



masson
cairns

Cairngorm, Grant Road, Granttown On Spey, PH26 3LD
POA

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

solicitors and estate agents

UNDER OFFER - An impressive and beautifully modernised five bedroom detached stone-built villa arranged over two floors located in a prime residential street within this ever popular Highland planned town. Internally the property is in immaculate decorative order and has the benefit of a luxurious and bespoke Ashley Ann kitchen including a combination of solid teak and granite work surfaces with quality integrated appliances. Furthermore there is a stylish bathroom, en-suite shower room and WC which all add to the luxury specification on offer throughout the property. A particular feature is the stunning open plan kitchen/dining/family room with a focal Burley wood burning stove creating a wonderfully warm and welcoming living space. This very desirable home would suit a variety of purchasers and offers flexible and contemporary accommodation combined with many original traditional features in a sought after location within the Cairngorms National Park. Viewing is essential. Energy Performance Certificate Rating F, Council Tax Band F

POA



masson
cairns

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

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.

Entry

From the roadside Cairngorm is accessed through double timber gates and along an attractive private lock block driveway leading to the front double timber doors and into the bright sun room.

Description

Internally the property retains a number of fine features of the period including the superb timber staircase with spacious landings, decorative cornice work, archways, refurbished timber sash and case windows and restored fireplaces. Over recent years the property has undergone a comprehensive programme of modernisation including the creation of a stunning dining kitchen, new bath and en-suite shower rooms, new carpets, travertine tiling, solid oak flooring and complete redecoration. A particular feature of the property is the spacious lounge with feature fireplace and decorative hearth which offers a pleasant and bright room in which to relax. From the upper floors there are impressive views to the Cairngorm Mountains from three out of five large bedrooms. Outside there is a secure gated

vehicular access and lock block parking and to the side of the property is a delightful private garden with patio and a spacious area of lawn accessed directly from the family room.

Sun Room

2.43m x 4.00m 8'0" x 13'1"

The bright sun room is flooded with natural light from the wrap around picture windows to the front and sides. There is quality tiled flooring, ceiling lighting, a radiator and a door leading into the entrance hall.

Entrance Hall

The impressive and spacious hallway features a beautiful decorative wooden staircase in keeping with the property's character. There is carpet flooring, ceiling lighting and a radiator.

Lounge

4.22m x 4.55m 13'10" x 14'11"

A delightful, spacious and bright room with a feature bay window to the front and a particularly impressive open fireplace with an ornate tiled surround, intricate iron detailing and granite hearth all of which is finished by a decorative timber mantle. There is also carpet flooring, an recessed shelving unit, ceiling lighting and two radiators.

Family Room

3.40m x 3.23m 11'2" x 10'7"

This comfortable room which is currently being used as a study enjoys natural light provided by a side facing glazed door leading out to the patio and garden area. There is wood flooring, ceiling lighting and a radiator.

Kitchen / Dining

7.60m x 4.60m 24'11" x 15'1"

The bespoke and stylish Ashley Ann kitchen is finished to the highest standard featuring a range of base, wall and drawer units superbly complemented with solid Teak worktops to the outer units and black granite for the centre island unit. There are a range of integrated appliances including a Neff tall fridge, dishwasher and Smeg maxi sized oven with a ceramic Neff induction hob and illuminated extractor over. The kitchen flows through to the bright and generous dining

area which is ideal for family dining and entertaining, with a feature bay window to the front and a focal Burley wood burning stove which has a decorative stone surround. There is ceiling lighting, windows to the side and rear, three radiators and the whole area is set off by the impressive quality Travertine tiled flooring throughout.

Cloakroom

2.43m x 1.22m 8'0" x 4'0"

A useful area with integrated shelving and hanging hooks providing ample space for coats and footwear storage. There is carpet flooring and ceiling lighting.

Utility

2.40m x 6.20m 7'10" x 20'4"

The utility room has additional counter worktop and storage units. The room is vented for a tumble dryer, plumbed for washing machine and there is space for fridge / freezer. There are also two large cupboards housing the water tank and offering good storage, a door to the side allowing access to the driveway, a window to the side, wood flooring, a radiator, ceiling lighting and a clothes pulley.

WC

1.86m x 2.74m 6'1" x 9'0"

A spacious and fully tiled room comprising of a pedestal wash hand basin and WC. There is an opaque window to the side, tiled flooring, ceiling lighting and a radiator as well as a large storage unit with timber sliding doors.

Landing

4.92m x 2.53m 16'2" x 8'4"

The landing provides access to the first floor accommodation. There is carpet flooring, a radiator, ceiling lighting and a Velux window to the rear providing good natural light.

Master Bedroom

4.23m x 4.60m 13'11" x 15'1"

The large and luxurious master bedroom boasts impressive windows to the front with views to the Cairngorm Mountains. There is carpet flooring, ceiling lighting, a radiator and access to the en-suite shower room.



masson
cairns

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

Ensuite Shower Room

3.40m x 1.37m 11'2" x 4'6"

This indulgent en-suite shower room is furnished with a WC, wash hand basin with storage below and a shower cubicle. The room is further complemented by under floor heating, a heated towel rail, an extractor, a shaver light and ceiling lighting.

Bedroom Two

3.96m x 4.60m 13'0" x 15'1"

A pleasant and bright double bedroom with windows to the front of the property, carpet flooring, ceiling lighting and a radiator.

Bedroom Three

3.70m x 4.60m 12'2" x 15'1"

Currently utilised as a cinema and media room, bedroom three is a spacious and inviting double bedroom with a window to the rear, ceiling lighting, a radiator and carpet flooring.

Bedroom Four

3.40m x 3.0m 11'2" x 9'10"

Another double bedroom with a window to the rear, ceiling lighting, a radiator and carpet flooring.

Bedroom Five

2.70m x 2.50m 8'10" x 8'2"

The bedroom is single in size and has a window to the front, ceiling lighting, a radiator and carpet flooring.

Family Bathroom

2.20m x 5.70m 7'3" x 18'8"

A superb and stylish luxury bathroom with full height tiling and comprising of an integrated bath, double size high pressure shower enclosure, pedestal wash hand basin and WC complemented by twin aspect windows providing excellent natural light. There is tiled flooring, ceiling lighting and a radiator.

Outside

The private and mature garden grounds are bound by a combination of natural stone walls, timber fencing and tree planting providing screening from the neighbouring properties. Cairngorm is approached via twin timber gates leading to the attractive lock blocked driveway providing parking for several vehicles. The main garden grounds are to the side of the property and are mainly laid to lawn and complemented by decorative borders, shrubbery and tree planting. There is also a large timber storage shed (4m x 2.5m), two outside taps and two power sockets and a lock block patio area, accessible directly from the family room or side of the property providing an ideal space for outdoor entertaining.

Services

It is understood that the property is served by mains electricity, water and drainage. High Speed broadband is available. Oil fired central heating. Wood burning stove and open fireplace.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.

EPC Rating F

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

www.massoncairns.com



masson
cairns

solicitors and estate agents

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

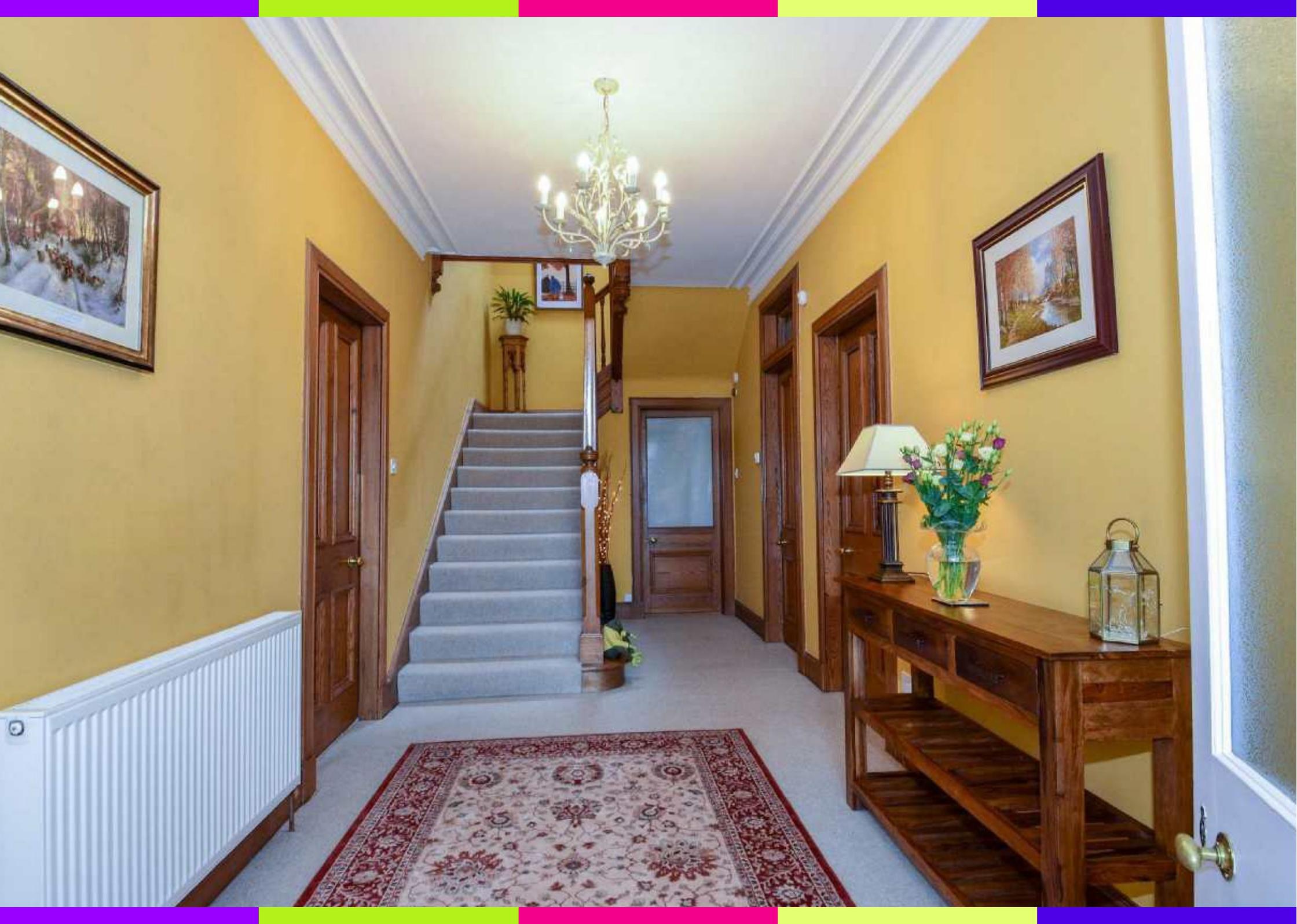
Tel: 01479 874800

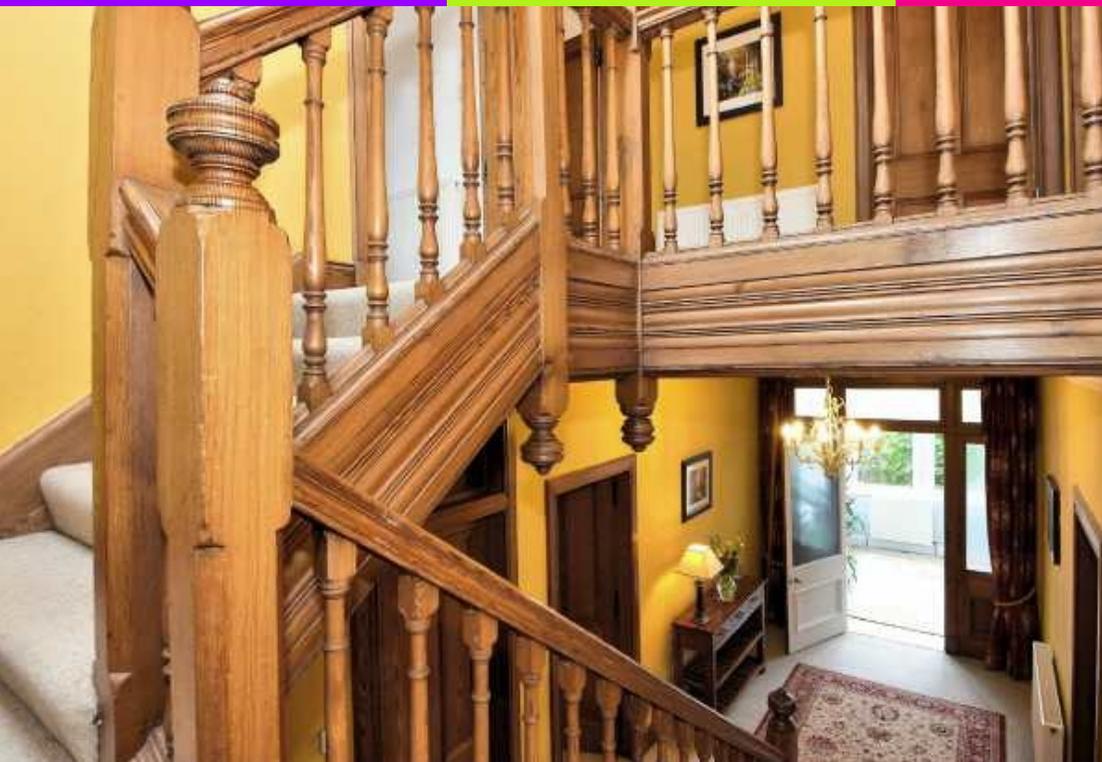
Fax: 01479 874806

property@lawscot.com

www.massoncairns.com





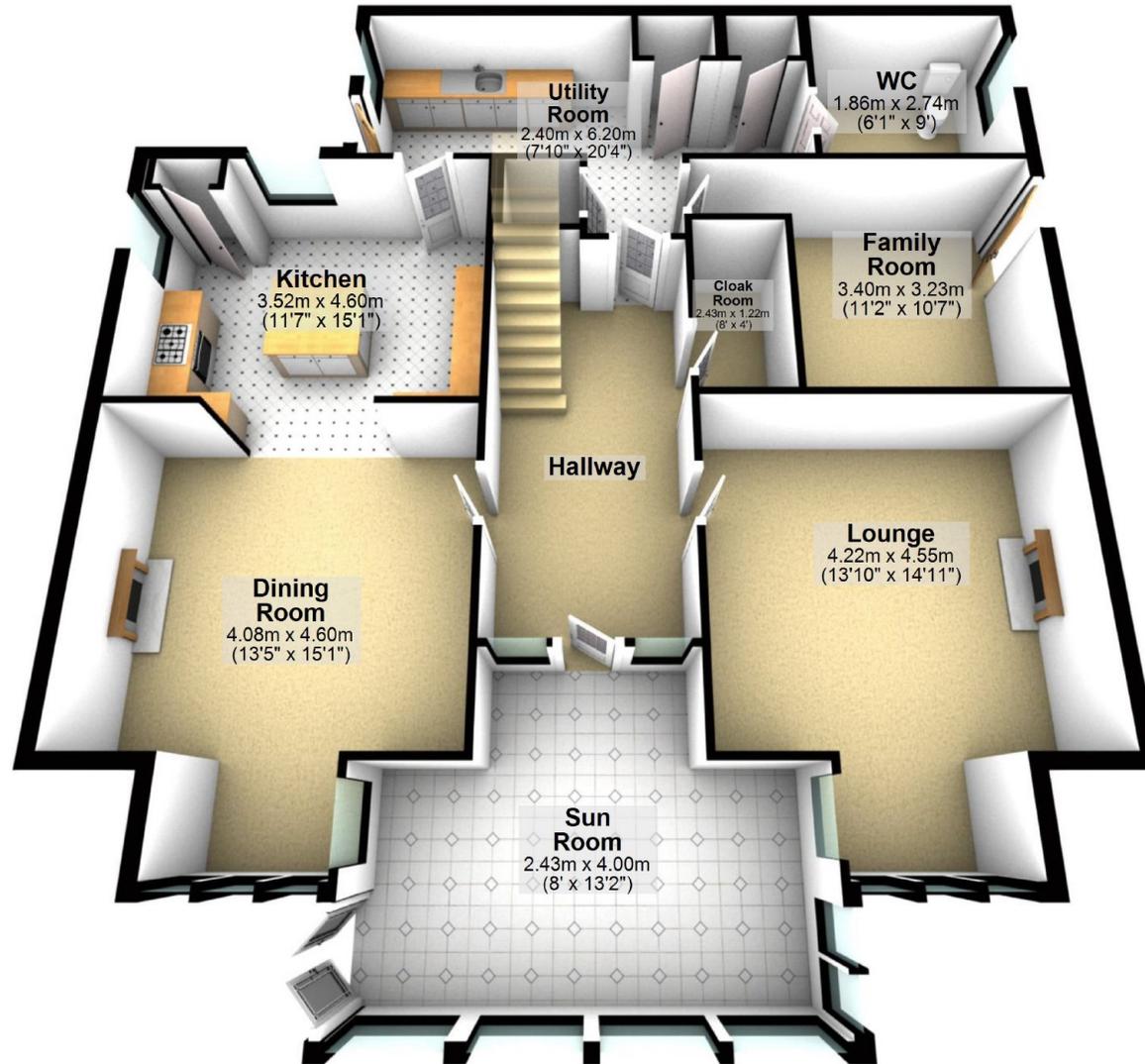








Ground Floor



Plans not to scale, for illustration only



masson
cairns

solicitors and estate agents

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

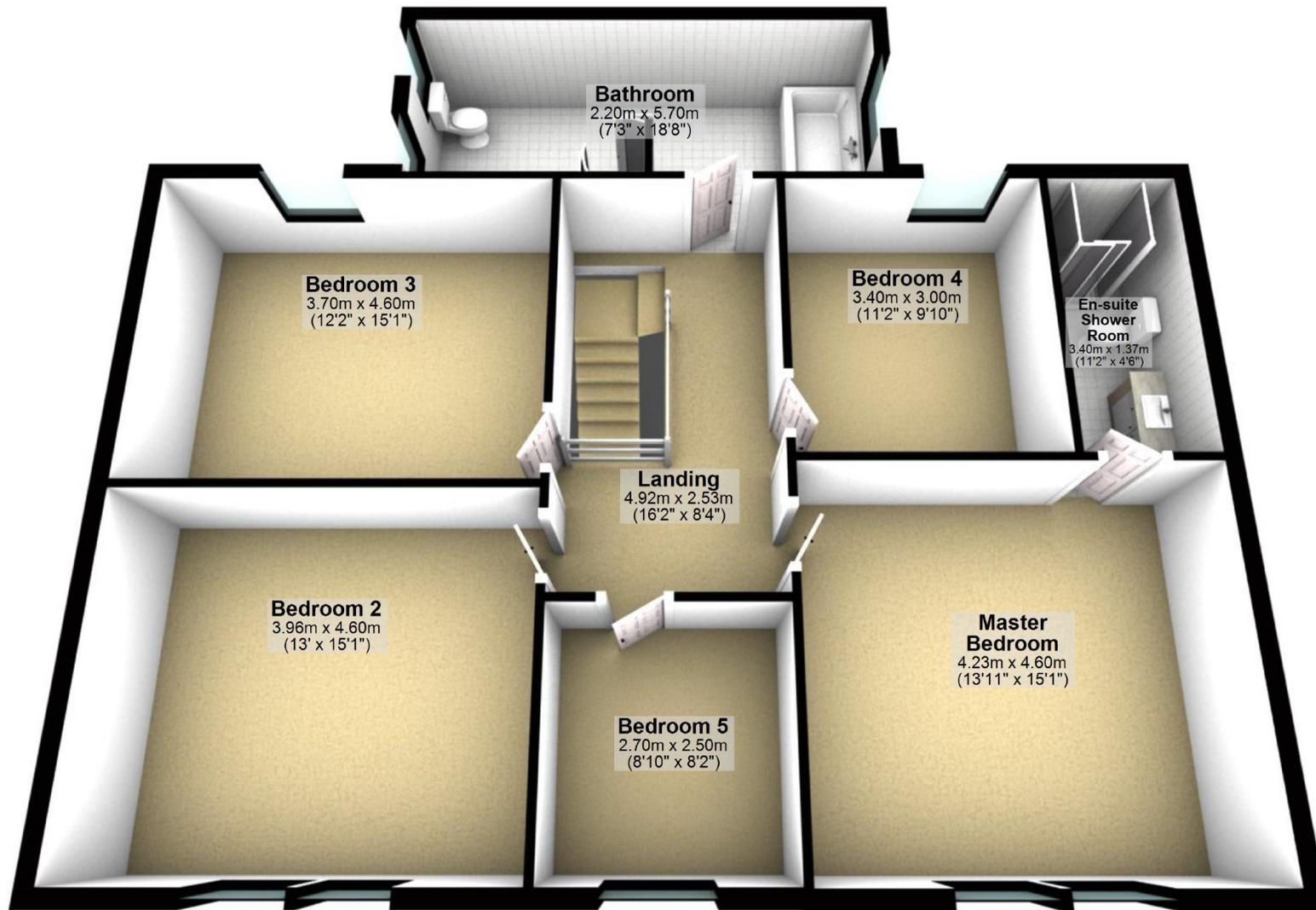
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

First Floor



Plans not to scale, for illustration only



masson
cairns

solicitors and estate agents

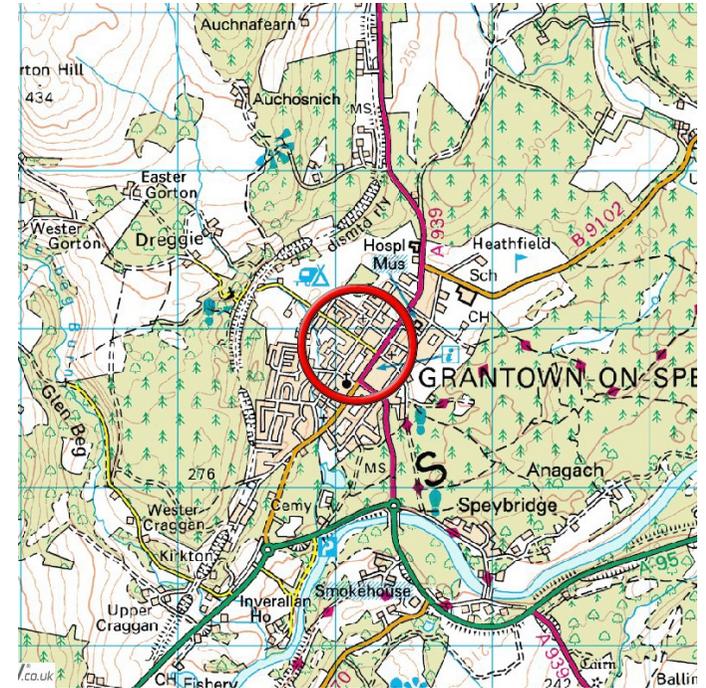
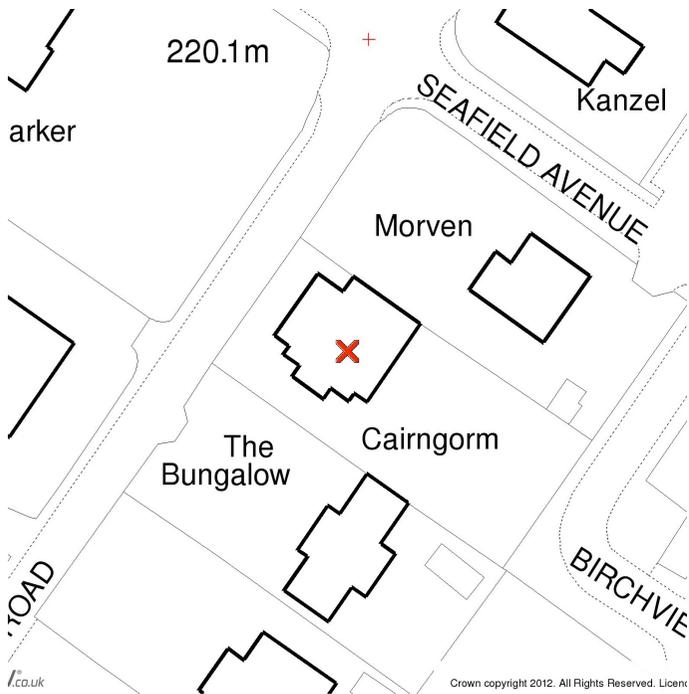
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com



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



**masson
cairns**

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

solicitors and estate agents