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solicitors and estate agents

Jomarro, Ballieward, Grantown On Spey, PH26 3PR  
Offers over £300,000

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

A beautifully positioned and spacious detached three bedroom bungalow in a rarely available location. Immaculately presented and set in a superb site with grounds extending to approximately 0.2 acres and close to the picturesque planned town of Granttown On Spey with plentiful amenities in the heart of the Cairngorms National Park. The spacious and well laid out accommodation is arranged over one floor and comprises a spacious lounge on open plan with the dining room and through to the modern kitchen. There are three bedrooms (master en-suite) and a family bathroom. This beautiful home is sited in an exceptional location with views from Ben Rinnes to the Cairngorms and also benefits from double glazing and oil fired central heating. This delightful property has the added bonus of a sizable garden and garage with log store attached. This property would make an ideal family, second or investment home in the Cairngorms National Park with many attractions and activities on your doorstep. Viewing is recommended to appreciate the quality of the accommodation on offer. Energy Performance Certificate Rating Band E, Council Tax Band D

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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

Entry from the front of the property into the L-shaped hallway is through a UPVC and glazed door with glazed side panel. There are doors providing access to the lounge, kitchen, bedrooms and bathroom and there is carpet flooring, ceiling lighting and a radiator. There is a loft hatch with a Ramsay ladder providing loft access and offering excellent storage. There is a convenient double storage cupboard with shelving.

### Lounge

4.83m x 5.02m 15'10" x 16'6"

The impressive lounge benefits from a large picture window to the front with fantastic open views and there is an open plan arch leading through to the dining area which provides a light and airy feel. The focal point of the room is a wonderful double fronted wood burning stove (Caminetti Montegrappa MB BF 70 with 14kw heat output and further 40 degree warm air vents) inset into a stunning Italian marble surround. There is carpet flooring, ceiling lighting and a radiator.

### Dining Room

3.80m x 3.89m 12'6" x 12'9"

The wonderful dining area is on open plan with the lounge / kitchen and conservatory and offers an excellent space in which to site a 4 or 6 seater dining table to entertain or enjoy family meals. The double fronted stove which also serves the lounge is another great feature and there is carpet flooring, ceiling lighting and a radiator.

### Kitchen

3.54m x 4.05m 11'7" x 13'3"

The immaculate kitchen features a very good range of Hygena base, wall, drawer and display units with complementary tiled splash backs and worktops with mood lighting. There are several integrated appliances including a glass fronted double oven and ceramic hob with illuminated stainless steel extractor, fridge freezer and there is space / plumbing for a washing machine and dishwasher. There is a practical larder cupboard with shelving for storage of dry goods and there

are doors to the hallway and a further door opens to the rear gardens. There is tiled flooring and ceiling lighting in addition to a large picture window to the rear providing excellent levels of natural light.

### Conservatory

4.59m x 3.80m 15'1" x 12'6"

An extremely bright and spacious additional living space which enjoys a fine mix of warmth whilst providing superb views over the surrounding countryside to the Cromdale Hills in the distance. There is ample space to arrange several items of furniture with ease and there is tiled flooring, radiator, and 3 point ceiling fan with light. There are double doors out to a large decked area and rear garden.

### Master Bedroom

3.54m x 3.63m 11'7" x 11'11"

A large double bedroom located to the rear of the property and enjoying superb open views through the large picture window. There is a double sliding door wardrobe with excellent hanging and shelved storage space and there is carpet flooring, ceiling lighting and a radiator. A bi-fold door leads to the en-suite shower room.

### En-suite Shower Room

1.97m x 1.20m 6'6" x 3'11"

A fresh shower room comprising of a back to wall WC, wall mounted wash hand basin with mixer tap, shower enclosure housing a Mira Elite electric shower and complementary wet wall in blue. There is vinyl flooring, a towel radiator, recessed down lighting and extractor fan.



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## Bedroom Two

3.42m x 3.70m 11'3" x 12'2"

Located to the front of the property this is another double bedroom with open views and integral wardrobe. There is carpet flooring, ceiling lighting and a radiator.

## Bedroom Three

3.42m x 3.55m 11'3" x 11'8"

A double bedroom with twin wardrobes and an integrated vanity unit. There is carpet flooring, ceiling lighting and a radiator.

## Bathroom

3.54m x 2.33m 11'7" x 7'8"

The bathroom is at the rear of the property and enjoys complementary tiling, has twin opaque windows and a three piece suite in white comprising WC, pedestal wash hand basin with mirror and P-shaped bath with a chrome mixer tap / shower with folding glass shower screen. There is vinyl flooring, recessed down lighting and a chrome ladder towel radiator.

## Outside

Jomarro is set in grounds extending to 0.2 of an acre and is surrounded by open countryside and stunning views. To the front of the property there are excellent open views and parking for several vehicles and to the rear the property is securely gated and enjoys lovely lawn areas interspersed with mature trees and shrubs in addition to a large decked area. To the side of the property there is a oil combi boiler and 1300 litre oil storage tank. The property is bounded by a

mixture of post and wire fencing and mature hedging which provides a good degree of privacy.

## Garage

7.72m x 5.34m 25'4" x 17'6"

The large double garage is of roughcast rendered block work design on a concrete base and contained beneath a pitched tiled roof covering. There are windows to the side and rear in addition to a pedestrian door which leads to the garden. To the front of the garage are twin sliding timber doors. There is power and light. To the side of the garage there is a substantial covered timber store with seasoning sections.

## 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

Offers over £300,000 are invited

## Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

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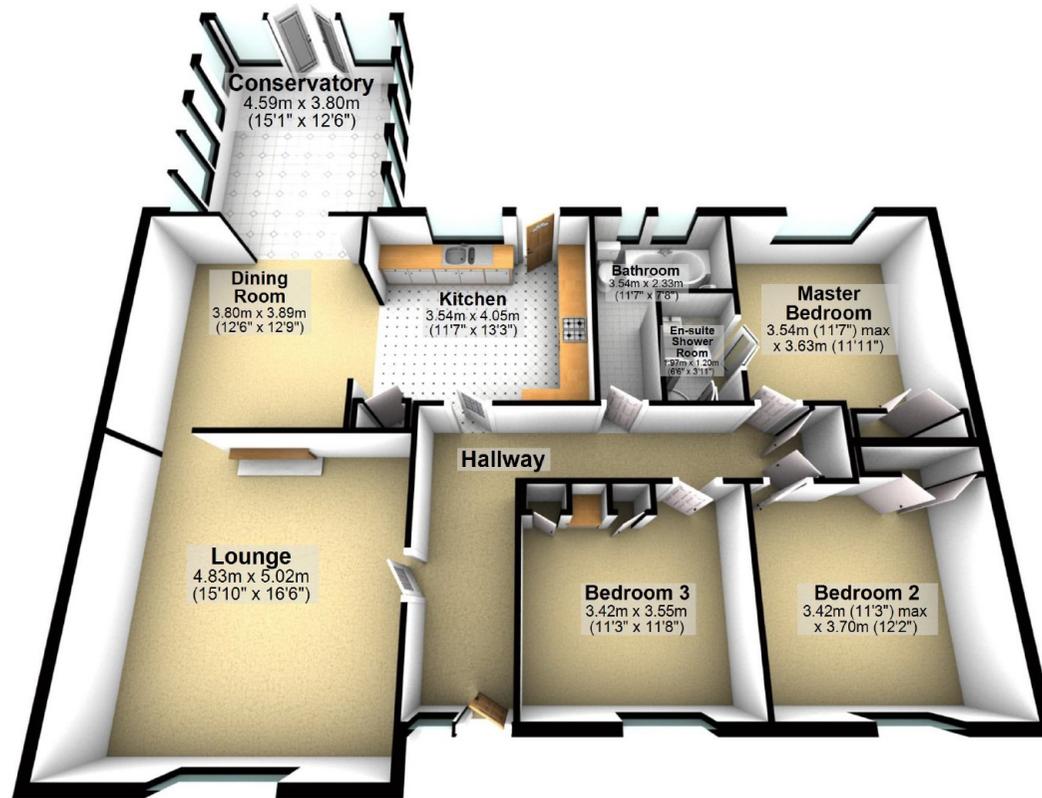
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Ground Floor



Plans not to scale, for illustration only



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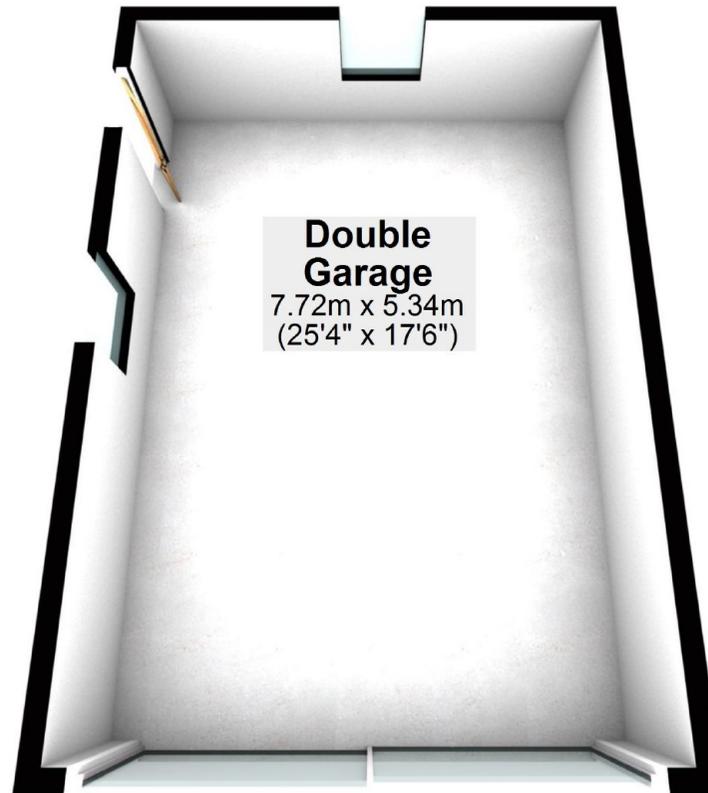
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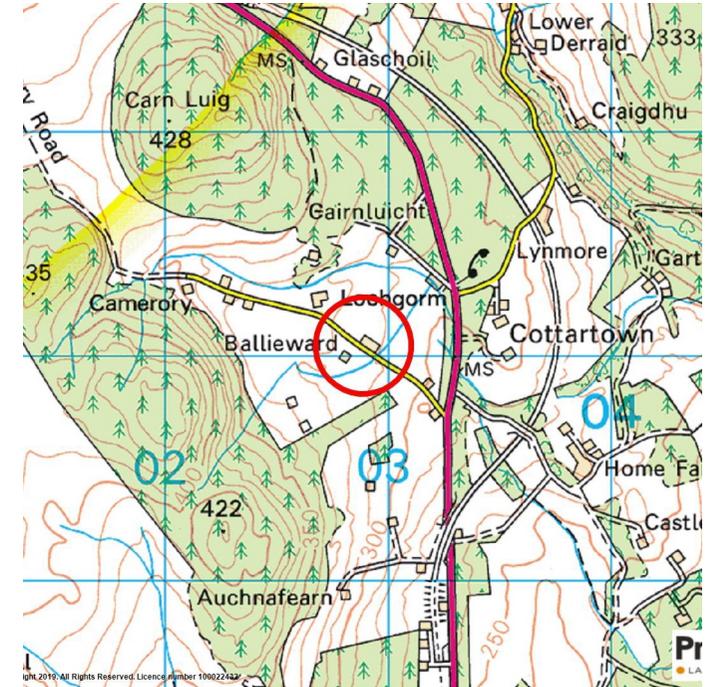
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**While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters**



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