



masson
cairns

solicitors and estate agents

Newton, Advie, Grantown On Spey, PH26 3LP
Fixed asking price £285,000

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

An extremely attractive and well presented traditional stone and slate whitewashed cottage set in a mature plot extending to just over 0.5 acres in the scattered hamlet of Advie in Strathspey on the edge of the Cairngorms National Park. The original cottage dates from 1890 and has enjoyed major upgrades to provide a three bedroom extended home of quality bounded within a beautifully quaint dry stone wall and with open vistas across the Highland countryside and towards the Tulchan Estate. A particular feature of the property are the beautiful grounds which enjoy spectacular scenic views to all aspects as well as a number of useful timber outbuildings to provide a personal Highland haven in which to relax. Accommodation is laid out over two floors and comprises of bright sun porch, entrance hallway, lounge, kitchen, dining room, conservatory, utility, master bedroom with en-suite shower room, to the first floor there is a landing, two further double bedrooms and shower room. This beautiful home would suit a variety of purchasers including those looking for a stunning family, second or investment property. Energy Performance Certificate Rating F, Council Tax Band D

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Grantown on Spey / Advie

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 Porch

2.41m x 3.10m 7'11" x 10'2"

A cosy and bright room with glazing to three sides which flood the space with high levels of natural light. There is ample space for twin three seater settees and further furniture. There is a door which opens to the front garden and double doors to the hallway. There is carpet flooring, wall lighting and a radiator.

Hallway

The wide L shaped hallway opens through to the lounge area and there are doors to the dining room and master bedroom in addition to the stairs to the first floor accommodation. There are two ingeniously disguised hidden storage cupboards with integral shelving and lighting. There is carpet flooring, ceiling and wall lighting and a radiator.

Lounge

4.77m x 3.54m 15'8" x 11'7"

A wonderfully proportioned lounge with a focal open fireplace with white mantle and contrasting black slate hearth, window to the front with excellent views and a recessed display shelf. There is carpet flooring, recessed ceiling lighting and three radiators.

Kitchen / Dining Room

5.64m x 3.57m 18'6" x 11'9"

A delightful kitchen on open plan with the dining area located to the rear of the property with a fantastic aspect out to the rolling hills beyond. There are a good range of quality kitchen base, wall and drawer units with complementary tiling and worktops. There is an integrated oven with grill, ceramic hob and extractor, an integrated dishwasher, space for a fridge freezer and oil fired Rayburn range for cooking. There is vinyl flooring and ceiling lighting. The dining area flows from the kitchen area and there is ample space for a large dining table and chairs providing a superb space for family dining or to entertain guests. The dining room enjoys a window to the rear, double doors to the conservatory and a door to the hallway. There is carpet flooring, ceiling lighting and a radiator.

Utility Room

2.82m x 1.73m 9'3" x 5'8"

A handy utility and boot room located at the rear of the property. There is a glazed door to the rear gardens and driveway, matwell, vinyl flooring, radiator, ceiling lighting and a window to the side. There is plumbing for a washing machine, space for a tumble dryer and there is a cupboard housing the Santon premier plus unvented water cylinder.

Conservatory

4.51m x 3.50m 14'10" x 11'6"

A beautifully relaxing room in which to relax and unwind whilst soaking in the amazing vistas to the rear of the property. There is ample space to site several pieces of lounge furniture and there is a door to the side allowing for direct access to the gardens in addition to double doors through to the dining area. There is carpet flooring, twin wall lighting and two radiators.

Master Bedroom

4.77m x 3.47m 15'8" x 11'5"

An impressive double bedroom with twin aspect windows to the front and side of the property in addition to excellent twin integral storage wardrobes with hanging and shelving. There is carpet flooring, chandelier ceiling lighting, two radiators and a door leads to the en-suite shower room.

En-suite Shower Room

2.43m x 1.81m 8'0" x 5'11"

An indulgent and luxurious en-suite with walk in shower enclosure with wet wall surround and mains pressure shower. There is a Kohler WC in white and wash hand basin with vanity unit and illuminated mirror. There is tiled flooring, recessed ceiling lighting, chrome towel radiator, separate radiator and opaque glazed panel through to the conservatory providing natural light.



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Landing

A bright landing with window to the front, carpet flooring, recessed ceiling lighting, smoke alarm, doors to both bedrooms and shower room. There are eave storage cupboards.

Bedroom Two

3.54m x 4.16m 11'7" x 13'8"

A twin / double bedroom with coombed ceiling and window to the front overlooking the gardens and beyond. There is carpet flooring, recessed ceiling lighting and a radiator.

Bedroom Three

3.54m x 3.76m 11'7" x 12'4"

Another double bedroom with coombed ceiling and dormer window to the front with great views. There is carpet flooring, ceiling lighting and radiator.

Shower Room

1.05m x 3.25m 3'5" x 10'8"

This shower room serves the first floor bedrooms and comprises a Mira sport shower with sliding door cubicle and wet wall, wash hand basin with chrome mixer tap and incorporated vanity unit. There is tiled flooring, window to the rear, ceiling lighting, chrome towel radiator, separate radiator, WC, and shaver point light.

Outside

The extensive grounds extend to circa 0.21 hectares (0.539 acres) and are mainly laid to lawn for ease of maintenance; fringed and interspersed with ornamental trees, shrubs and mature planting. The front garden is bounded with an impressive dry stone wall and enjoys a sheltered patio in addition to bordered lawn. The rear gardens are south facing and enjoy far reaching views over the surrounding countryside. There are several timber outbuildings including a detached timber garage (4.3m x 3.2m) and

timber coach house / store (11m x 4m) providing excellent sports equipment and timber storage. There is a summer house (2.4m x 1.8m) set amongst mature conifer planting which provides a fantastic vista and place to enjoy a quiet drink in the warmer months.

Services

It is understood there is mains electricity, pressurised private water supply with holding tank, pump and filters, septic tank drainage, oil fired central heating and broadband internet.

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 £285,000

Most furniture will be included in the sale price. Some personal items will be removed.

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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Email: property@lawscot.com

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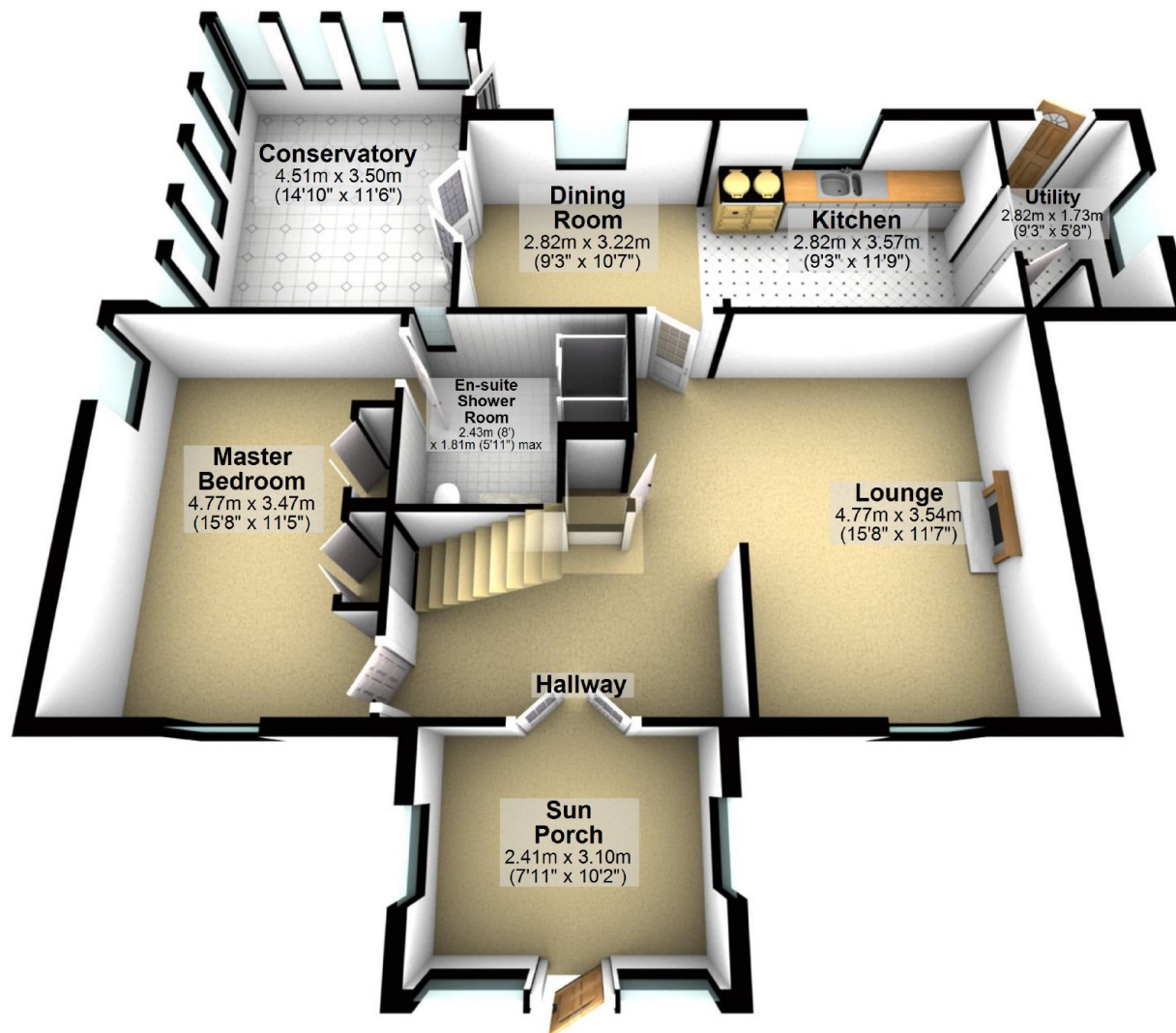








Ground Floor



Plans not to scale, for illustration only



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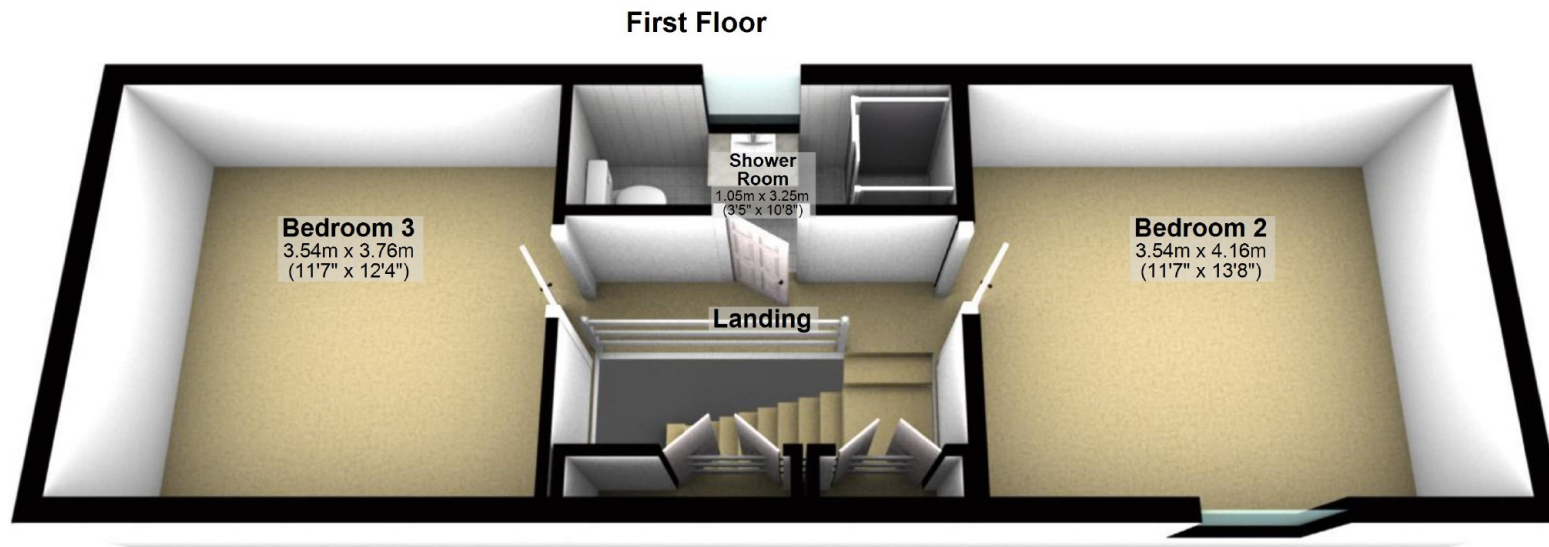
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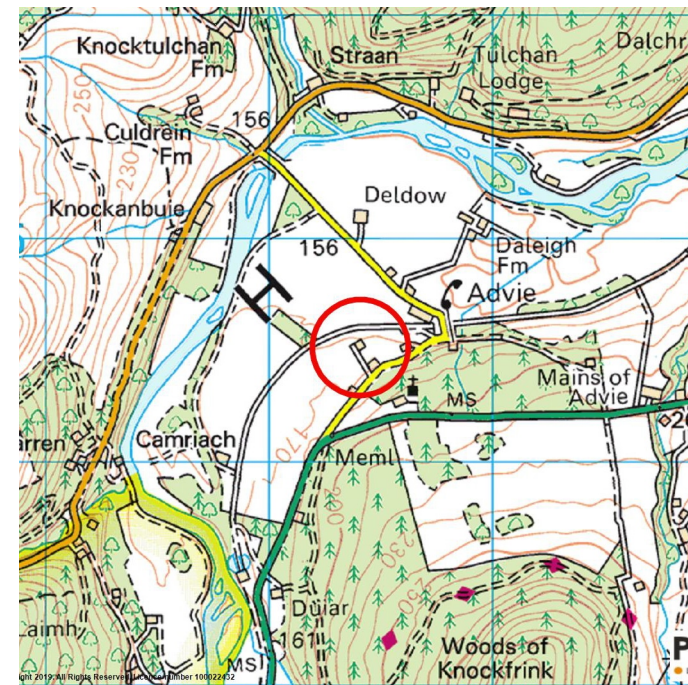
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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