely feature fireplace, carpet flooring, Komfort wet electric radiator and ceiling lighting.

Kitchen / Dining

6.65m x 3.96m 21'10" x 13'0"

A beautifully fitted quality kitchen fitted with a great range of soft close wall, base and drawer units with complementary work surfaces. The spacious and bright kitchen and dining room benefits from ample natural light provided through windows to both front and back. There is a one and a half bowl sink with drainer and mixer tap, Icon extractor, recessed ceiling lighting, tile effect vinyl flooring and a Komfort wet electric radiator. This room also benefits from a Hotpoint oven / grill and induction hob with an extractor over, Bosch washer / dryer and a Zanuss fridge freezer and there is space for a dishwasher. The generous dining area provides ample space for a multiple person dining suite and additional furniture making this an ideal space for family living and entertaining guests.

WC

1.76m x 1.67m 5'9" x 5'6"

The spacious WC enjoys contemporary white sanitary ware including WC and pedestal wash hand basin with modern mixer tap. There is an opaque window to the rear, vinyl flooring, chrome heated towel rail, ceiling lighting and a low level cupboard which houses the electrics.

Landing

The bright landing has doors leading to the first floor accommodation, carpet flooring, smoke alarm, ceiling lighting and a window to the rear.

Master Bedroom

3.64m x 4.78m 11'11" x 15'8"

An extremely spacious and luxurious master bedroom with twin windows to the rear, quality carpet flooring, recessed ceiling lighting and a panel heater. This room also benefits from a large walk-in wardrobe with hanging and shelving in addition to housing the water cylinder.

Bedroom Two

3.56m x 2.45m 11'8" x 8'0"

Bedroom two boasts a window to the rear, carpet flooring, integral storage wardrobes, recessed ceiling lighting and a panel heater.

Shower Room

1.87m x 2.84m 6'2" x 9'4"

This beautifully presented shower room boasts a luxury shower cubicle housing a Mira Sport shower and a charming vanity area with integrated wash hand basin with twin taps and modern back to wall WC. Further to this there is a heated towel rail, a shaver point, an extractor, wall lighting and recessed ceiling lighting.

Outside

To the rear of the property there is a large timber shed providing excellent garden and sports equipment storage.

Services

It is understood that the property has mains water, drainage and electricity. Heating is by Komfort wet electric heaters and panel heaters.

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 D

Entry

By arrangement

Price

Offers over £140,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-
Masson Cairns
Strathspey House
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Moray
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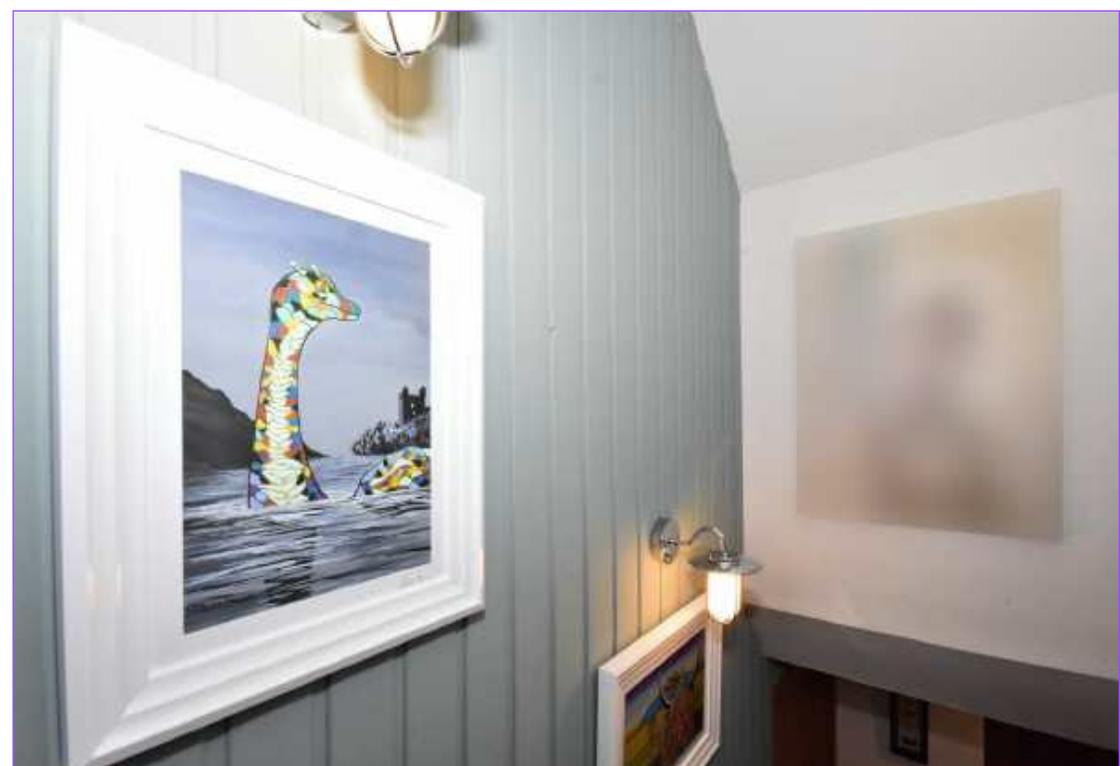
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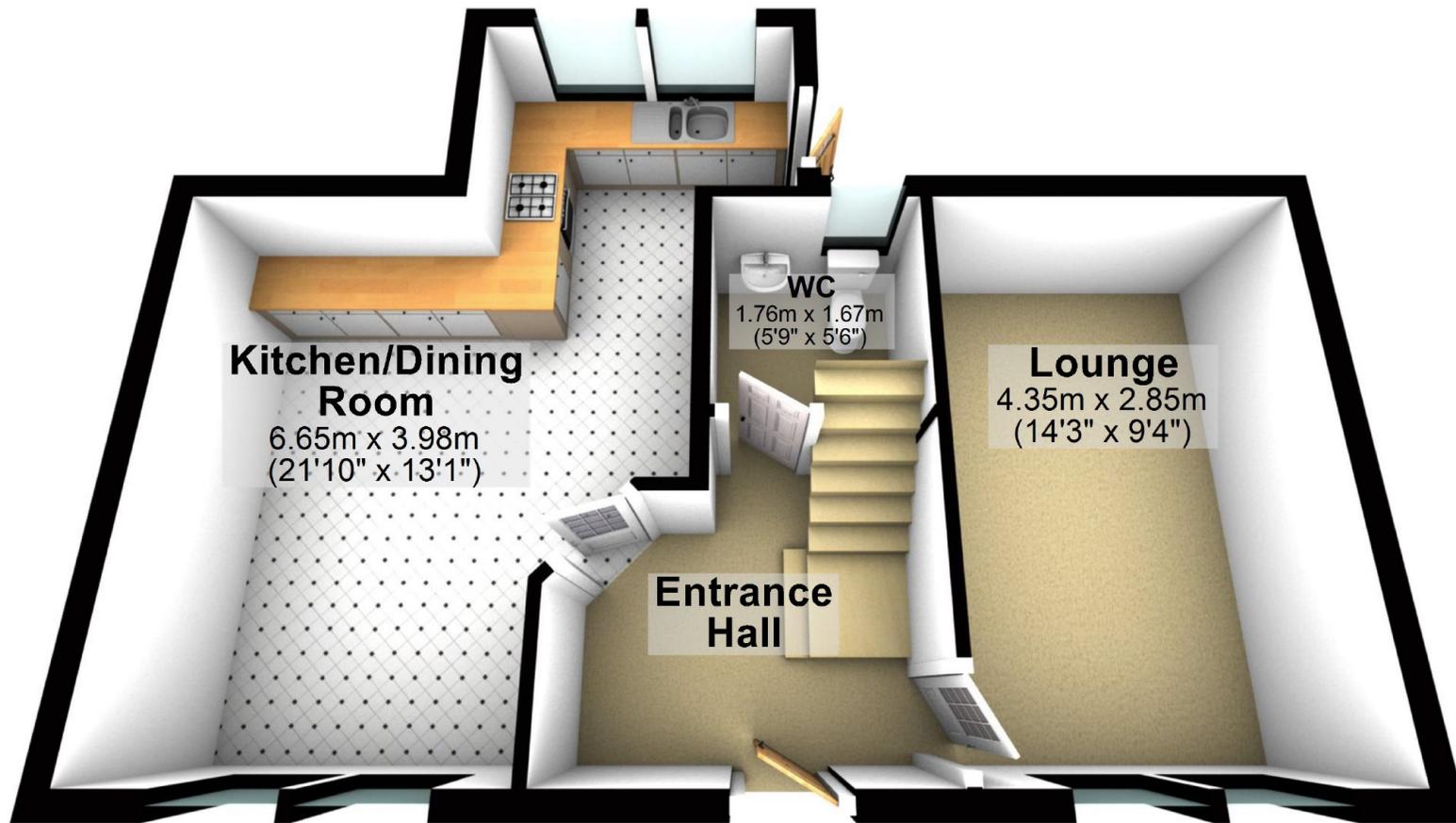
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Ground Floor



Plans not to scale, for illustration only



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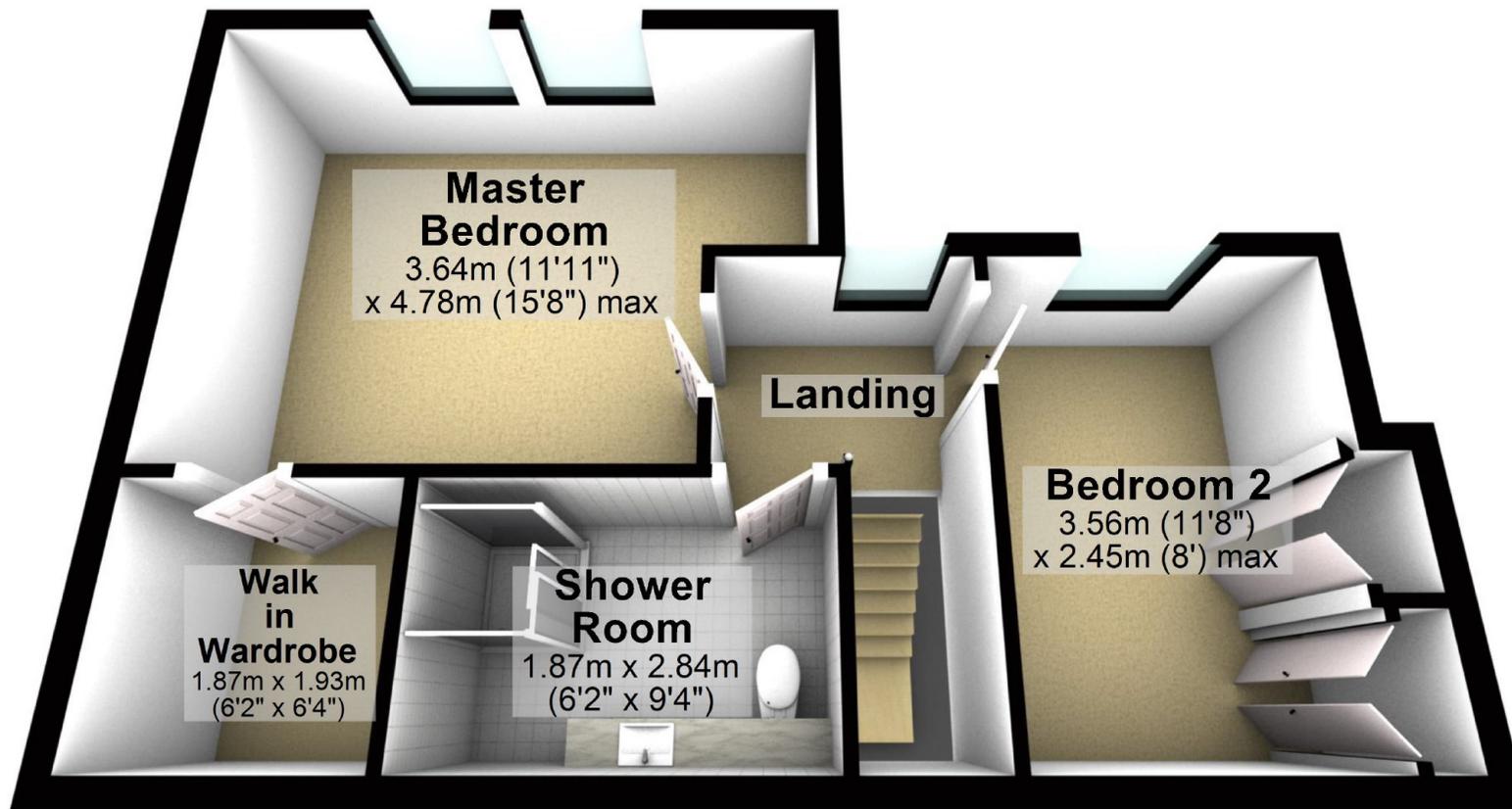
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First Floor



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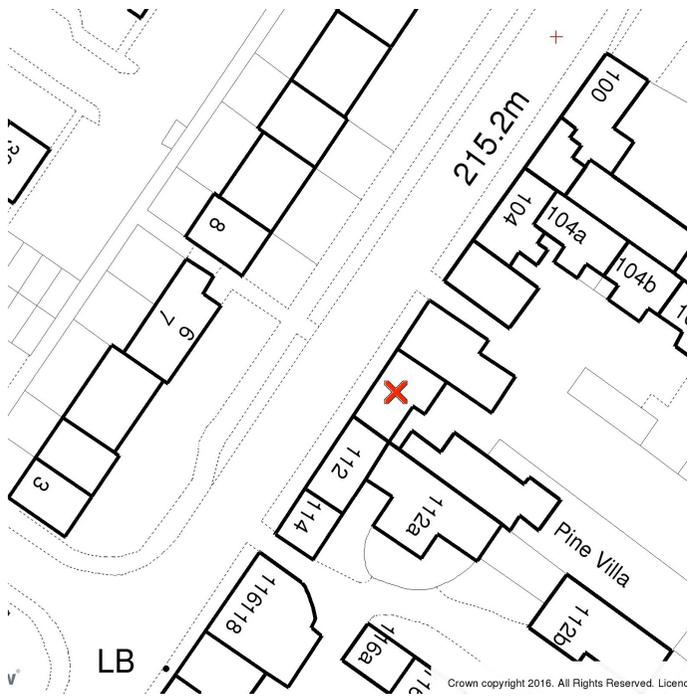
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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