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solicitors and estate agents

Kenilworth, The Old Station, Cromdale, PH26 3LQ
Fixed asking price £275,000

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

An exceptional detached home of granite construction under a slated roof set in attractive grounds beside the old Cromdale station and on the Speyside Way. Sympathetically renovated and extended the property offers spacious and well laid out accommodation over two floors with an attractive location in the Cairngorms National Park close to the River Spey and within easy reach of Granttown on Spey. With a combination of hill views, privacy and space, Kenilworth benefits from a well equipped modern kitchen with space for dining, utility room, lounge with open fireplace, dining room with patio doors out to a decked area and gardens, four bedrooms (master en-suite) and family bathroom. Outside the property is nicely positioned within a sizeable plot and benefits from a drive around driveway, detached garage, nicely presented gardens and several useful outbuildings. The property would suit a variety of buyers and viewing is recommended. 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.

Sun Room

2.45m x 3.82m 8'0" x 12'6"

A relaxing bright room with windows to the front and sides enjoying beautiful countryside views. A timber glazed door allows entry to the large private garden and there is a radiator, laminate flooring and ceiling lighting.

Hallway

The spacious hallway provides access to the lounge, kitchen and master bedroom and stairs lead to the first floor. There is a large storage cupboard situated under the stairs where the electrics are housed and

there is a radiator, tiled flooring and two charming triple point ceiling lights.

Lounge

4.83m x 3.59m 15'10" x 11'9"

This welcoming lounge enjoys a window to the front allowing lovely scenic views and centres around a warming open fire with ornate surround, tiled hearth and timber mantle. Double glazed doors open into the dining room and there is real wood flooring, a radiator and lovely wall and ceiling lighting.

Dining Room

3.46m x 3.59m 11'4" x 11'9"

This attractive dining room has room to house a large dining set and enjoys patio doors to the rear creating the perfect place for the family to gather and enjoy inside or outside dining. There is real wood flooring, ceiling lighting and a radiator.

Kitchen

3.46m x 4.19m 11'4" x 13'9"

A spacious bright kitchen providing a great range of cream shaker wall, drawer and base units with complementary wood effect worktop and lovely cream tiling. Integrated within the kitchen is a stainless steel one and a half bowl sink with mixer tap, oven / grill and Scott Ceran hob with stainless steel extractor over. There is plumbing for a dishwasher and space for a fridge / freezer. Two large windows to the rear flood the room with natural light and there is laminate flooring, recessed ceiling lighting and a radiator.

Utility Room

1.56m x 1.91m 5'1" x 6'3"

This well proportioned utility room is accessed from the kitchen and a timber glazed door to the side providing access into the garden. Wall cupboards provide great storage, there is plumbing for a

washing machine and the Eurostar boiler is placed here. There is vinyl flooring, ceiling lighting and a radiator.

Store

1.15m x 1.91m 3'9" x 6'3"

Currently used as a store but there is plumbing to allow the change of use into a lovely WC / cloakroom. There is a window to the rear, vinyl flooring and ceiling lighting.

Master Bedroom

2.93m x 3.38m 9'7" x 11'1"

A relaxed double en-suite bedroom enjoying a window to the front allowing lovely views of the garden and surrounding countryside. There is carpet flooring, ceiling lighting and a radiator.

En-Suite Bathroom

1.78m x 3.38m 5'10" x 11'1"

A spacious and light en-suite bathroom comprising of a WC, wash hand basin with mixer tap and a modern double ended P-shaped bath with mixer tap housing a mains pressure shower enjoying complementary fresh wall tiling. There is an opaque window to the side, a radiator, Greenwood extractor, laminate flooring and two charming triple point ceiling lights.

Landing

A pine staircase leads up to the first floor landing which in turn provides access to bedrooms two, three, four and the bathroom. There is a Velux window to the rear allowing lovely natural light and there is laminate flooring, ceiling lighting and a radiator.



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Bedroom Two

4.83m x 3.46m 15'10" x 11'4"

A spacious double bedroom with a window to the front enjoying fabulous views over the beautiful countryside. There is a recessed clothes area with shelving and hanging storage. There is laminate flooring, radiator and ceiling fan light.

Bedroom Three

2.65m x 2.95m 8'8" x 9'8"

A comfortable double bedroom enjoying a window to the front allowing beautiful countryside views. There is laminate flooring, ceiling lighting and a radiator.

Bedroom Four

2.09m x 4.44m 6'10" x 14'7"

A charming bedroom with a window to the side offering lovely scenic views of the open countryside. There is laminate flooring, a radiator and ceiling lighting.

Bathroom

1.70m x 3.24m 5'7" x 10'8"

A pleasant bathroom comprising of a WC, wash hand basin with mixer tap and a P-shaped bath with mixer tap housing a Mira Sport electric shower with complementary glass screen and fresh modern tiling surrounding. There is an opaque window to the front, laminate flooring, ceiling lighting and a radiator.

Garage

5.94m x 6.00m 19'6" x 19'8"

Two up and over doors at the front open into this wonderful spacious garage. A door at the side allows entry to the garden and there is concrete flooring.

Outside

A large gravel drive leads into the front garden and along the side to the garage allowing parking for several vehicles. The front garden is mainly laid to lawn and is surrounded by a low level timber fence. The rear garden is mainly laid to lawn and surrounded by a low level timber fence and there is a lovely raised decking area situated outside the dining room creating the perfect place to enjoy alfresco dining. There is a shed measuring 4m x 2.5m providing good storage and there is an oil tank.

Services

It is understood that the property has mains water and electricity and drainage is to a septic tank. 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

Fixed Price of £275,000

Viewings and Offers

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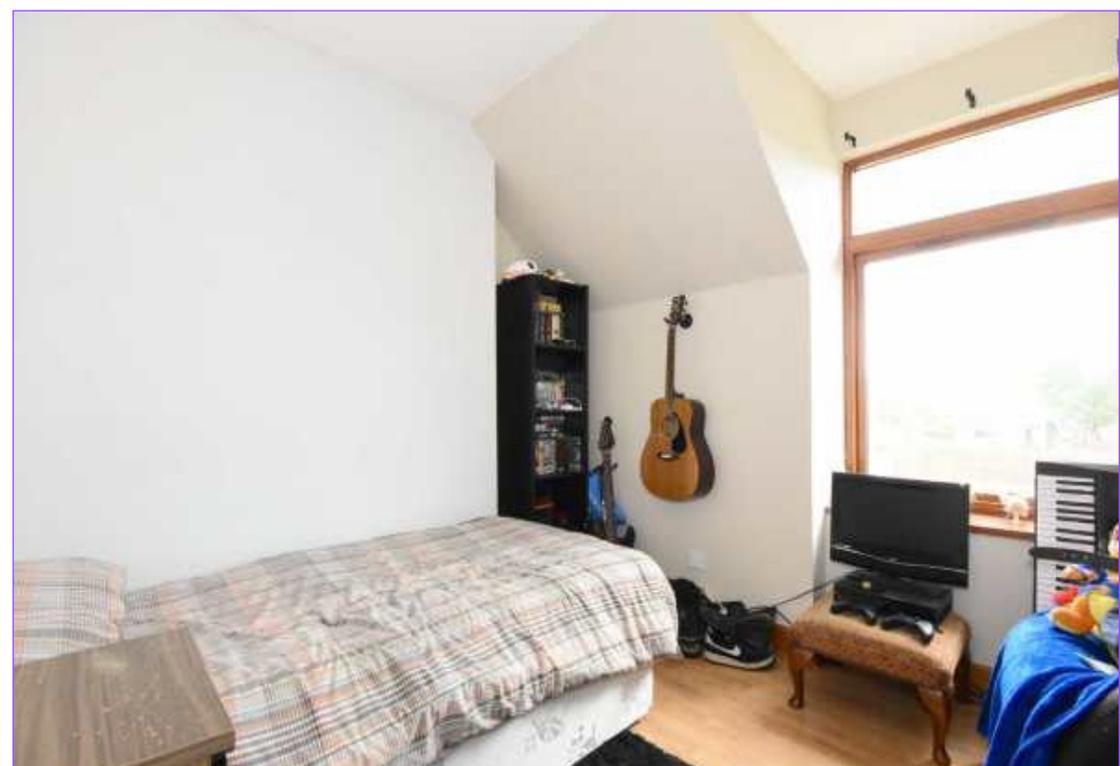
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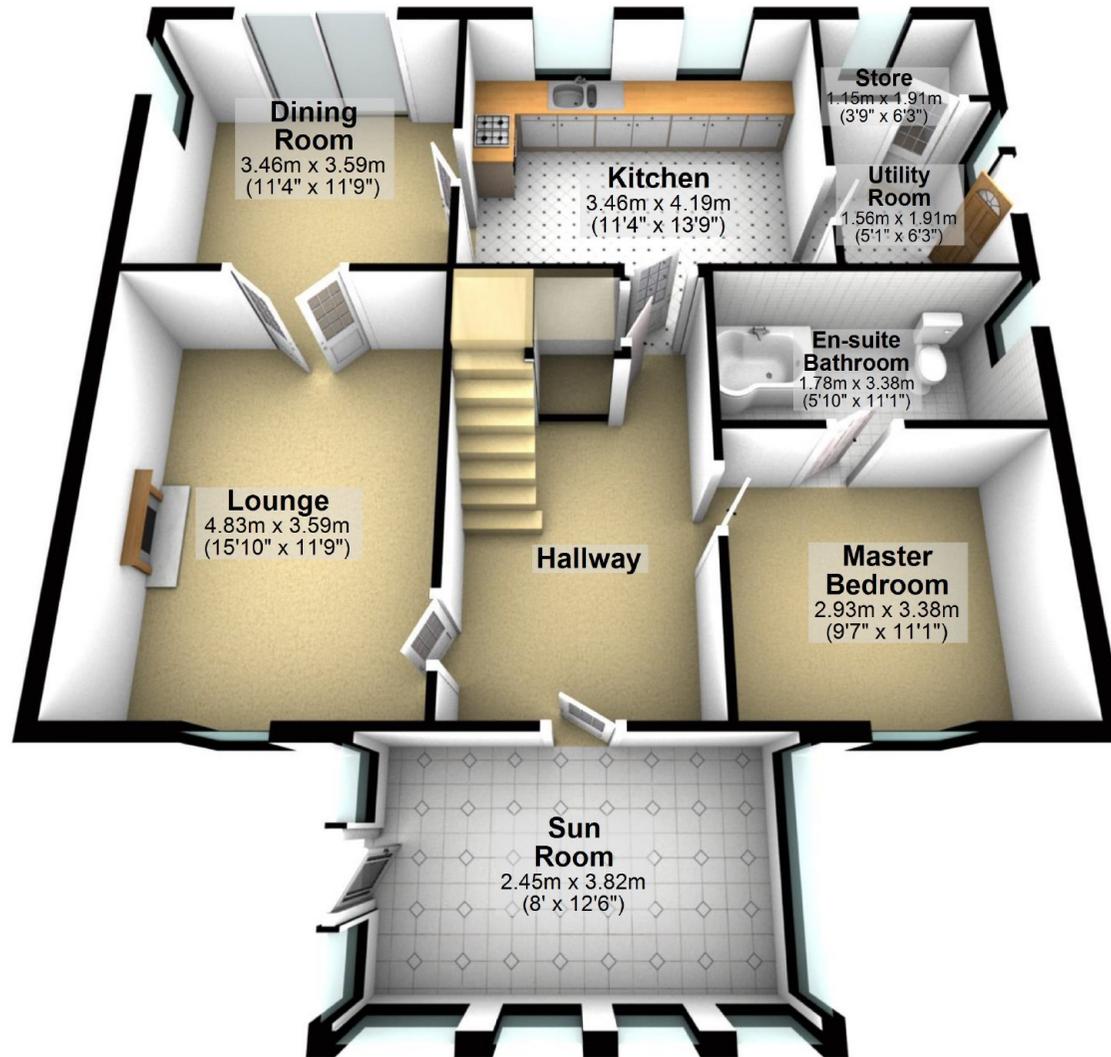
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Ground Floor



Plans not to scale, for illustration only



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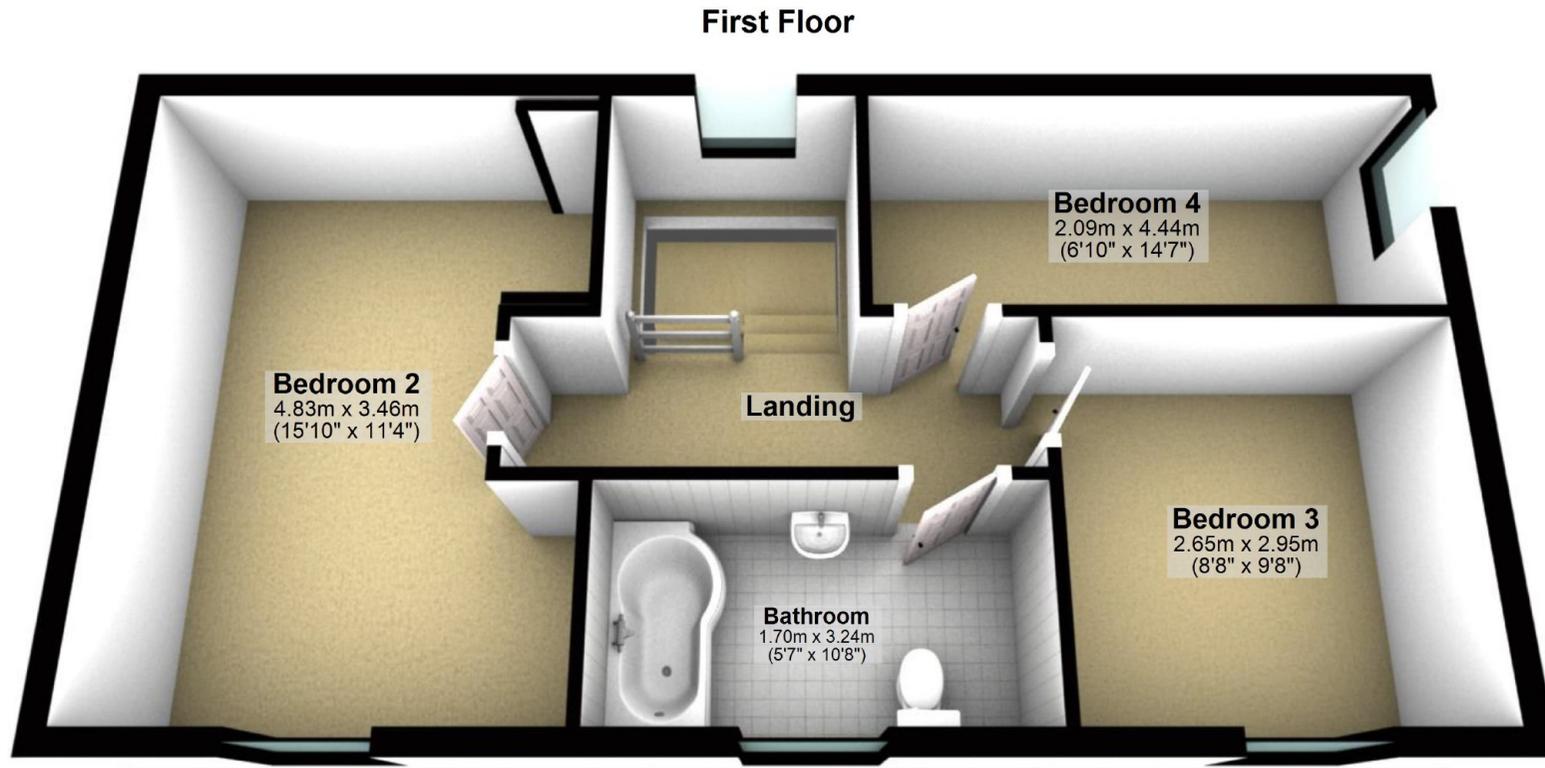
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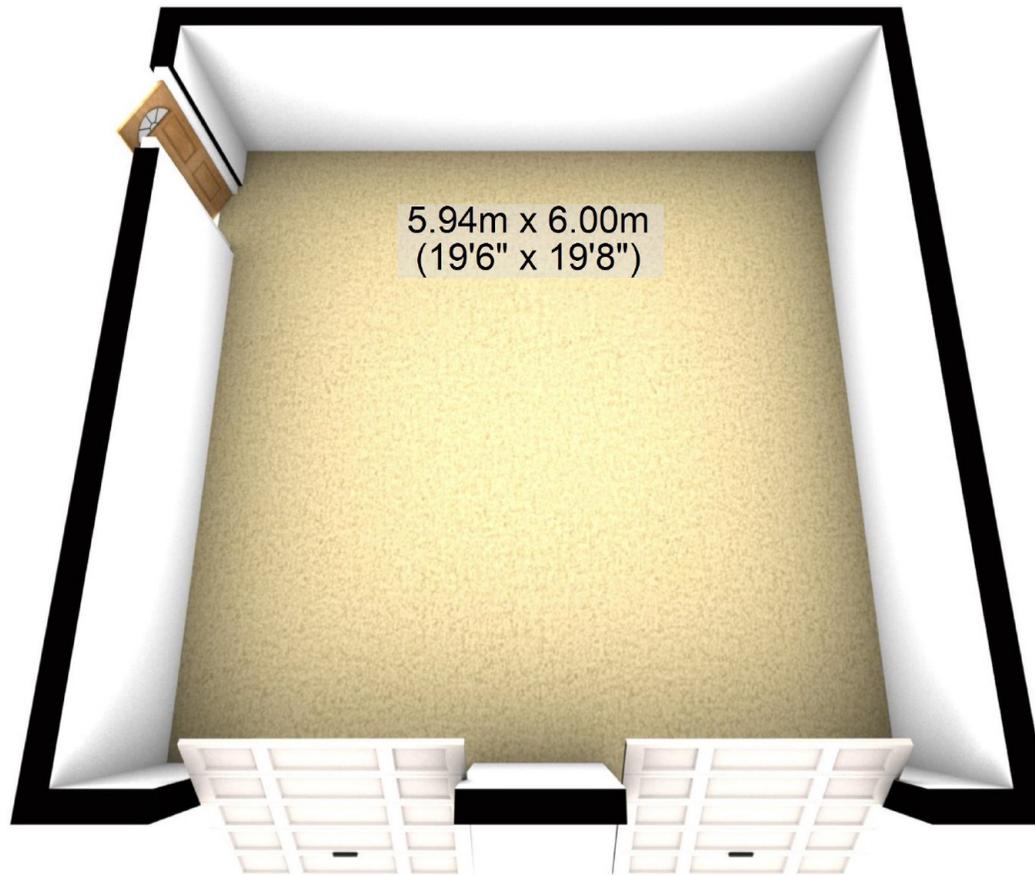
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Double Garage



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