



masson
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Croft House 2, Topperfettle, Grantown On Spey, PH26 3NN
Offers over £160,000

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

solicitors and estate agents

A fine example of a traditional stone and slate semi-detached three bedroom extended home with some beautiful features and located in a picturesque setting just outside Granttown On Spey in the Cairngorms National Park. Accommodation is presented in immaculate condition over two floors and comprises of a bright sun room, large lounge with feature stone wall, wood burner and patio doors, beautiful and spacious kitchen and family room, bathroom, utility room, shower room, rear vestibule and three bedrooms. Outside there is a grassed garden area to the front of the property with a timber shed and bounded with post and wire fencing, there is lock block paving to the front, side and rear of the house offering off street parking and a sheltered patio area. The property would suit a variety of purchasers including those looking for an affordable family home, second or investment property. Energy Performance Certificate Rating E, Council Tax Band B

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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

From the lock block driveway, entrance is through a upvc glazed door located at the side of the sun room.

Sun Room

2.20m x 3.06m 7'3" x 10'0"

A lovely bright sunny room with windows to the front and side allowing lovely views of the front garden and beyond to the beautiful open countryside. Double upvc glazed doors open into the kitchen / family room and there is laminate flooring, wall lighting and a radiator.

Kitchen / Family Room

4.37m x 6.53m 14'4" x 21'5"

An attractive and welcoming kitchen / family room enjoying windows to the front, side and rear which flood the room with natural light and allow for wonderful views over the open countryside, creating the perfect place to cook and relax. A beautiful aspect of the room is the impressive natural stone wall which spans the width of the room and features a striking inglenook fireplace with free standing Tiger multi fuel stove set on a black slate hearth. The kitchen has a lovely range of oak effect base, drawer and wall units with complementary black worktop and matching splashback. Integrated within the kitchen is a stainless steel round sink with mixer tap, an Indesit dishwasher, Zanussi oven / grill and a stainless steel hob with Zanussi stainless steel extractor hood over. There is laminate flooring throughout, recessed ceiling lighting and a radiator and doors provide access to the utility room and the hallway.

Hallway

Accessed from the kitchen / dining room, the hallway provides access to the lounge, bedroom three and the bathroom and stairs lead up to the accommodation on the first floor. There is laminate flooring, ceiling lighting and a radiator.

Lounge

4.32m x 4.00m 14'2" x 13'1"

A charming comfortable lounge enjoying windows to the front and rear providing lovely views, centred around a homely Tiger multi fuel stove set on a stone hearth with stone surround. The room benefits from laminate flooring, ceiling lighting and a radiator.

Bedroom Three

2.48m x 2.97m 8'2" x 9'9"

A double bedroom with a window to the rear overlooking the private garden. There is laminate flooring, ceiling lighting and a radiator.

Bathroom

1.91m x 3.02m 6'3" x 9'11"

A delightful bathroom suite in white consisting of a WC, pedestal wash hand basin with mixer tap, a bath with mixer tap and a shower enclosure with glazed door housing a mains pressure shower with wet wall surrounding. Quality wet wall encases the bathroom to dado height, a window to the front allows in natural light and there is tiled flooring, ceiling lighting and a chrome towel radiator.

Utility Room

1.84m x 3.01m 6'0" x 9'11"

A well proportioned utility room providing a range of slim base and wall units with complementary worktop. There is plumbing for a washing machine and space for a tumble dryer, fridge and freezer. The utility room is open to the rear entrance vestibule, a door opens to the shower room and there is tiled flooring, ceiling lighting and a radiator.

Shower Room

1.92m x 1.50m 6'4" x 4'11"

The shower room has a wash hand basin with mixer tap and a shower cubicle housing a mains pressure shower with wet wall surrounding. An opaque window to the side allows in natural light and there is tiled flooring, ceiling lighting, a radiator and shaver point light.

Rear Entrance Vestibule

0.86m x 2.32m 2'10" x 7'7"

A window to the side shines natural light in creating a light and bright rear entrance vestibule. A upvc door provides access out into the private rear garden and there is tiled flooring, ceiling lighting, hooks for hanging outerwear and space to situate shoes or perhaps another house hold appliance.

Landing

A lovely pine staircase leads up to the spacious and bright landing where doors open to bedrooms one and two. A large window to the front floods the landing with great natural light and allows lovely views over the beautiful countryside and there is carpet flooring, ceiling lighting and a radiator.

Bedroom One

3.08m x 4.32m 10'1" x 14'2"

An attractive relaxing double bedroom enjoying a large window to the front overlooking the stunning open countryside and benefiting from a spacious integral wardrobe providing good hanging storage. A further cupboard houses the Sapphire unvented water tank and there is carpet flooring, ceiling lighting and a radiator.

Bedroom Two

3.48m x 2.83m 11'5" x 9'3"

A charming double bedroom benefitting from a large window to the front providing gorgeous views over the open countryside. There is carpet flooring, ceiling lighting and a radiator.

Outside

A marvellous lock block drive extends along the front and down one side and allows parking for several vehicles. A timber gate at the side opens in to the rear garden which is also laid with lock block with high level timber fencing surrounding creating a private peaceful area to sit in the sunshine and enjoy a drink. There are two timber storage areas and a small timber kennel. To the front of the property is a separate spacious lawned garden which is surrounded by a post and wire fencing and features a timber shed measuring 2.0m x 1.5m providing good storage for gardening and sports equipment and the Harlequin 1200L oil tank is tucked neatly behind. There is an outside tap and boiler.

Services

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

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 E

Entry

By arrangement

Price

Offers over £160,000 are invited

Viewings and Offers

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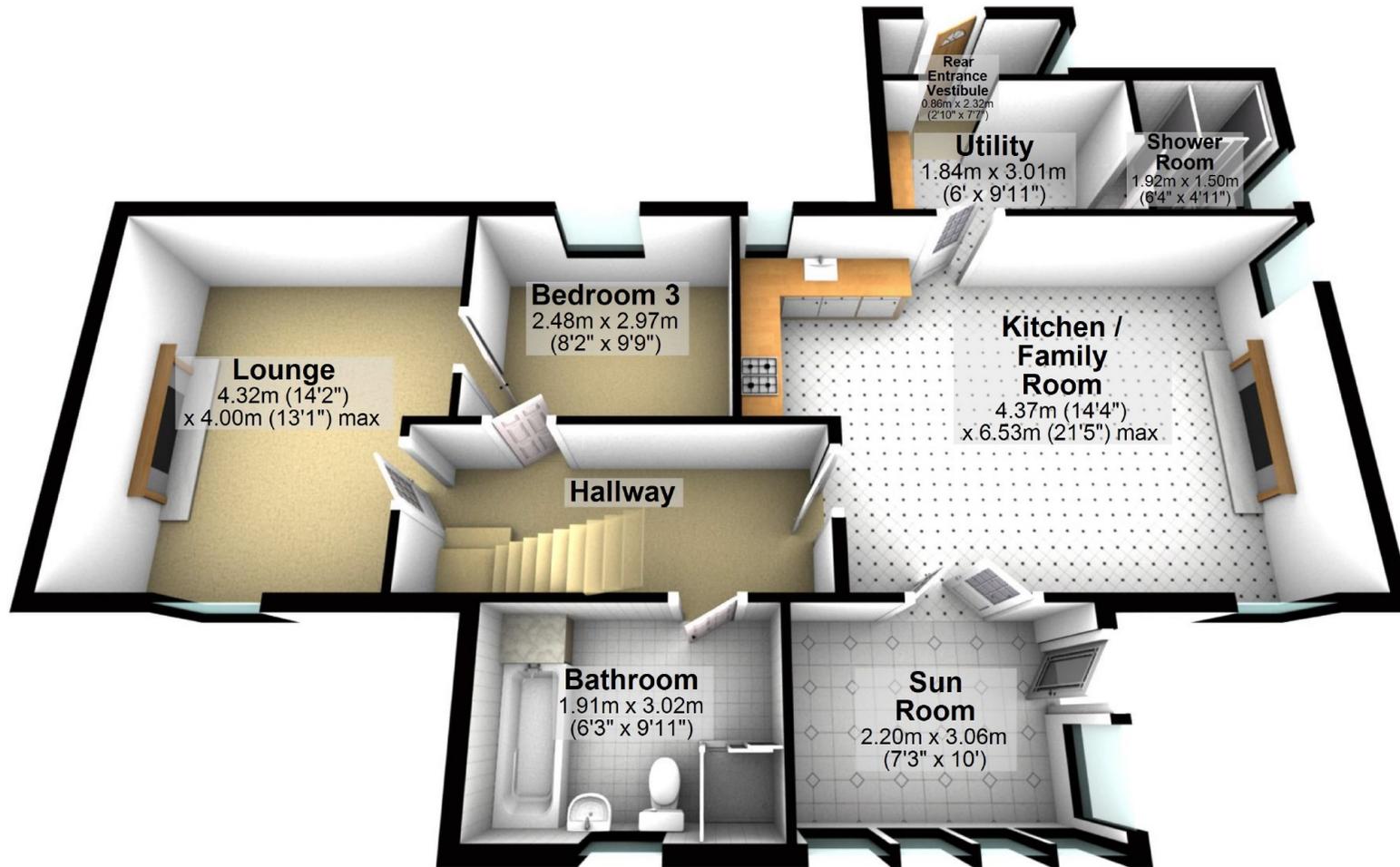
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Ground Floor



Plans not to scale, for illustration only



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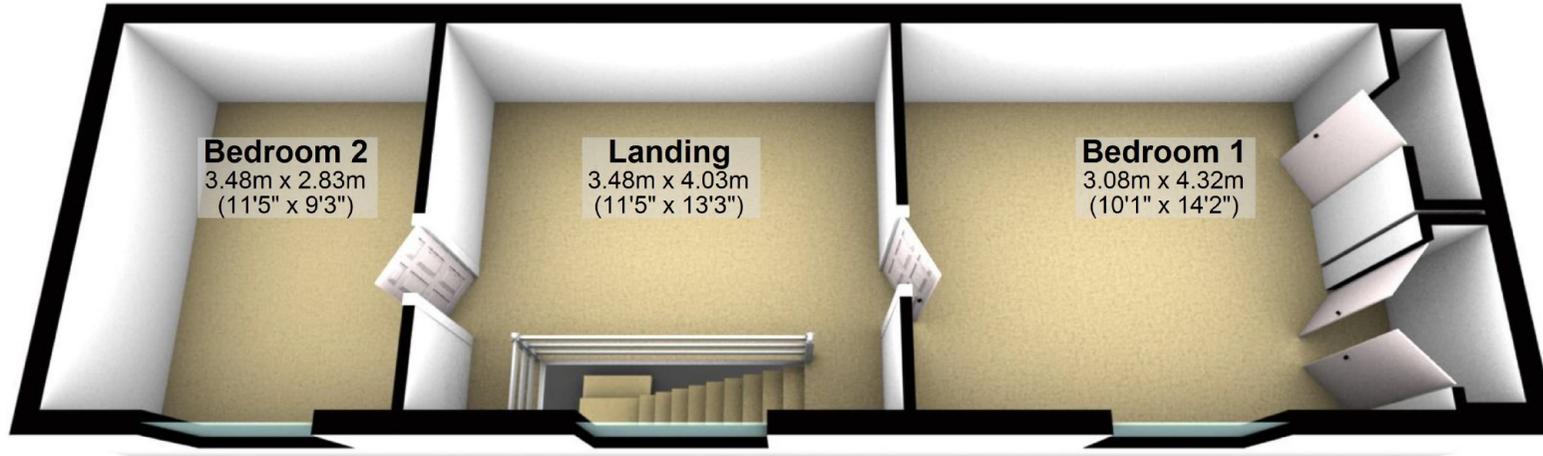
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First Floor



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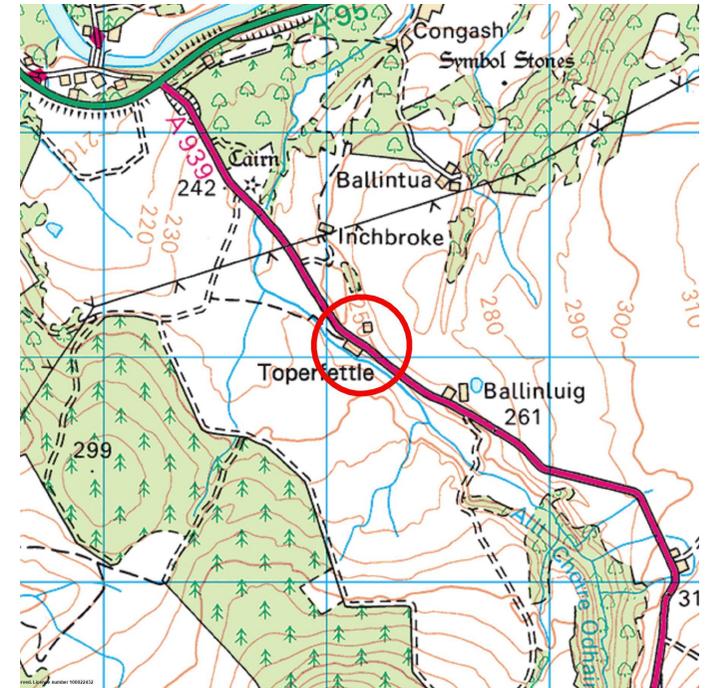
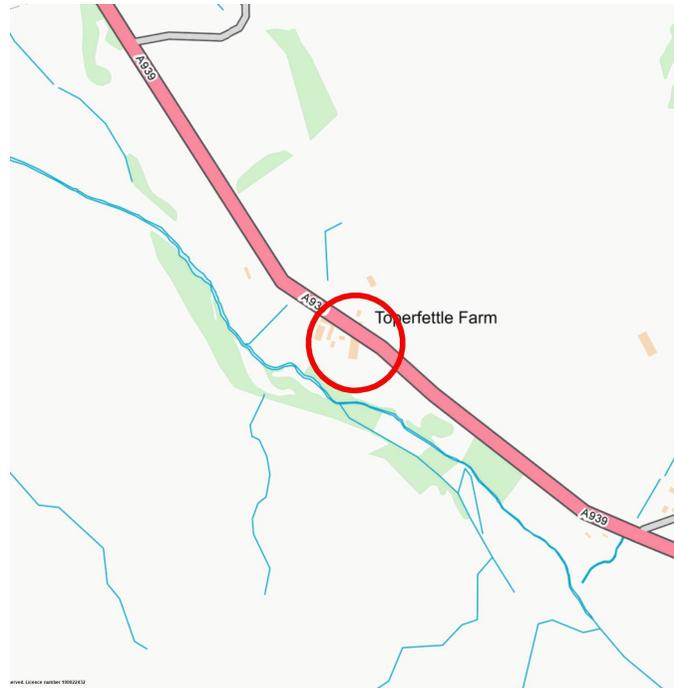
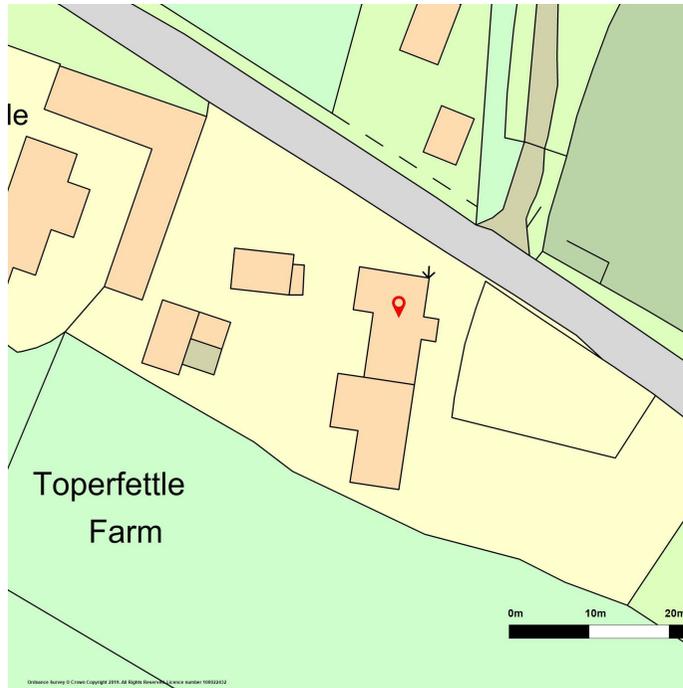
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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