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solicitors and estate agents

School Lodge, School Gardens, Dulnain Bridge, PH26 3DE
POA

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

UNDER OFFER - A superbly appointed and immaculate two bedroom townhouse of pointed stone wall and slate roof finished to an exacting standard with quality finishes throughout and a flexible layout ideally suited to modern family life. School Lodge has accommodation arranged over two floors and comprises entrance hall, downstairs shower room, spacious lounge with French doors to courtyard, generous contemporary kitchen with integral appliances, family bathroom and two double bedrooms. Recently fully refurbished back to the stone walls the property is finished to the highest standard and provides a rare blend of traditional beauty with modern amenity in a quiet location with private parking and shared courtyard. The property would suit a variety of buyers and is an affordable and energy efficient first or second home in the National Park. Energy Performance Certificate Rating C, Council Tax Band C

POA



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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

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Dulnain Bridge

Near Grantown On Spey, and in the Cairngorms National park, the village is comprised of two communities, Dulnain Bridge itself is centred to the north of the bridge with a post office and garage. The crofting community of Skye of Curr stretches for about a mile to the south, terminating at the famous Speyside Heather Centre. Grantown On Spey, situated nearby is within the Cairngorms National Park and 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, 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 Hallway

A quality timber and glazed door opens into the bright and welcoming entrance hallway which provides access to the lounge / dining room and the shower room and pine stairs lead to the first floor. There is oak effect wood laminate flooring, ceiling lighting, a mains wired smoke detector and Creda storage heater.

Lounge / Dining

5.72m x 4.34m 18'9" x 14'3"

The superbly large and airy lounge enjoys abundant natural light with patio doors opening out to the sunny courtyard which is bounded with a timber fence and gate and enjoys lovely woodland views. There are further windows to the front and side and there is recessed down lighting, a mains wired smoke alarm, Creda storage heater and two cupboards which offer good storage.

Kitchen

3.63m x 2.10m 11'11" x 6'11"

This contemporary kitchen provides a good range of Cherry effect wall, base and drawer units with complementary work surfaces and fresh tiling whilst enjoying under counter mood lighting. Integrated within the kitchen is a stainless steel sink with twin taps, a single oven, Teka ceramic hob with cooker hood above, fridge / freezer and Bosch dishwasher

and a washer / dryer. A window to the rear allows in great natural light and there is recessed down lighting, oak effect laminate flooring and a Creda panel heater.

Shower Room

2.78m x 2.12m 9'1" x 6'11"

The very spacious and fresh shower room enjoys a three piece suite comprising of WC, wash hand basin with twin taps and a shower cubicle housing a mains pressure shower with contemporary wet wall surrounding. A door leads to the large under stairs storage cupboard which houses the Megaflo water tank and a slim electrics cabinet. There is a mirrored wall cabinet, wall mirror, shaver point light, chrome towel warmer, extractor, Creda storage heater, tiled flooring and ceiling lighting.

First Floor

A beautiful pine staircase leads up to the first floor and a ceiling mounted light tunnel allows in lovely natural light.

Landing

The charming light landing provides access to to both bedrooms and the bathroom and there is a shelved cupboard allowing great storage. A window to the rear floods the landing with natural light and there is a loft access hatch, carpet flooring, Creda storage heater, ceiling lighting and a mains wired smoke detector.



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Master Bedroom

5.82m x 3.27m 19'1" x 10'9"

A wonderfully luxurious and bright double room enjoying three large Velux windows and an additional window to the side flooding the room with natural light and also benefitting from a large walk-in wardrobe with timber sliding doors providing excellent hanging and shelved storage. There is carpet flooring, ceiling lighting and a Creda electric panel heater.

Bedroom Two

3.30m x 3.19m 10'10" x 10'6"

Another spacious double room with two large Velux windows to the front creating a light, airy and relaxing room. The floor is carpeted and there is ceiling lighting and a Creda panel heater.

Bathroom

2.83m x 1.97m 9'3" x 6'6"

A modern family bathroom with high quality fittings comprising of WC, pedestal wash hand basin with twin taps and a bath with twin taps housing a Mira Sport electric shower and this is complemented with fresh contemporary wall tiling. There is an extractor fan and convenient shaver socket in addition to a wall mounted medicine cabinet and mirror. There is a ceiling mounted light tunnel allowing natural light, Creda storage heater, tiled flooring, chrome towel warmer and lighting is provided from four recessed down lighters.

Outside

The property enjoys a sunny courtyard area which provides excellent shelter, has lovely woodland views and is bounded by low level timber fencing. There is also a dedicated off street parking space.

Services

It is understood that the property is connected to mains services.

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 C

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
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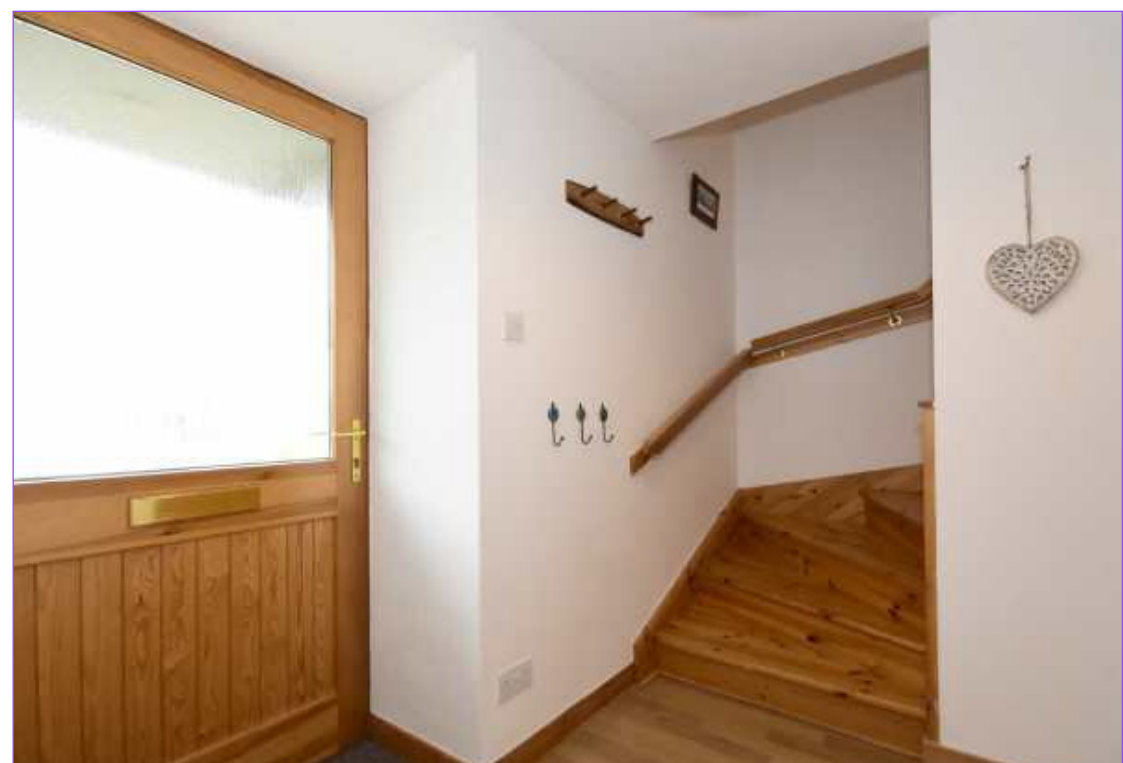
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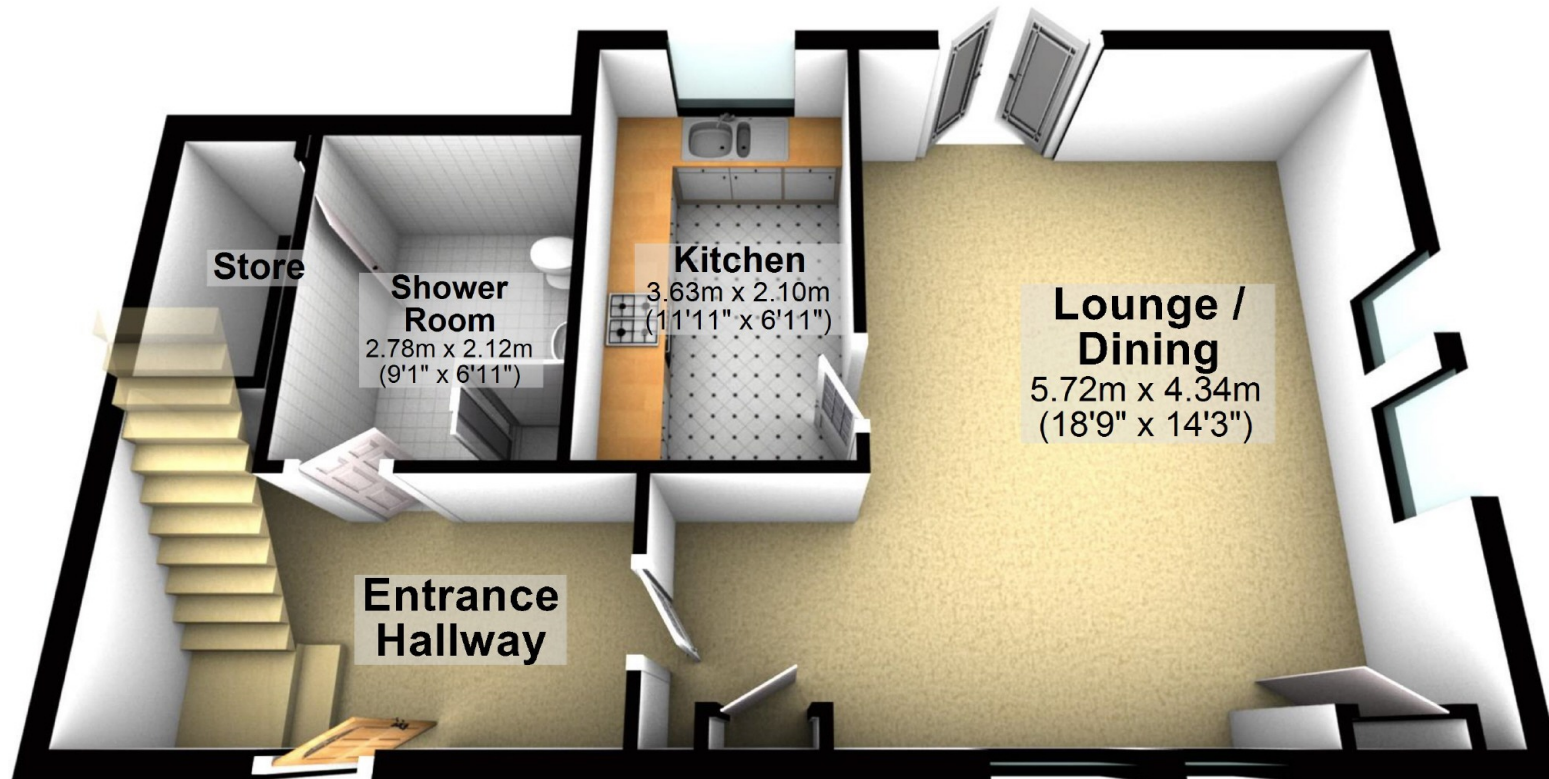
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Ground Floor



Plans not to scale, for illustration only



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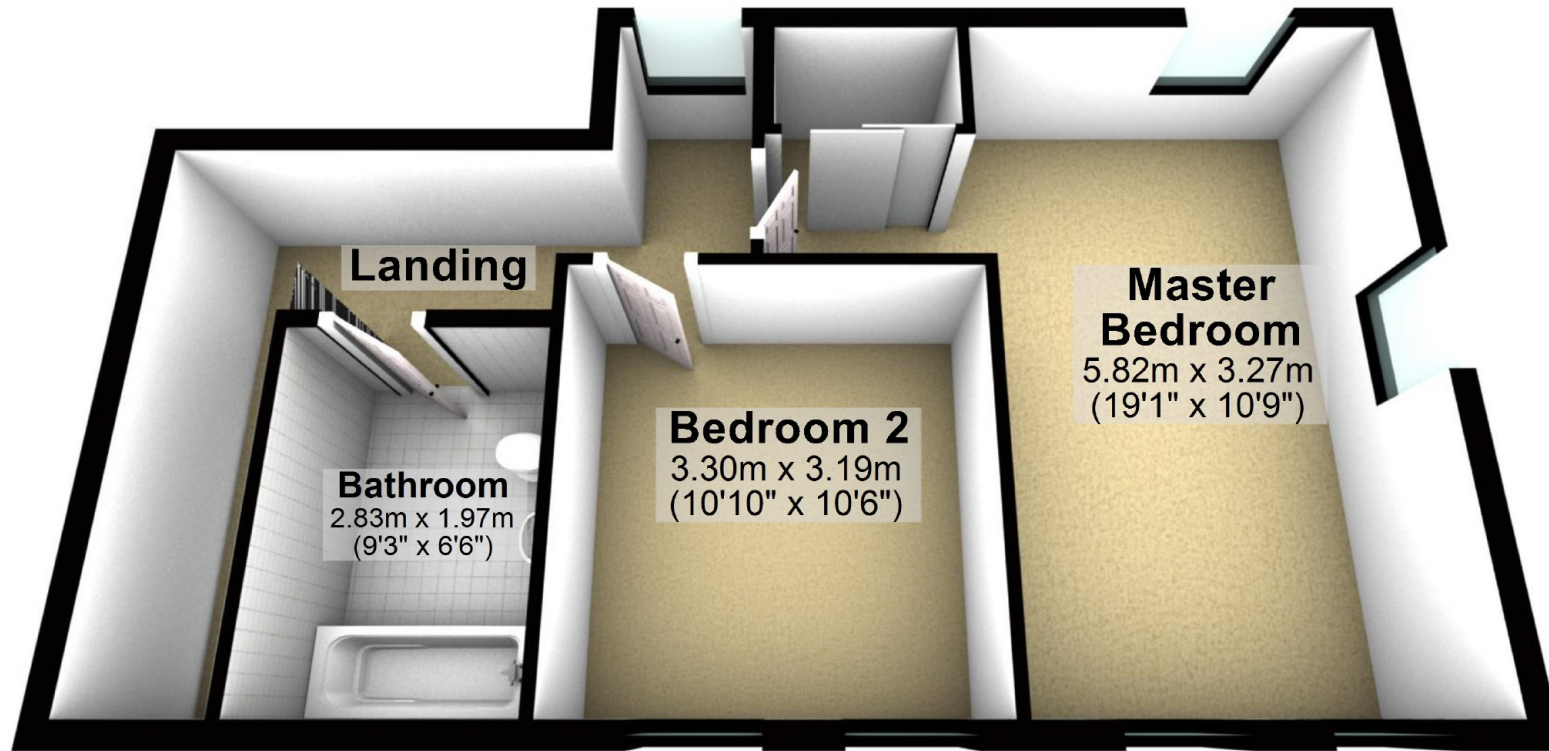
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First Floor



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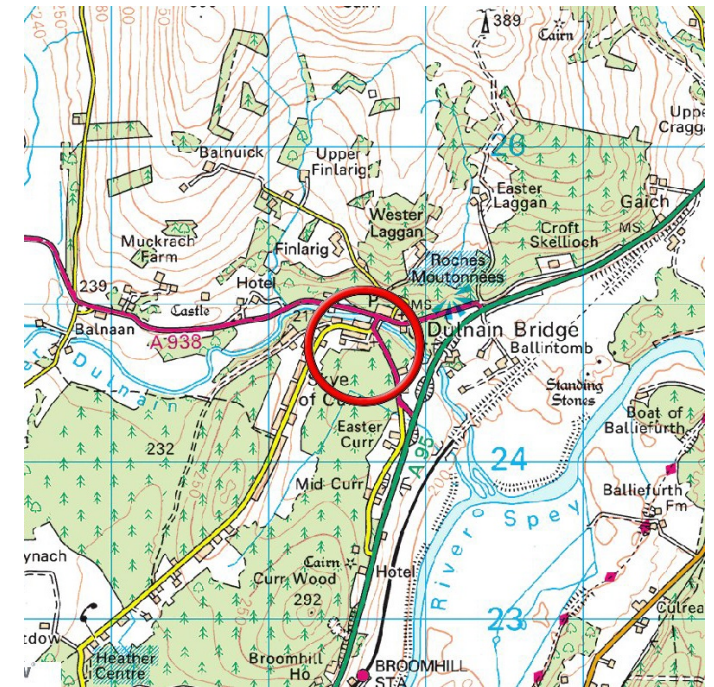
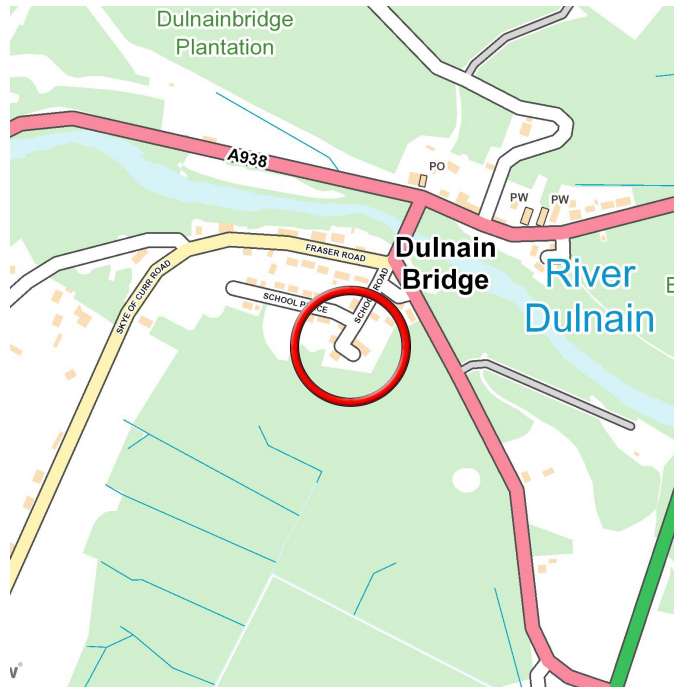
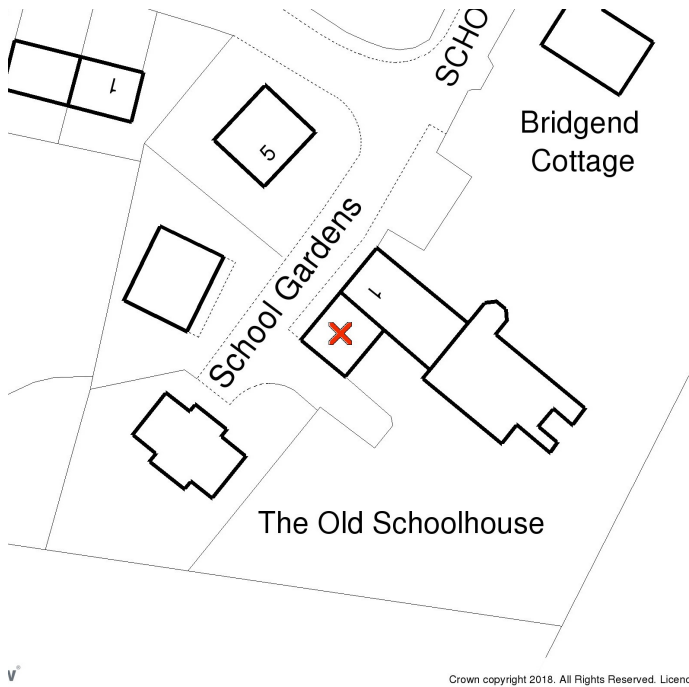
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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