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solicitors and estate agents

1a Spey Avenue, Granttown On Spey, PH26 3EJ
Fixed asking price £110,000

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

1a Spey Avenue is a charming, well presented and bright three bedroom semi-detached dwelling house situated just off the High Street and close to all local amenities of this popular Highland town. Outside there is the benefit of a private and secluded garden to the rear and an allocated off street parking space. Accommodation is over two floors with a ground floor layout comprising of a lounge with multi fuel stove, kitchen, dining room and entrance hall with stairs leading to the first floor with landing with two double bedrooms, a single room and a shower room. Currently run as a successful holiday letting business, the property would be ideal for a first time buyer or for use as an easily maintained family, second or holiday home within the Cairngorms National Park. Energy Performance Certificate Rating F, Council Tax Band B

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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

Entry is through a timber glazed door into the welcoming entrance hall which in turn provides access to the lounge and dining room and the carpeted stairs lead to the first floor. There is attractive floor tiling, wall lighting, hooks for hanging outerwear and a Delonghi Hifi Technology panel heater.

Lounge

4.13m x 3.21m 13'7" x 10'6"

An attractive welcoming lounge enjoying a window to the front allowing in lovely natural light centred around a warming wood burning stove with brick surround, slate hearth and timber mantle. A sliding door opens to the kitchen and there is a cupboard offering good storage, carpet flooring, ceiling lighting and a Delonghi Hifi Technology panel heater.

Kitchen

1.85m x 2.55m 6'1" x 8'4"

A well proportioned kitchen offering a range of antique pine base, drawer and wall units with a quality solid wood worktop and fresh white tiling. White goods are included and consist of a Logik cooker with extractor placed above, Beko washing

machine and tumble dryer, Curry's Essential dishwasher and a fridge. A timber glazed door provides access out to the rear of the property and there is laminate flooring, four point ceiling lighting and a Dimplex panel heater.

Dining Room

4.13m x 3.28m 13'7" x 10'9"

This spacious dining room is open plan with the kitchen and enjoys plenty space to comfortably house a 6 seater dining set thus creating an ideal place for the family to gather together. There is a window to the front allowing in lovely natural light and there is a slim shelved storage cupboard, carpet flooring, ceiling lighting and a Delonghi Hifi Technology panel heater.

Landing

A fresh white staircase with carpet flooring leads up to the first floor landing which provides access to all three bedrooms and the shower room. There is a sizeable shelved cupboard allowing good storage, loft access, a First Alert carbon monoxide alarm, ceiling lighting and carpet flooring.

Bedroom One

4.25m x 3.61m 13'11" x 11'10"

A double bedroom enjoying a bay window to the front flooding the room with natural light. There is carpet flooring, ceiling lighting and a Delonghi Hifi Technology panel heater.

Bedroom Two

4.25m x 3.14m 13'11" x 10'4"

A relaxing double bedroom benefitting from a bay window to the front allowing the natural light to cascade in. There is carpet flooring, ceiling lighting and a Delonghi Hifi Technology panel heater.

Bedroom Three

1.26m x 2.47m 4'2" x 8'1"

A cosy single bedroom benefitting from a Velux window to the front allowing in lovely natural light. There is carpet flooring and ceiling lighting.

Shower Room

1.30m x 1.51m 4'3" x 4'11"

A smart shower room enjoying fresh floor to ceiling tiling and comprising of a WC, white storage unit incorporating a wash

hand basin with mixer tap and a corner shower cubicle housing a Mira Enthuse electric shower. There is an opaque window to the rear, shaver point light, vinyl flooring and ceiling lighting.

Outside

The property is accessed directly from Spey Avenue and benefits from an allocated gravel off street parking space located at the side and enjoys a separate private garden situated around the rear. This lovely private haven is laid with bark chips, is bordered by mature shrubs and surrounded by high privacy timber fencing. There is a 4 seater picnic table and a timber shed allowing storage for garden and sports equipment.

Services

It is understood that the property has mains water, drainage and electricity.

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

Fixed Asking Price £110,000

*The property is being sold with most of the furniture included.

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

Fax: (01479) 874806

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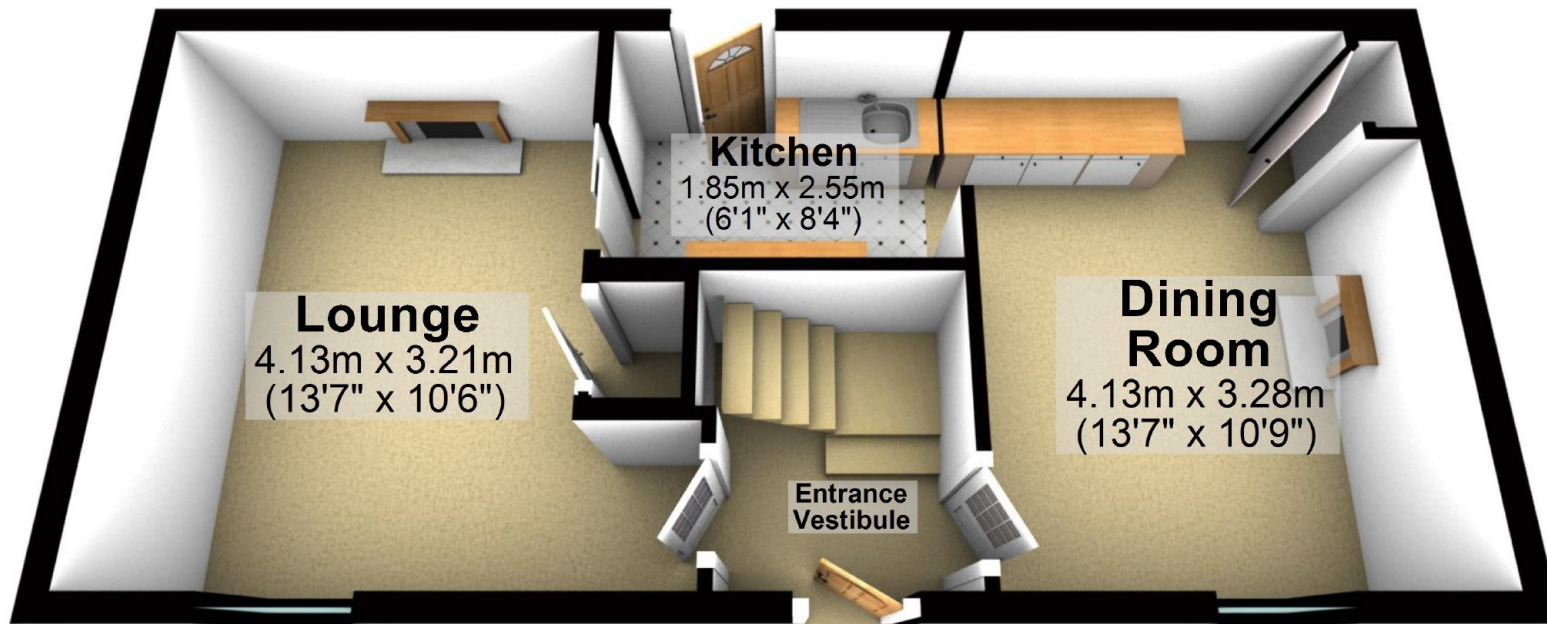
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Ground Floor



Plans not to scale, for illustration only



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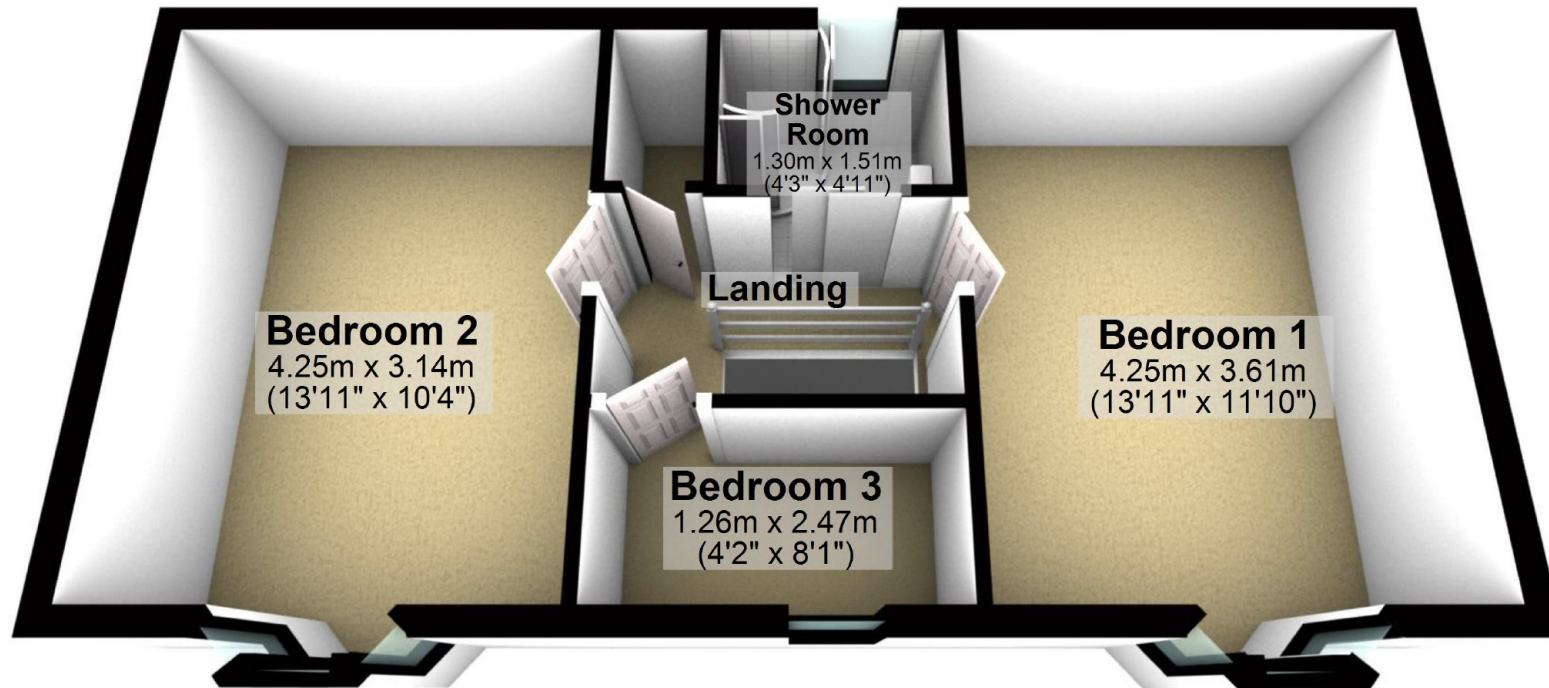
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First Floor



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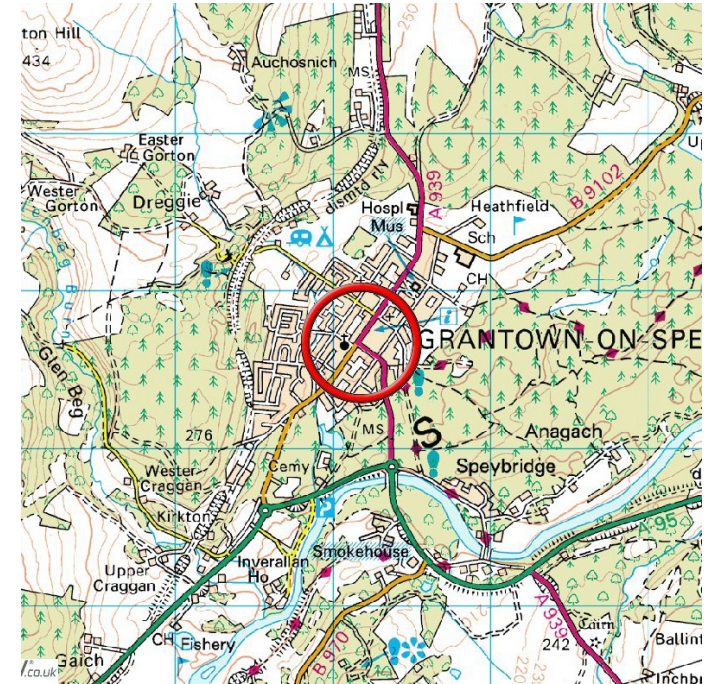
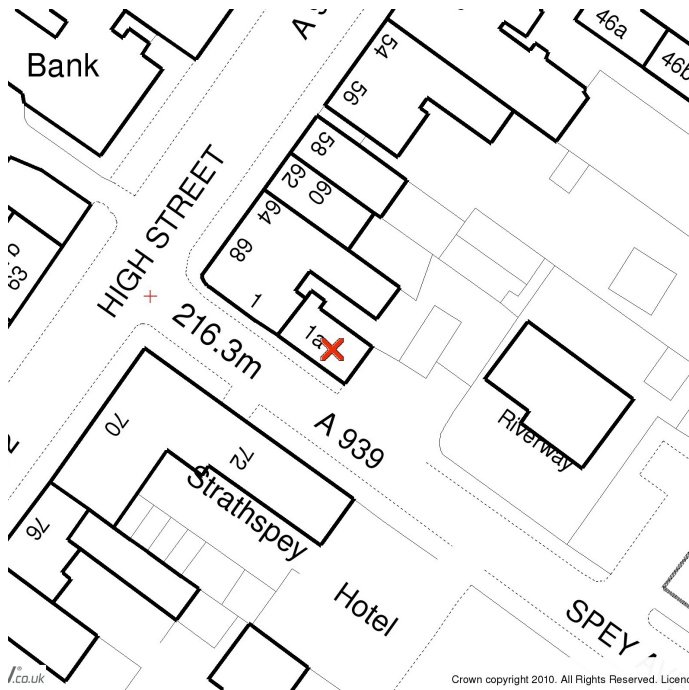
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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