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**Kinruve, Grant Road, Granttown On Spey, PH26 3LA**  
**Fixed asking price £390,000**

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

Kinruve is a beautifully appointed and impressively restored substantial detached property, situated on a desirable street within the popular Highland town of Grantown on Spey. The property has recently enjoyed an extensive refresh, with every detail meticulously planned to protect period features and enhance the property to create a stunning home benefiting from the highest standards throughout, providing contemporary modern living against a contrast of charming traditional features. The accommodation is versatile, and has been laid out in a style which would allow for the property to be used as a charming family home, or as a high quality guest house. The ground floor of the property features a spacious lounge with dining room, a stunning contemporary kitchen, a formal dining room, and a family room. The first floor accommodation includes five beautiful bedrooms, three of which have en-suite shower rooms. The property also benefits from spacious private garden grounds which extends down the to the Kylintra Burn, a garage, and off-street parking for several vehicles. Viewing is highly recommended to appreciate the quality and extent of accommodation on offer in this beautiful property. Energy Performance Certificate Rating F, Council Tax Banding F

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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 Vestibule

1.46m x 2.40m 4'9" x 7'10"

From the roadside, Kinruve is accessed through a decorative wrought iron gate and along a paved pathway through the low maintenance front gardens to the attractive front timber door which leads to the entrance vestibule. The spacious vestibule is furnished with tile flooring, ceiling lighting and a radiator.

### Hallway

The impressive hallway leads to the lounge, formal dining room and the rear hall and features a mahogany staircase providing access to the first floor. There is carpet flooring, wall and ceiling lighting and a radiator.

### Lounge

4.26m x 4.41m 14'0" x 14'6"

The beautiful bright and comfortable lounge is open plan to the dining room, allowing sociable open plan living. A fabulous feature of this room is the warming wood burning stove with slate hearth and timber mantle. Twin windows to the front flood the room with natural light and there is carpet flooring, a charming three point ceiling light and a radiator.

### Dining Room

3.80m x 4.41m 12'6" x 14'6"

The light and welcoming dining room is open plan with the lounge and provides ample space for dining. The room has a window to the rear. There is a shelved press cupboard providing storage, wall lighting, a radiator and carpet flooring.

### Formal Dining Room

4.27m x 4.41m 14'0" x 14'6"

A spacious bright room with twin windows to the front allowing lovely natural light to flood in, centred around a homely open fire with tiled hearth and surround and timber mantle. A shelved press cupboard provides storage and there is a charming three point ceiling light, radiator and carpet flooring.

### Rear Hall

The rear hallway provides entry to the kitchen / breakfast room, WC and the family room. Double timber doors to the side allow access to the garden and parking area. Two large cupboards provide a magnitude of storage and house the electrical switchgear. There is laminate tile effect flooring, recessed ceiling lighting, a radiator, hooks for hanging outdoor wear and a fire detector system unit.

### Kitchen / Breakfast Room

3.78m x 4.30m 12'5" x 14'1"

The recently renovated kitchen offers stylish and contemporary living, featuring a stunning cream shaker style kitchen with a fabulous range of larder, drawer, wall and base units with complementary worktop and matching splashback surrounding which enjoys a matching breakfast island with storage underneath. Integrated appliances include a Lamona dishwasher and fridge/freezer, there is plumbing for a washing machine and there is space for a tumble dryer and large range cooker with an extractor hood situated above. The white one and a half bowl ceramic sink is ideally placed looking out of the window to the rear and there is vinyl flooring, recessed ceiling lighting and a modern vertical radiator.

### Family Room

2.68m x 4.15m 8'10" x 13'7"

Windows to the rear and side create a bright and airy room which could be used for a variety of purposes. A door opens to the shower room and there is recessed ceiling lighting.

### Shower Room

1.66m x 1.60m 5'5" x 5'3"

A lovely fresh shower room comprising of a WC, corner wash hand basin with mixer tap and a shower enclosure with bi-fold door housing a mains pressure shower with quality wet wall surrounding. There is a chrome towel radiator, recessed ceiling lighting and vinyl flooring.

### WC

1.55m x 1.62m 5'1" x 5'4"

A conveniently placed room housing a WC and wash hand basin with twin taps. A large cupboard with bi-fold door houses the Worcester Danesmoor boiler, an opaque window is situated to the side and there is vinyl flooring, ceiling lighting, an extractor and a high level Dimplex heater.

### Landing

The carpeted stairs with ornate balustrade provide access to the first floor accommodation. The half landing features stairs leading to the front of the property and stairs leading to the rear. There is wall lighting and ceiling lighting and carpet flooring.

### Master Bedroom

4.26m x 3.91m 14'0" x 12'10"

A wonderful bright and comfortable newly renovated en-suite double bedroom enjoying twin windows to the front. There is carpet flooring, ceiling lighting and a radiator.

### En-Suite Shower Room

1.91m x 2.54m 6'3" x 8'4"

A light and spacious en-suite shower room comprising of a WC, wash hand basin with mixer tap and a shower enclosure with pivot door housing a Triton Enrich electric shower and enjoying quality wet wall surrounding. There is an opaque window to the front, laminate flooring, recessed ceiling lighting, Manrose Gold extractor and a white electric towel radiator.

### Bedroom Two

4.29m x 3.43m 14'1" x 11'3"

A spacious en-suite double bedroom benefitting from twin windows to the front. There is carpet flooring, ceiling lighting and a radiator.

### En-Suite Shower Room

2.89m x 1.20m 9'6" x 3'11"

A smart en-suite in white benefitting from a WC, wash hand basin with mixer tap, and a large sliding door shower enclosure with a Triton Enrich electric shower, and surrounded by modern wet



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wall. There is laminate flooring, recessed ceiling lighting, a Manrose gold extractor and a white electric towel radiator.

### Bedroom Three

3.83m x 4.40m 12'7" x 14'5"

An inviting double bedroom enjoying a window to the rear overlooking the private garden grounds. There is carpet flooring, ceiling lighting and a radiator.

### Bedroom Four

3.83m x 4.38m 12'7" x 14'4"

Another fabulous spacious double bedroom with a window to the rear. There is ceiling lighting and a radiator.

### Store

2.54m x .92m 8'4" x 3'0"

A sizeable store with ceiling lighting provides the perfect place to keep a variety of storage items.

### Rear Landing

The rear landing has doors opening to bedroom five and the store. There is carpet flooring.

### Bedroom Five

4.46m x 3.93m 14'8" x 12'11"

A lovely en-suite double bedroom with a window to the side allowing lovely natural light. There is carpet flooring, ceiling lighting and a radiator.

### En-Suite Shower Room

2.64m x 1.73m 8'8" x 5'8"

A sizeable fresh en-suite shower room comprising of a WC, wash hand basin with mixer tap and a large sliding door shower enclosure housing a mains pressure shower with wet wall surrounding. There is an opaque window to the side, laminate flooring, recessed ceiling lighting and a chrome towel radiator.

### Store

1.68m x 1.63m 5'6" x 5'4"

A handy shelved store benefitting from a window to the side allowing in natural light. The Joule Aquasystem water tank is situated here and there is a radiator and wall lighting.

### Basement

4.4m x 8.0m 14'5" x 26'3"

To the rear of the property via stone steps there is access to the basement which offers excellent storage space and has ceiling lighting.

### Outside

The lovely front garden is landscaped for ease of maintenance with decorative patio stones and gravel beds and is bounded by timber picket fence with mature shrub and tree planting. There is a gated tarmac drive to the side which fans out to the rear to provide parking for several vehicles. A timber gate within a high level fence at the rear allows access into further spacious lawned garden grounds which extend down to the Kyles Burn and features mature tree planting.

### Double Garage

5.70m x 6.50m 18'8" x 21'4"

The garage is of block and harl construction with a flat roof. There are twin garage doors, power and light with a window and side door access.

### Services

It is understood there is mains drainage, electricity and water. There is oil fired central heating.

### 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 F

### Entry

By arrangement

### Price

Fixed Asking Price of £390,000

Range cooker available by separate negotiation.

### Viewings and Offers

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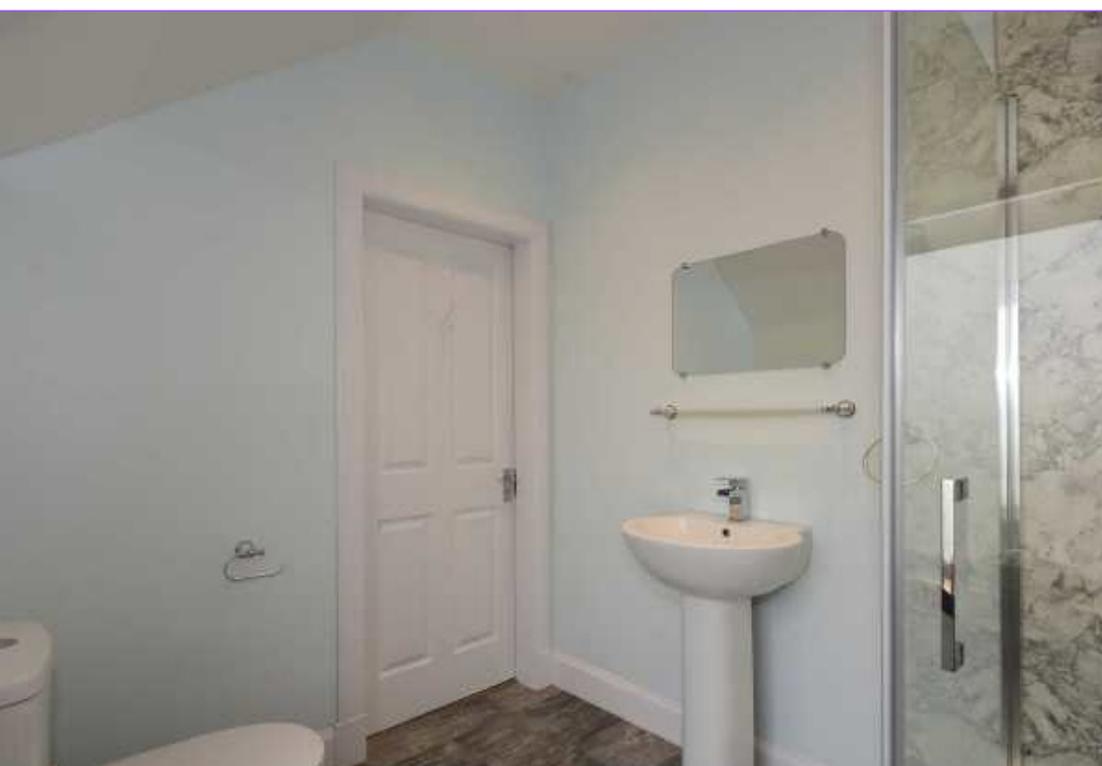
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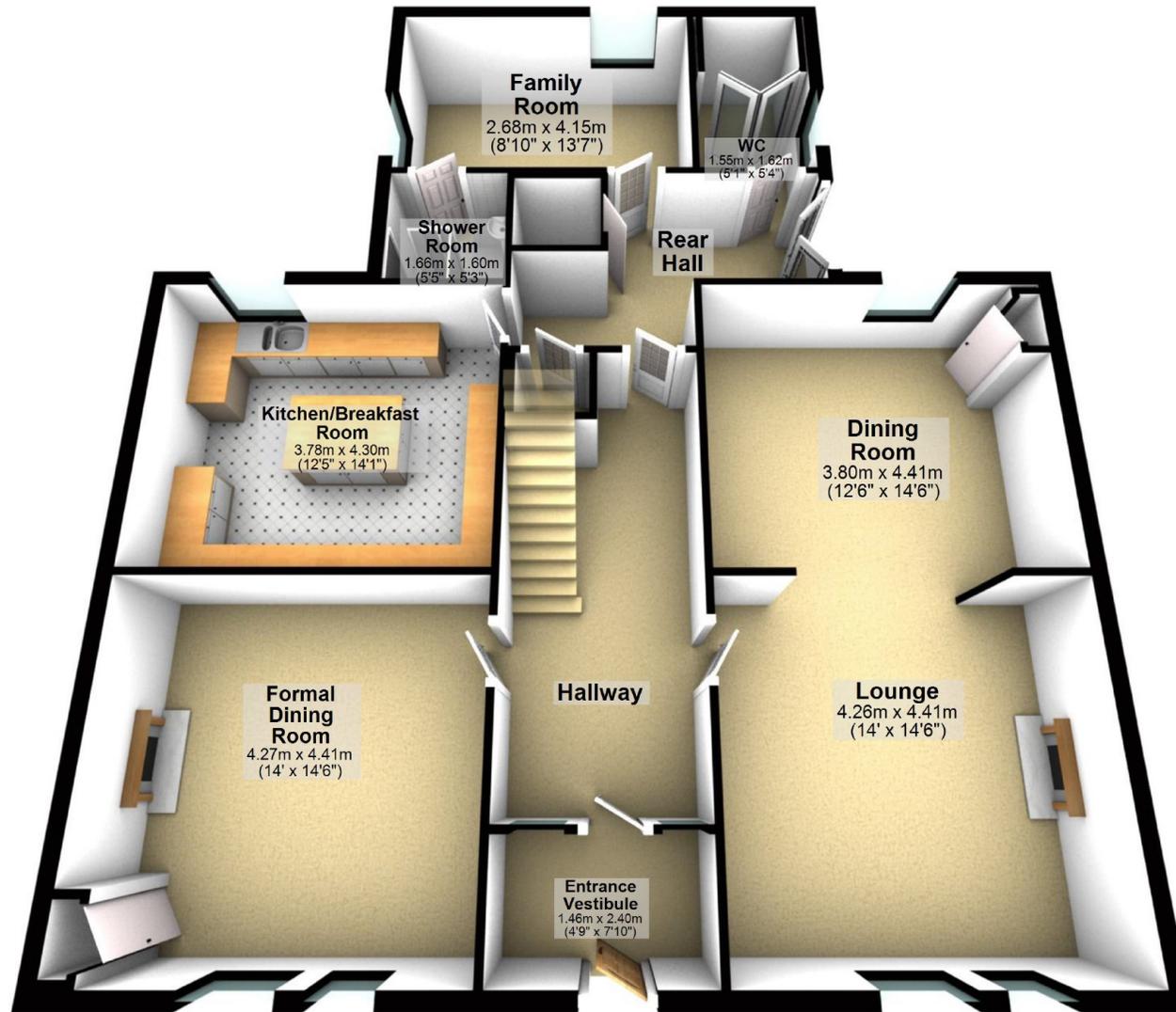








Ground Floor



Plans not to scale, for illustration only



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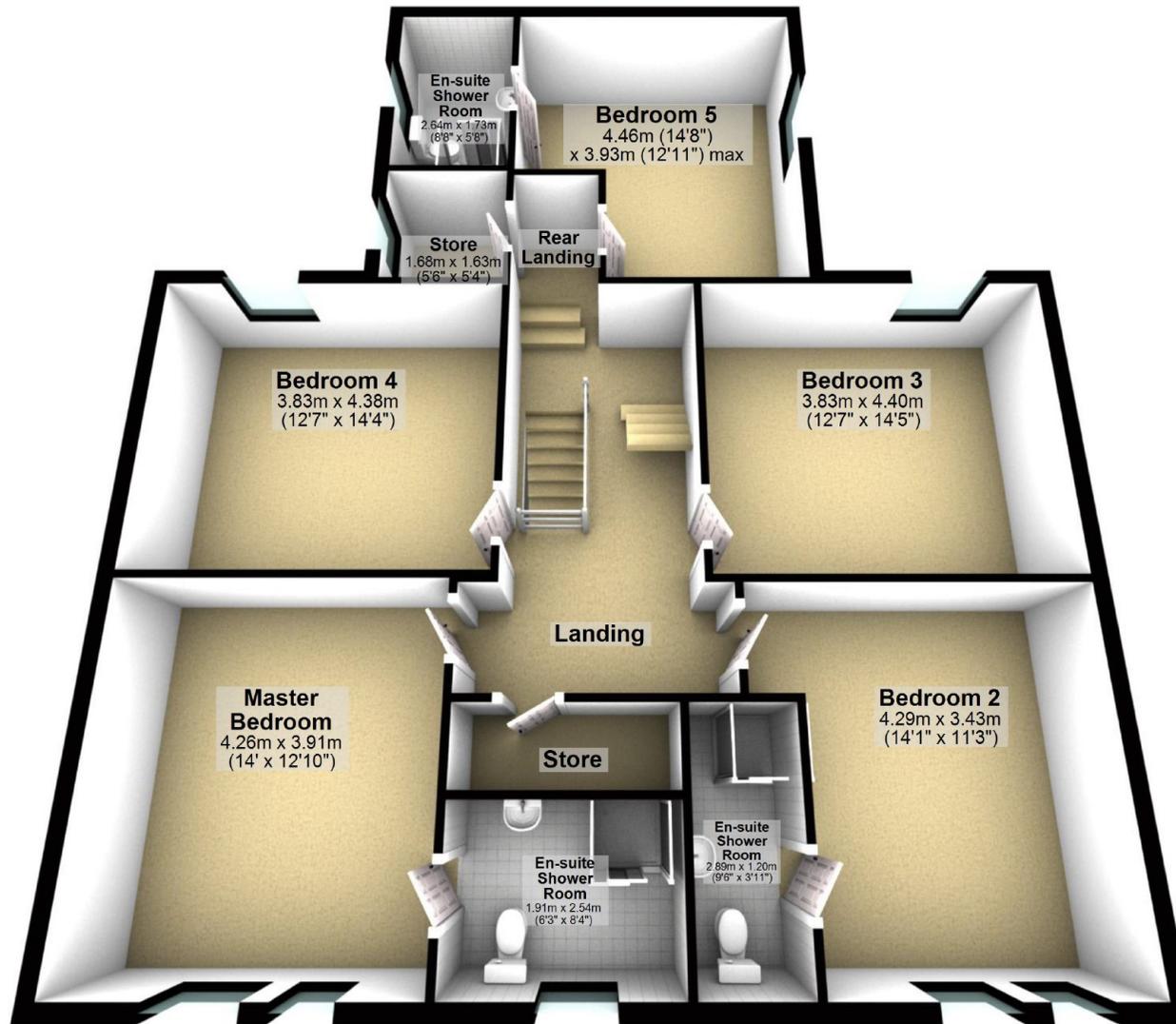
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## First Floor



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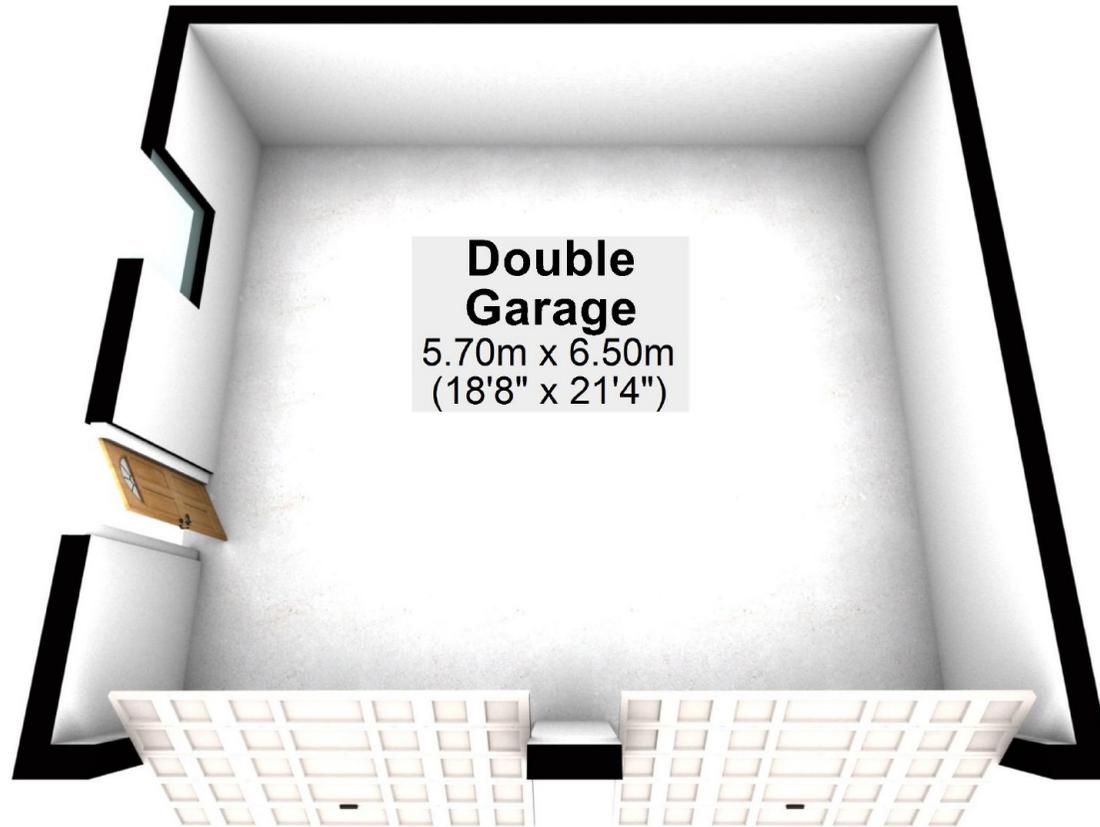
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## Ground Floor



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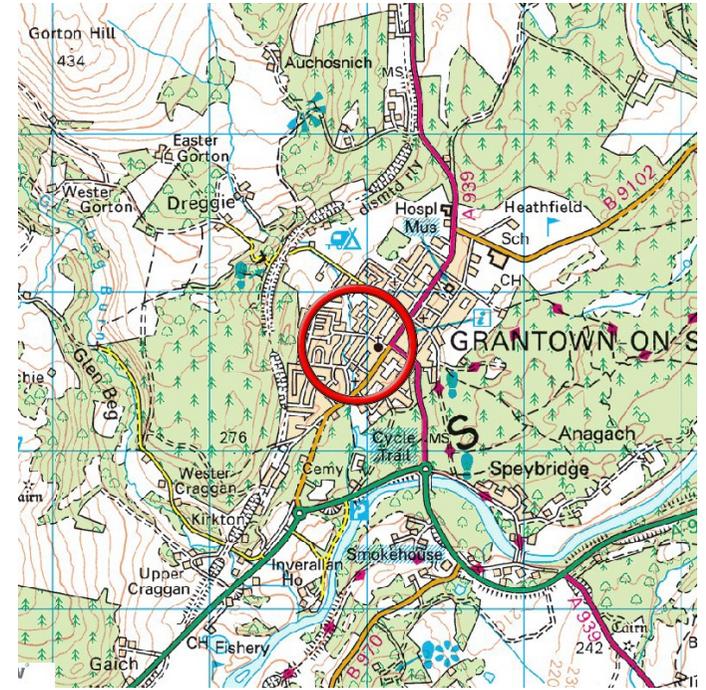
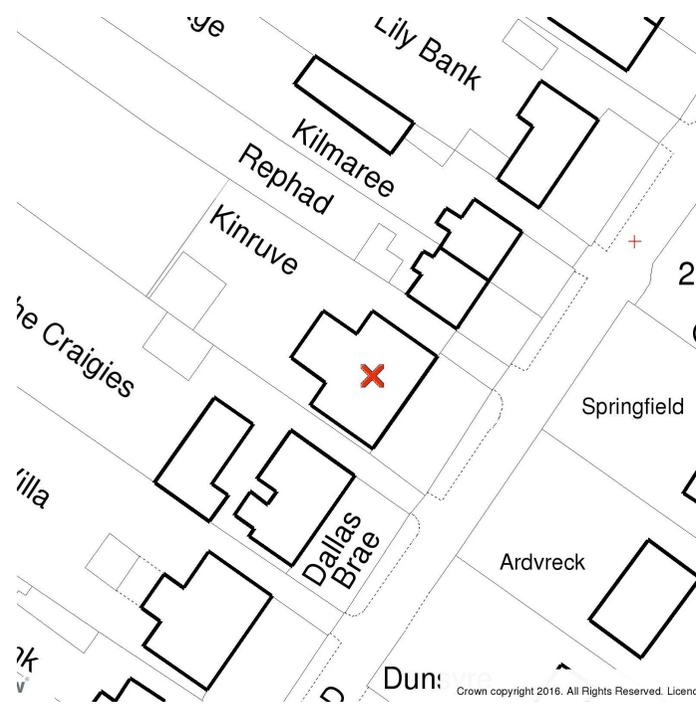
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**While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters**



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