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cairns

solicitors and estate agents

5 Sandy's Way, Cromdale, PH26 3RA  
POA

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



UNDER OFFER - 5 Sandy's Way is an attractive and well proportioned two bedroom detached bungalow that has the benefit of being sited in generous garden grounds. This charming accommodation comprises of a spacious lounge, generous kitchen / dining room, shower room and two double bedrooms. Outside the fully enclosed and easily maintained spacious garden offers fantastic outside living space and the generous gravelled drive provides parking for several vehicles and there is also the benefit of a detached timber garage. Ideal as a retirement home or for investment / second / holiday home use within the Cairngorms National Park with ease of access to excellent road, rail and air links to Inverness, Edinburgh, Glasgow and the South. Energy Performance Certificate Rating E, Council Tax Band D

## POA



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

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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 Hallway

A timber and glazed door opens into the hallway and doors provide access to the lounge, both bedrooms and the shower room. There is a cupboard which houses the water tank and provides shelved storage above and a further low level cupboard situates the electrical switchgear. There is carpet flooring, ceiling lighting and a Gabarron programmable heater.

## Lounge

3.28m x 4.81m 10'9" x 15'9"

There is a large picture window to the front and a further window to the side flood this spacious lounge with natural light creating a wonderful place to sit and relax. Doors allow access to the kitchen/ dining room and the hallway. There is carpet flooring, ceiling lighting and a Gabarron programmable heater.

## Kitchen / Dining Room

2.67m x 3.88m 8'9" x 12'9"

A light and well proportioned kitchen providing a range of base, drawer and wall units with complementary worktop and tiling. Integrated appliances include a Siemens oven / grill and hob with extractor hood over . There is plumbing for a washing machine and space for a fridge. A stainless steel sink with mixer tap is well placed looking out over the rear garden and a timber and glazed panel door provides access into the garden. There is carpet flooring, ceiling lighting and a Gabarron programmable heater.

## Bedroom One

3.04m x 3.10m 10'0" x 10'2"

A light double bedroom enjoying a window to the front overlooking the garden and benefitting from a double sliding door wardrobe providing excellent hanging and shelved storage. There is carpet flooring, ceiling lighting and a Dimplex panel heater.

## Bedroom Two

2.38m x 3.10m 7'10" x 10'2"

A relaxing double bedroom with window to the rear overlooking the garden. A sizeable cupboard allows for good storage and there is carpet flooring, ceiling lighting and a Gabarron programmable panel heater.

## Shower Room

1.90m x 1.91m 6'3" x 6'3"

The shower room comprises of an Armitage Shanks WC, a pine vanity area with storage underneath housing an Armitage Shanks wash hand basin with twin taps and a fully tiled shower enclosure with sliding door housing a Mira 88 shower. An opaque window to the rear allows in good natural light and there is carpet flooring, ceiling lighting, an Airflow extractor, shaver point light and a Gabarron programmable panel heater.

## Garage

3.0m x 5.40m 9'10" x 17'9"

A spacious timber garage providing fabulous storage for a vehicle and/or gardening and sports equipment. An up and

over door opens in at the front and a timber door provides access at the side. Two windows to the side allow in good natural light and there is concrete flooring, power and light.

## Outside

The property sits in extremely spacious garden grounds which are mainly laid with gravel, interspersed with mature bushes, fruit trees, heathers and shrubs and surrounded by low level timber fencing to the front and sides and a low level wall surrounds the rear. Double timber gates open in at the front and there is parking and turning for several vehicles. There is a large timber garage, a timber garden shed measuring 2m x 2.5m which provides useful storage for gardening and sports equipment, an outside tap and a mobility access ramp is situated at the rear entry door.

## 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](http://www.massoncairns.com) where an online copy is available to download.  
EPC Band E

## 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  
PH26 3EQ  
Tel: (01479) 874800  
Fax: (01479) 874806  
Email: [property@lawscot.com](mailto:property@lawscot.com)  
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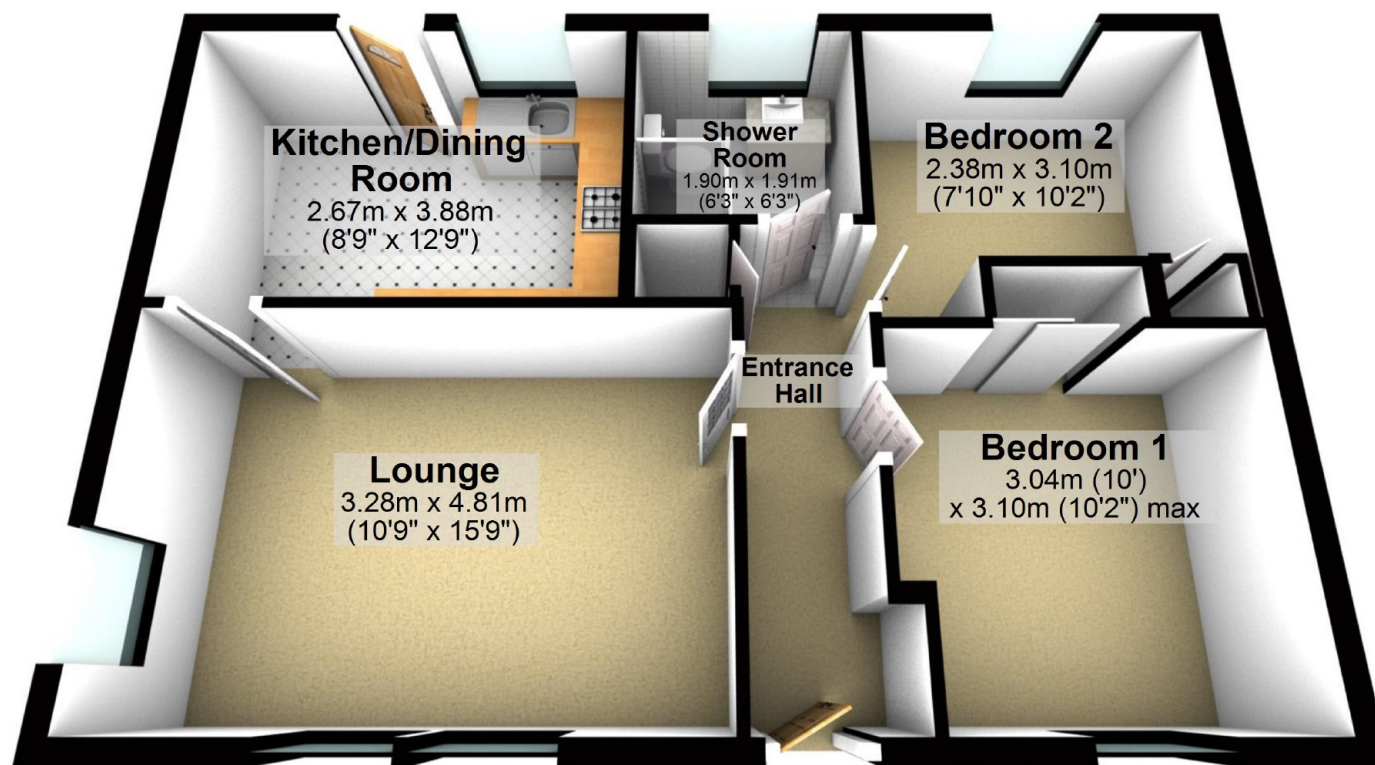








## Ground Floor



Plans not to scale, for illustration only



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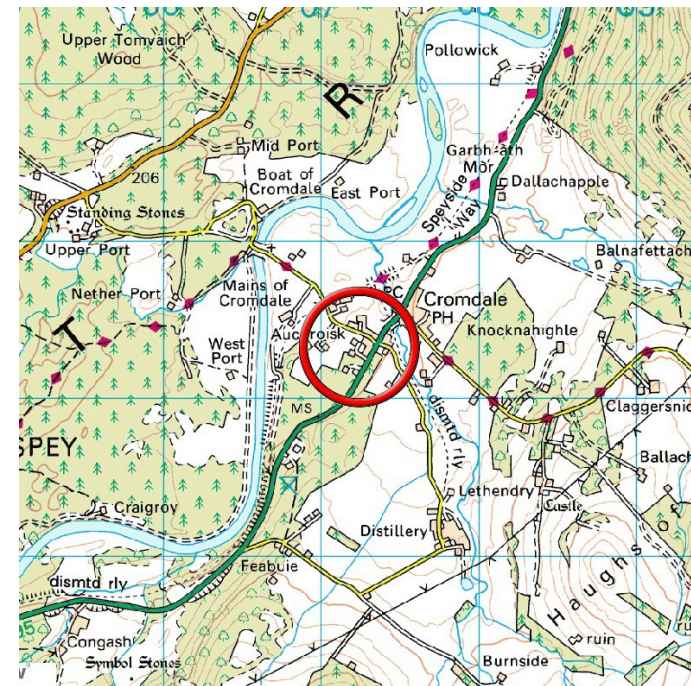
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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