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solicitors and estate agents

Pineview, 5 Revoan Drive, Grantown On Spey, PH26 3HA
Fixed asking price £340,000

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

A beautifully appointed detached bungalow in a quiet location within this picturesque town backing onto woodland and with far reaching views over the local countryside and to the hills beyond. Pineview is a fantastic family home which enjoys a fantastic position with stunning views and spacious, flexible living space. The property is approached via a lock block driveway to the side of the house where there is ample parking for several vehicles. The generously proportioned accommodation is arranged over ground level and the reception hallway leads to a fantastic open lounge with great levels of natural light and stunning views. The kitchen comes with a comprehensive range of quality wall and base storage units with a selection of integrated appliances which include oven and hob and finished with black worktops. The accommodation continues to include a delightful Family / Sun Room, Utility Room, Dining Room, Four double bedrooms (master en-suite), Family Bathroom and separate Shower Room. Outside there are easily maintained and sizeable garden grounds with open views and a large double garage. The property has been meticulously maintained by the owners and the property would suit a variety of purchasers. Energy Performance Certificate Rating D, 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.

Hallway

A timber panel door with glass panels at either side invites you in to the spacious hallway which allows access to the lounge, kitchen, master bedroom, bedrooms two and three and the bathroom. There are three cupboards, one contains the water tank and the others offer fantastic shelving and hanging storage. There is a Dimplex storage heater, carpet flooring, loft access and two triple point ceiling lights.

Lounge

5.4m x 4.19m 17'9" x 13'9"

A superior welcoming lounge enjoying three windows to the front allowing impressive views over the rooftops and over to the hills beyond. The lounge flows seamlessly through to the dining room and there is a charming five point ceiling light, carpet flooring and a Dimplex storage heater.

Dining Room

4.45m x 3.0m 14'7" x 9'10"

A charming room providing plenty space to house an 8 - 10 seater dining table and chairs. The dining area is open with the lounge and double doors open into the kitchen creating a sense of open plan living. There is a lovely five point ceiling light, carpet flooring and a Dimplex storage heater.

Kitchen

4.67m x 2.89m 15'4" x 9'6"

This attractive streamline kitchen offers a great range of beech wall, drawer and base units with contemporary silver handles and complementary black tiling and worktop which extends into a charming breakfast bar. Integrated within the kitchen are a stainless steel one and a half bowl sink with modern spring movable mixer tap, dishwasher and electric oven / grill with Schott Ceran hob and extractor above and there is space for a double fridge / freezer. Two windows to the rear allow lovely views of the garden and woodlands beyond and there is tile effect laminate flooring and two strip light ceiling lights.

Utility

2.39m x 2.18m 7'10" x 7'2"

A timber panel door leads from the kitchen into this handy utility room and a further timber panel door to the rear allows access into the garden. There is good storage offered within beech base and wall units with complementary worktop and tiling. Integrated within the worktop is a stainless steel sink with twin taps and there is space for a washing machine and tumble dryer. A high level cupboard houses the electrics and there is tile effect laminate flooring and ceiling lighting.

Master Bedroom

4.0m x 2.89m 13'1" x 9'6"

This welcoming double en-suite bedroom enjoys a window to the rear and benefits from superior shelving and hanging storage provided within mirrored door cupboards which encase the bed, two further double

mirrored sliding door wardrobes and further great storage is located where the triple mirrored sliding door wardrobes open to the en-suite. There is an attractive chandelier light, Dimplex panel heater and carpet flooring.

En-suite

2.10m x 2.09m 6'11" x 6'10"

A sliding mirrored door entertains access to this charming en-suite shower room which consists of WC, wash hand basin with mixer tap and a shower cubicle housing a mains pressure shower. Fresh tiling encases the suite and there is an opaque window to the rear, towel radiator, extractor, carpet flooring, wall light and ceiling lighting.

Bedroom Two

4.09m x 3.10m 13'5" x 10'2"

A relaxed double bedroom which benefits from a window to the front allowing lovely views over the rooftops and over to the Cromdale hills beyond and enjoys an abundance of storage in the double mirrored sliding door wardrobe and the integrated white cupboards and drawer units which surround the bed. There is a beautiful chandelier light, laminate flooring and a Dimplex storage heater.

Bedroom Three

3.5m x 3.10m 11'6" x 10'2"

A stunning fashionable double bedroom enjoying a window to the front allowing great views over the rooftops and surrounding countryside and benefitting from a double mirrored sliding door wardrobe providing great hanging and shelved storage. There is a charming four point ceiling light, and carpet flooring.

Rear Hall

This warm hallway leads from the dining area and allows access to the sun room / family room, bedroom four and the shower room. There is a large store measuring 2.43m x 1.10m which has a light and clothes pulley and which offers fantastic storage. There is loft access, smoke alarm, carpet flooring and a lovely three point ceiling light.



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Sun Room / Family Room

4.26m x 7.0m 14'0" x 23'0"

An exceptionally capacious room encased with windows allowing superb views of the garden and to the Cromdale hills beyond. A glazed sliding door opens in to the rear garden creating a great space for all the family to socialise indoors and out and there is carpet flooring, Dimplex storage heater and ten recessed ceiling lights.

Bedroom Four

3.43m x 2.66m 11'3" x 8'9"

A comfortable double bedroom enjoying a window to the front overlooking the garden and beautiful Cromdale hills beyond and benefitting from a triple mirrored sliding door integrated wardrobe allowing fantastic hanging and shelved storage and where power points have been placed providing a place to house a TV and games console which can be discreetly tucked away. There is a four point ceiling light and carpet flooring.

Bathroom

2.08m x 2.89m 6'10" x 9'6"

This relaxing streamline bathroom offers a double ended bath with mixer tap and modern white vanity units offering storage within and housing a back to wall WC and a wash hand basin with mixer tap. Contemporary fresh tiling encompasses the walls, surrounds the bath and covers the flooring. There is an opaque window to the rear, towel radiator, extractor, ceiling lighting as well as two wall lights.

Shower Room

2.03m x 2.43m 6'8" x 8'0"

A fantastic and indulgent shower room with WC, pedestal wash hand basin and luxurious shower tower to pamper yourself. There is a towel radiator and sensor mirror.

Double Garage

Two up and over doors lead into the double garage which has a window at the rear allowing in natural light. There is a multi fuel stove, power and light.

Outside

Wrought iron gates open into the spacious lock block driveway which stretches up to the double garage and offers parking for several vehicles and steps from here lead up to the front door. A lovely spacious lawn wraps itself all the way from the front to the rear and is surrounded by a low level wall at the front and a low timber fence at the rear. A paved path leads around the rear garden where there is a paved patio area positioned outside the sun room, timber shed offering storage and an outside tap.

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 D

Entry

By arrangement

Price

Fixed Price of £340,000

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

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Fax: (01479) 874806

Email: property@lawscot.com

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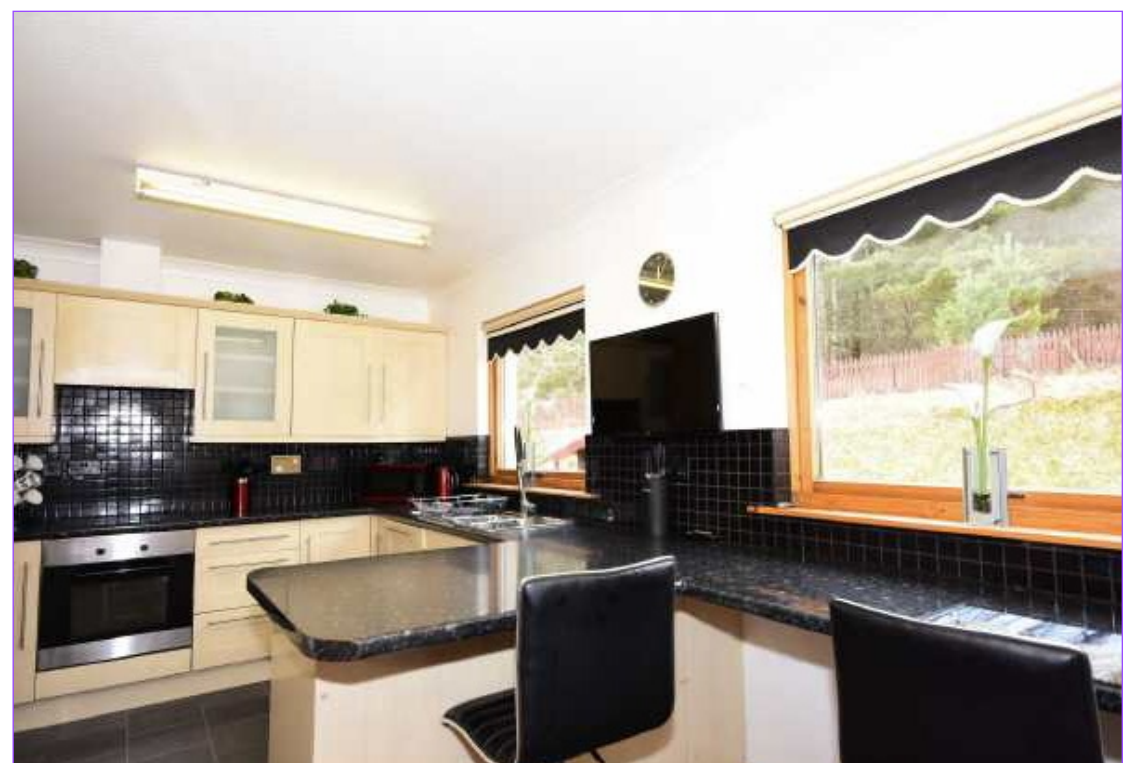
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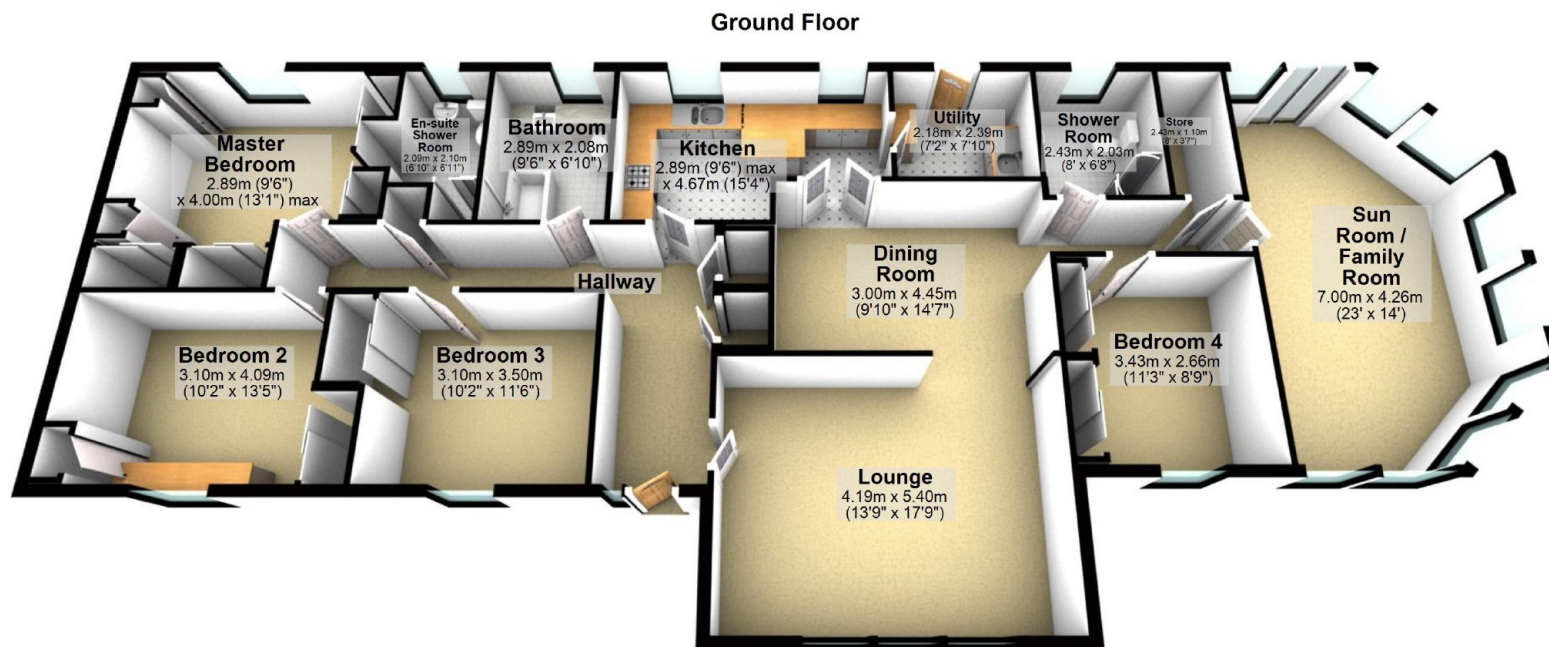












Plans not to scale, for illustration only



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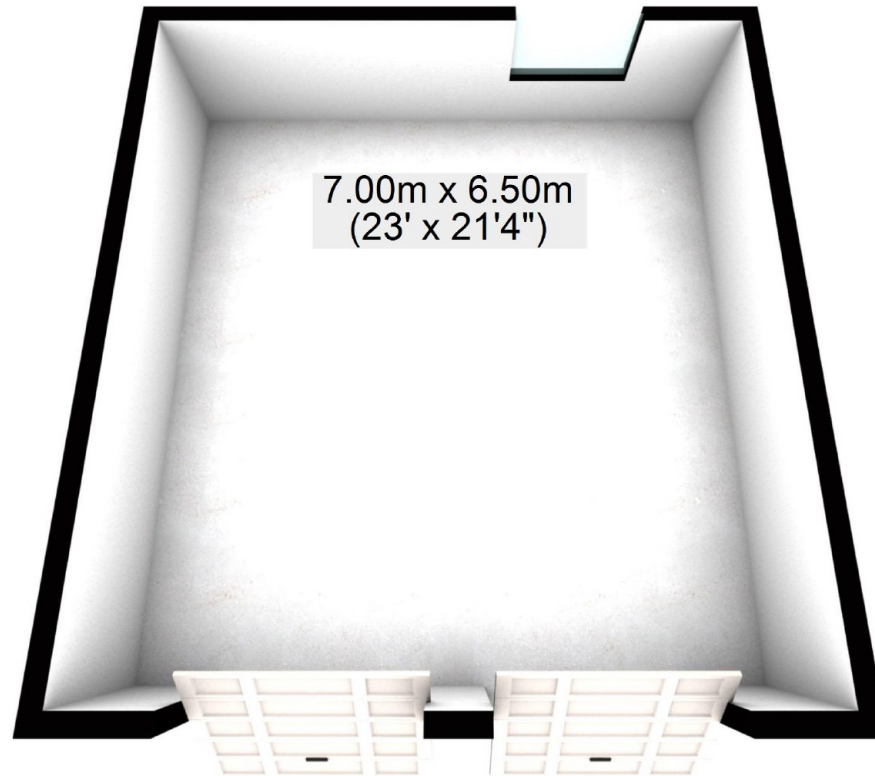
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Double Garage



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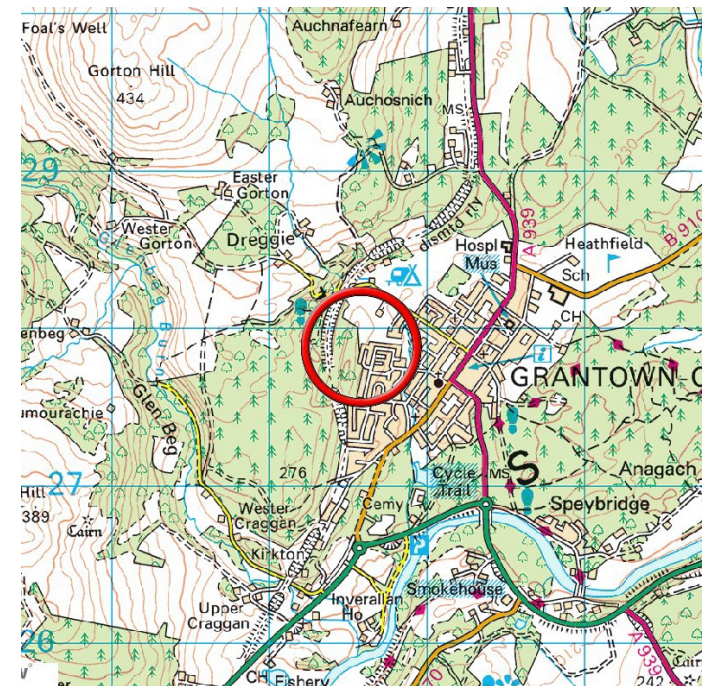
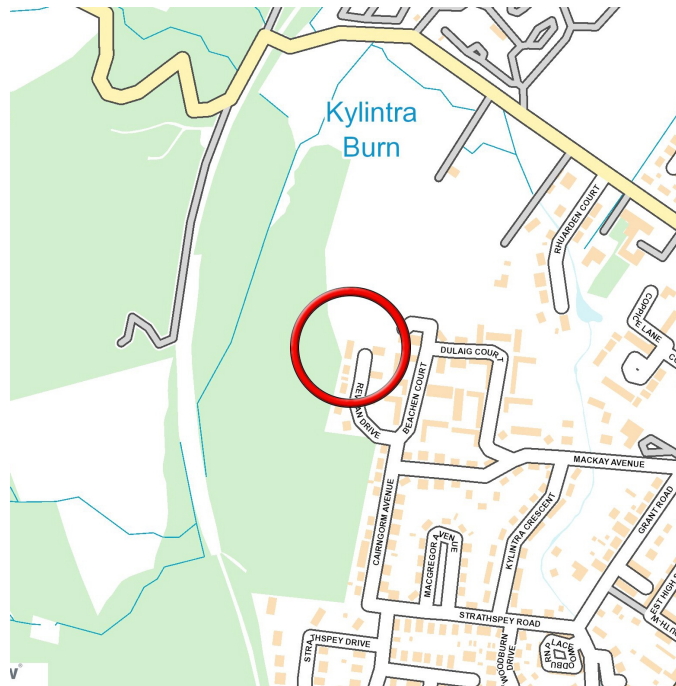
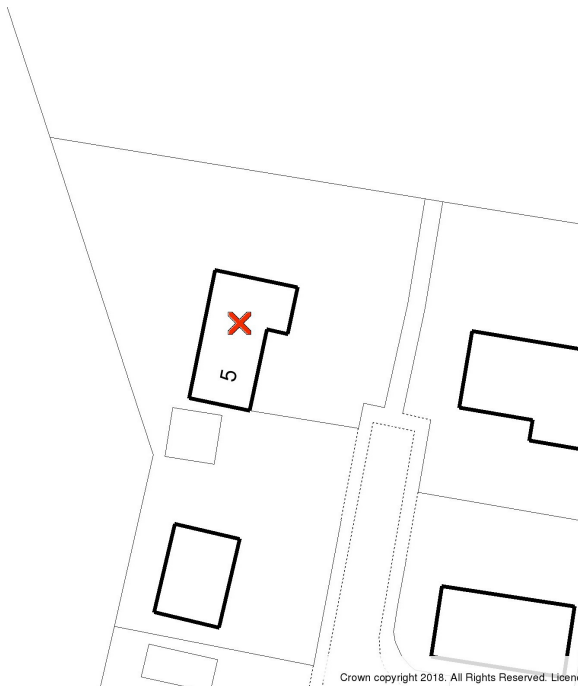
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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