

masson  
cairns

Pine Villa, Rear Of High Street, Grantown On Spey, PH26 3EL  
Fixed asking price £205,000

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

solicitors and estate agents

An immaculate and spacious three bedroom home in a central but quiet location. Pine Villa is an impressive detached home which is situated in a private location off the High Street in Granttown within easy reach of all amenities. This well presented property benefits from a bright lounge with wood burning stove, large modern kitchen with ample space for dining, three bedrooms and family bathroom. The property is presented in excellent order and benefits from double glazing, oil fired central heating and outside the well kept gardens enjoy a neat lawned area and patio for outdoor entertaining. There is a sizable garage / workshop and the property would suit a variety of purchasers including those looking for a family or second home in the Cairngorms National Park. Viewing recommended is to appreciate the walk in condition of the accommodation on offer. Council Tax Banding D, Energy Performance Certificate Rating D

## Fixed asking price £205,000



masson  
cairns

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

## 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

2.66m x 2.37m 8'9" x 7'9"

A spacious and bright vaulted entrance vestibule with large windows to three sides over a dwarf wall which provide superb levels of natural light. There is tiled flooring and a purpose built seat with integral storage ideal for keeping shoes out of sight. There is a radiator, twin wall lights and a timber door which leads to the hallway.

## Hallway

The L shaped hallway provides access to the kitchen / dining room, bedroom, the lounge and there are stairs to the first floor accommodation. There is a feeling of warmth provided by the natural wood flooring and there is a radiator, smoke detector, ceiling lighting and a cupboard housing the electric consumer board.

## Lounge

3.81m X 4.47m 12'6" X 14'8"

This wonderfully bright room provides a fantastic living space in which to relax and enjoys large picture windows to the front and side offering views to the front and gardens. There is a focal fireplace with a quality AGA wood burning stove which is set in a decorative stone surround with timber mantle and tiled hearth.

## Kitchen / Dining Room

3.64m x 3.97m 11'11" x 13'0"

This large kitchen offers an excellent range of beech base, wall and drawer units with complementary worktops and white tiled splash backs in addition to ample space for a dining table with chairs. There is a large window to the front, real wood flooring and there are spaces for cooker, washing machine, tumble dryer and fridge freezer.

## Bedroom Three

2.62m x 3.09m 8'7" x 10'2"

A double bedroom on the ground floor with a large picture window to the front and integral mirrored wardrobe. There is quality carpet flooring, radiator and ceiling lighting.

## Landing

The bright and carpeted landing has a velux window to the rear and provides access to the bathroom and two first floor bedrooms.

## Master Bedroom

2.79m x 3.96m 9'2" x 13'0"

Another well proportioned double bedroom with recessed down lighting and triple integral mirrored wardrobe offering excellent hanging and shelved storage. There is carpet flooring, radiator and a large picture window to the front of the property.

## Bedroom Two

3.70m x 2.39m 12'2" x 7'10"

With excellent levels of natural light from twin aspect windows to the front and side this is a large double bedroom with a double mirrored wardrobe, recessed ceiling lighting, radiator and carpet flooring.

## Bathroom

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

The smart and full tiled bathroom enjoys a three piece suite in white comprising WC, wash hand basin with chrome mixer tap and integral vanity unit and mirror in addition to a bath with a triton Zante 3 electric shower over and glass screen. There is a window to the front, laminate flooring, recessed ceiling lighting and a hatch providing loft access.

## Garage / Workshop

5.83m x 4.56m 19'2" x 15'0"

The large timber garage / workshop is fully lined and insulated and has a concrete base and re-enforced steel roof beams which

allow for heavy lifting if required. There is a profile corrugated roof, large window and door to the side over the garden area.

## Outside

Pine Villa enjoys a quiet location and outside the gardens located to the side of the home are bounded by smart ranch style timber fencing and secured with a gate. There is a sunny red stone tiled patio area which is ideal for outdoor relaxation and entertaining and this enjoys a dwarf decorative stone wall with steps which lead up to the lawned area with clothes dryer and mature tree planting. There is side door access to the timber garage and there is an outside tap, combi oil boiler and oil storage tank. There is a handy timber storage shed measuring 2.5m x 1.5m

## Services

It is understood that there is mains electricity, drainage and water. There is 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

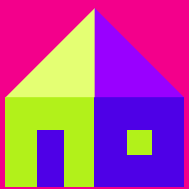
By arrangement

## Price

Fixed Price of £205,000

## 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  
Email: [property@lawscot.com](mailto:property@lawscot.com)  
[www.massoncairns.com](http://www.massoncairns.com)



masson  
cairns

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

Tel: 01479 874800

Fax: 01479 874806

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

[www.massoncairns.com](http://www.massoncairns.com)

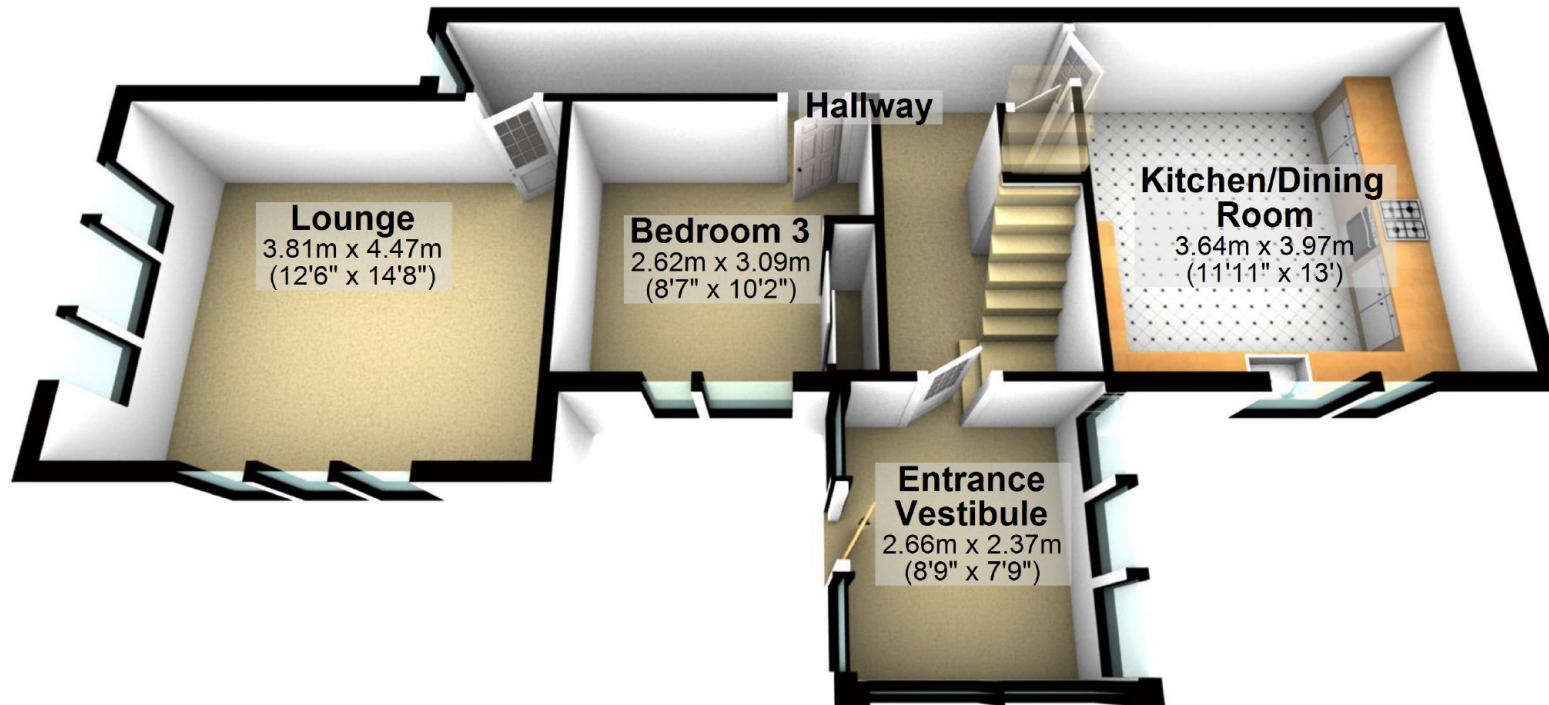
solicitors and estate agents







## Ground Floor



Plans not to scale, for illustration only



masson  
cairns

solicitors and estate agents

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

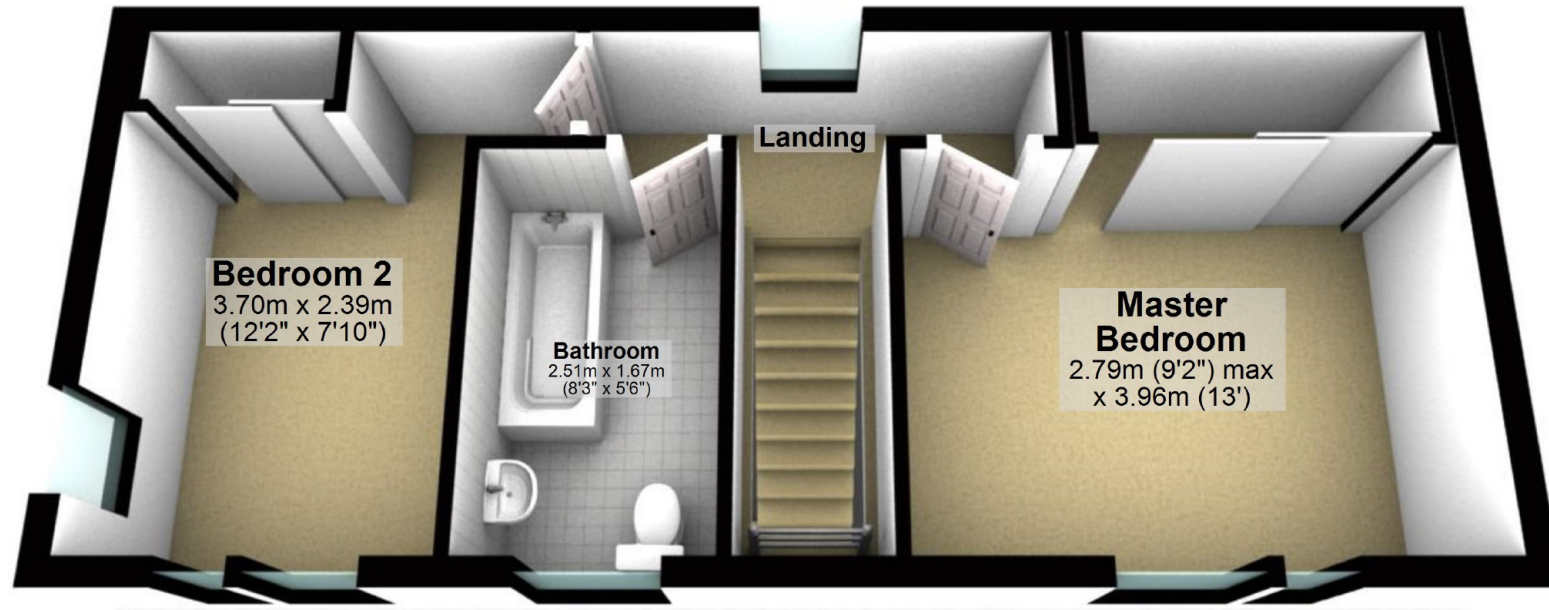
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

## First Floor



Plans not to scale, for illustration only



masson  
cairns

solicitors and estate agents

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

Tel: 01479 874800

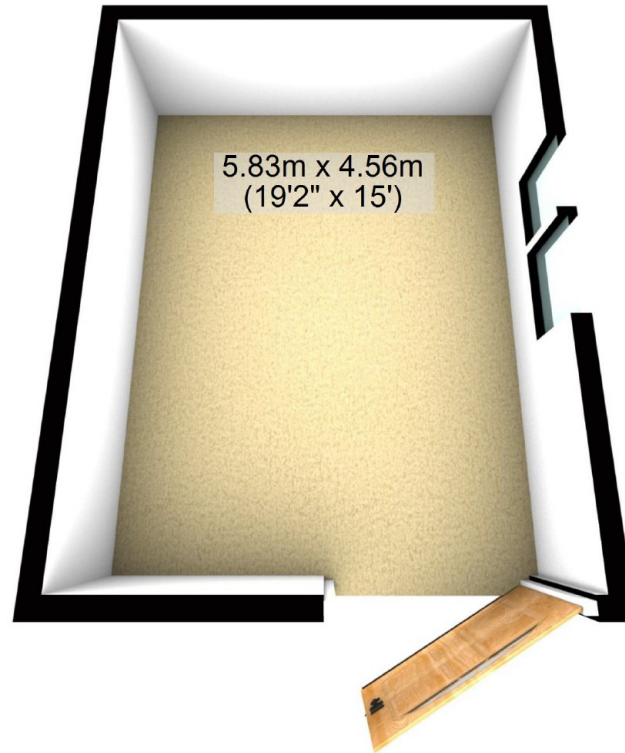
Fax: 01479 874806

property@lawscot.com

www.massoncairns.com



## Garage



Plans not to scale, for illustration only



masson  
cairns

solicitors and estate agents

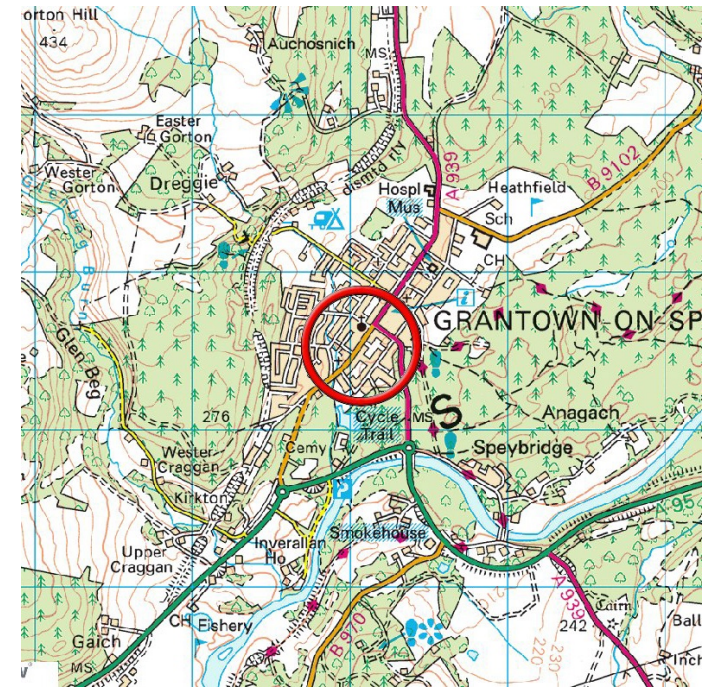
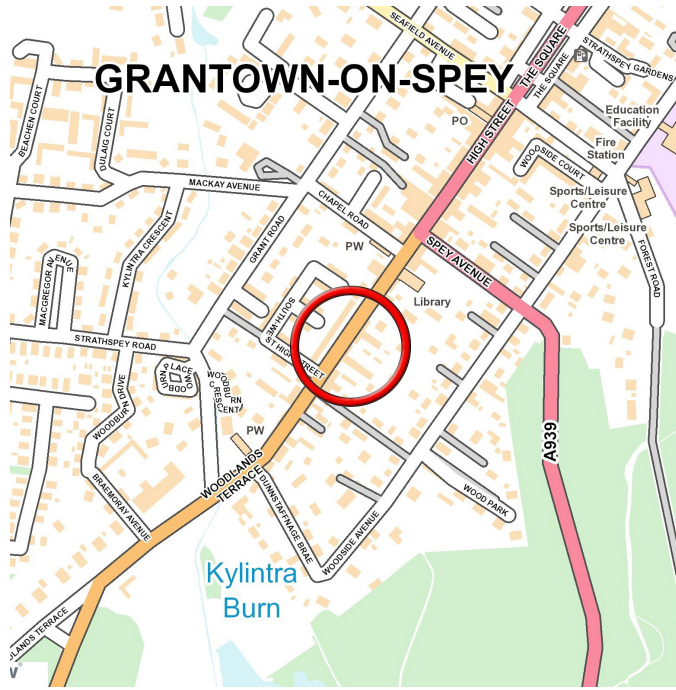
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

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

[www.massoncairns.com](http://www.massoncairns.com)



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



**masson  
cairns**

solicitors and estate agents

Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ  
 Tel: 01479 874800  
 Fax: 01479 874806  
 property@lawscot.com  
 www.massoncairns.com