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Brooklynn, Grant Road, Granttown On Spey, PH26 3LA
Offers over £365,000

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solicitors and estate agents

Brooklynn is an extremely successful Guest House that has traded since 2000, is the longest established guest house in Grantown On Spey and enjoys a 4 star Scottish Tourist Board rating. The guest house sits in over 1/3 of an acre of beautifully manicured grounds and trades throughout the year. It is a quality guest house which is reflected in the high score which it has been awarded on Trip Advisor. Additional marketing is carried out through its own informative website and further evidence of its success is shown through much repeat custom, particularly due to its stunning location in the Cairngorm National Park. Brooklynn offers excellent accommodation for both guests and owners. Offering an ideal life style opportunity with an excellent balance between revenue and manageability or equally as an ideal traditional family home of some stature in a sought after location. Viewing is essential to appreciate the character and amenity on offer. Energy Performance Certificate Rating G

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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.

Overview

After many successful years at Brooklynn, the current owners are preparing to retire. The sale of Brooklynn offers a rare opportunity to purchase a high quality, beautifully presented Highland property which is trading well but with potential for expansion of the business. The large garden at the rear of the property has great potential for extending the bed spaces such as, for example, the simple placement of glamping pods' for self catering and/or B & B. Alternatively the low maintenance garden can remain as a beautiful asset for the owners' and guests' enjoyment. Brooklynn benefits from its highly desirable location and reputation as one of the town's best guest houses, synonymous with excellence. It has a Visit Scotland 4 Star accreditation and is a licensed premises. The house retains many of its original features including high ceilings, a decorative pitch pine staircase, plaster cornicing, raised skirting and ornate fireplaces. Brooklynn has been well maintained and updated throughout creating a gorgeous blend of luxurious modern amenity alongside the characterful charm this house has to offer.

Entrance

From the road side Brooklynn is accessed via a wooden gate and along a private paved pathway through the beautifully presented front garden grounds leading to the attractive front entrance vestibule with double timber doors. The bright vestibule is furnished with tile effect vinyl flooring, timber panelling, ceiling lighting and spectacular stained glass windows.

Lounge

4.9m x 6.7m into bay 16'1" x 22'0" into bay
The welcoming lounge with its beautiful bay windows to the front is flooded with natural light. A particular feature of the room is the fireplace with a slate hearth, tile surround and a decorative wooden mantle. There is also an integrated bookshelf, carpet flooring, a large window to the side, wall lighting and a storage heater.

Dining Room

4.8m x 6.1m into bay 15'9" x 20'0" into bay
The bright and generous dining room provides ample space for multiple person dining. A delightful feature of the room is the large bay window looking out to the front gardens. There is carpet flooring, a storage heater, serving hatch from the kitchen, integrated bookshelf and a wonderful high ceiling. Another impressive feature of the room is the fireplace which has a decorative tile surround and hearth with a wooden mantle.

Kitchen

4.8m x 3.6m 15'9" x 11'10"
The kitchen is spacious and boasts a good range of drawer, wall and base storage units, a two oven oil-fired Rayburn with a tiled surround, a double fan oven, a five ring LPG gas hob, a double sink with drainer and plentiful space for a dining table. There is also space for a range of appliances, a large larder cupboard with an internal light, florescent strip lighting and vinyl flooring.

Family Room

4.4m x 4.8m 14'5" x 15'9"
The beautifully proportioned family room enjoys windows to either side flooding the room with natural light. There is carpet flooring, a storage heater and a feature wood panel wall. These measurements include the following shower room.

Shower Room

1.9m x 1.6m 6'3" x 5'3"
The fresh shower room has a large opaque window to the side and an enclosed shower cubicle with a mains shower. There is a WC, pedestal wash hand basin, vinyl flooring, shaver point with light, recessed down lighting and a fan heater.

Bedroom One

3.3m x 3.6m 10'10" x 11'10"
The Rennie Mac - The comfortable owners' bedroom enjoys good storage and has carpet flooring, ceiling lighting, a rear facing window. There are sliding doors to the en-suite shower room and to the walk-in wardrobe (1.2m x 0.8m).

En-suite Shower Room

1.65 x 0.8m 5'5" x 2'7"
The en-suite is well proportioned and has a WC, inset shower cubicle with an electric Mira Sport and a pedestal wash hand basin. There is a heated towel radiator, carpet flooring, recessed ceiling lighting and a shaver point with light.

Rear Porch

The rear porch has doors to the kitchen, family room and the entrance hallway as well as a door leading to the rear garden. There is also a useful under stairs storage cupboard providing ample shelving and hanging space as well as housing the electric meters. There is also carpet flooring and ceiling lighting.

First Floor

Landing

The decorative and ornate pitch pine staircase provides elegant access to the first floor accommodation and splits into two with stairs leading to the front of the property and stairs leading to the rear. The landing area features carpet flooring, ceiling lighting, a large sky light and the landing area to the rear has a storage cupboard housing the water tank and airing cupboard.

Bedroom Two

3.8m x 4.8m 12'6" x 15'9"
Glenfarclas - A double room with integral storage, carpet flooring, a panel heater, ceiling lighting and window to the rear of the property. Also there is a door to the en-suite shower room.

En-Suite Shower Room

1.6m x 1.8m 5'3" x 5'11"
This well proportioned shower room is fitted with a three piece suite in white comprising a WC, shower cubicle with an electric Mira Sport shower and a pedestal wash hand basin. There is a heated towel radiator, carpet flooring, an extractor, recessed ceiling lighting and a shaver point with light.

Bedroom Three

4.4m x 4.0m 14'5" x 13'1"
Glen Grant - Another comfortable double bedroom with windows to the front providing views to the attractive front garden, carpet flooring, ceiling lighting and a door leading to the en-suite shower room.

En-Suite Shower Room

1.6m x 1.8m 5'3" x 5'11"
Another en-suite shower room fitted with a three piece suite in white comprising a WC, shower cubicle with an electric Mira Sport shower and a pedestal wash hand basin. There is a heated towel radiator, carpet flooring, an extractor, recessed ceiling lighting and a shaver point with light.

Bedroom Four

2.8m x 2.8m 9'2" x 9'2"
Tamdhu - A comfortable single bedroom with a window to the front flooding the room with natural light. There is also carpet flooring, a panel heater, wash hand basin area, a shaver point with light and ceiling lighting.



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Bedroom Five

4.1m x 3.6m 13'5" x 11'10"

Strathisla - Is a spacious double with windows to the front, carpet flooring, ceiling lighting, a panel heater and a sliding door leading to the en-suite shower room.

En-Suite Shower Room

2.8m x 1.1m 9'2" x 3'7"

This shower room is fitted with a three piece suite in white comprising a WC, an inset shower cubicle with an electric Mira Sport shower and a pedestal wash hand basin. There is a heated towel radiator, carpet flooring, recessed ceiling lighting and a shaver point with light.

Bedroom Six

3.8m x 4.8m 12'6" x 15'9"

Glenfiddich - A delightful double room with a window to the rear. There is carpet flooring, ceiling lighting, a panel heater and a door leading to the en-suite shower room.

En-Suite Shower Room

2.8m x 1.1m 9'2" x 3'7"

The en-suite shower room is furnished with a three piece suite in white comprising a WC, an inset shower cubicle with an electric Mira Sport shower and a pedestal wash hand basin. There is a heated towel radiator, carpet flooring, recessed ceiling lighting and a shaver point with light.

Bedroom Seven

4.7m x 2.5m 15'5" x 8'2"

Glenlivet - A comfortable large single bedroom with a window providing views to the attractive rear garden, carpet flooring, wall and ceiling lighting and a panel heater as well a wash hand basin area with a shaver point with light.

WC

1.2m x 2.6m 3'11" x 8'6"

The WC has a pedestal wash hand basin and WC. There is a carpet flooring, a shaver point with light, a window to the side and a ceiling light.

Bathroom

2.0m x 2.6m 6'7" x 8'6"

The beautifully presented bathroom benefits from a wash hand basin, WC, bath and a inset shower cubicle with an electric Mira Sport shower. There is carpet flooring, a window to the side, ceiling lighting, a heated towel rail as well as a Dimplex wall mounted fan heater.

Garage

5.3m x 3.7m 17'5" x 12'2"

An excellent addition to the property is the considerable timber and stone garage with double timber doors to the front. There are windows to the side, an outdoor tap to the front, power and light supply and a concrete floor providing secure storage and space for a vehicle.

Outbuildings

To the rear of the property there are useful timber and stone outbuildings, one of which is currently being used as a utility room with counter worktop and storage units. The room is plumbed for 2 washing machines and tumble drier and there is plenty of space for other white goods. There are also windows to the front, ceiling lighting and a clothes pulley. The other outbuildings are used as general secure storage.

Outside

The property is set in beautifully landscaped garden grounds laid predominantly with lawn with a variety of shrubs, trees and lawns with an idyllic stream running along the bottom which is bounded by timber fencing as well as mature trees, hedging and stone walls. The rear of the property has been cleverly landscaped to include a lawn, seating area, fruit and vegetable plots and decorative planted borders. There is a greenhouse and a timber storage shed as well as a composting area, oil tank and an outside tap. The gravel driveway provides excellent parking and turning for multiple vehicles. The extremely pretty front garden is bounded by a low level stone wall and is planted with mature shrubs and plants.

Energy Performance Rating

The property has a current Energy Performance Certificate Rating of G

Services

It is understood there is mains water, electricity and drainage. There is electric storage and panel central heating and a supplementary oil fuelled Rayburn stove and oil burning stove in the lounge.

Entry

By arrangement.

Price

Offers over £365,000 are invited

Viewing 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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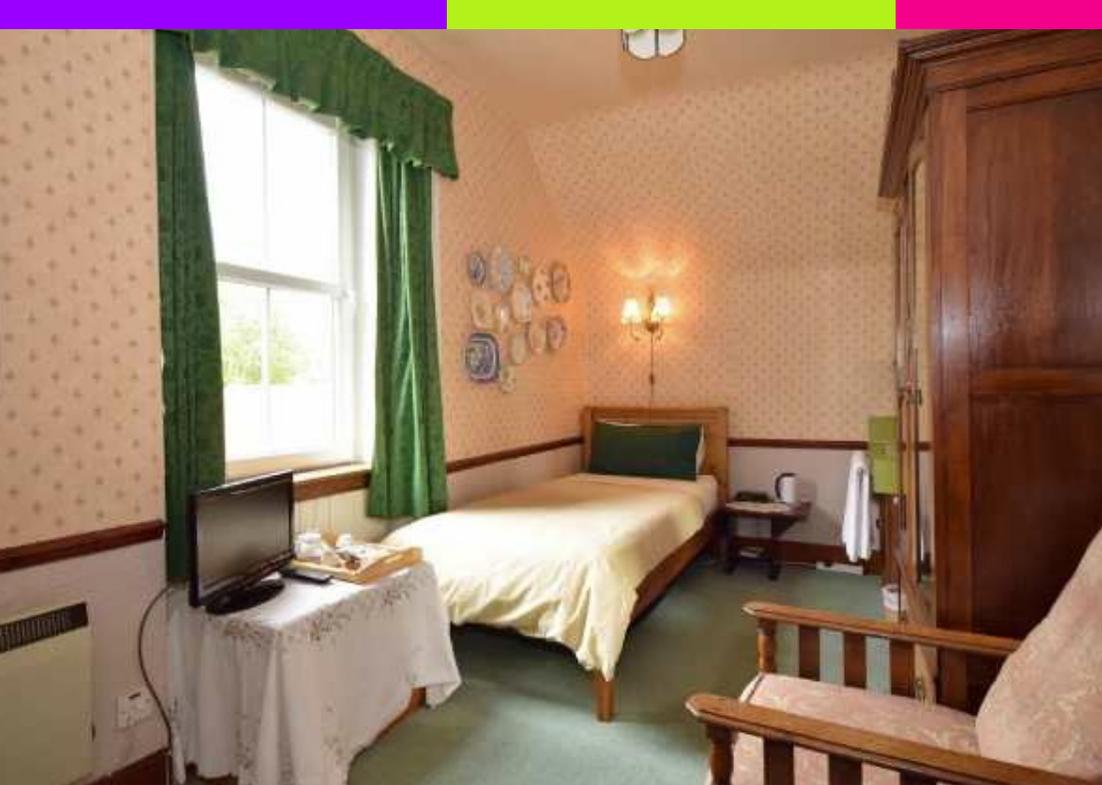
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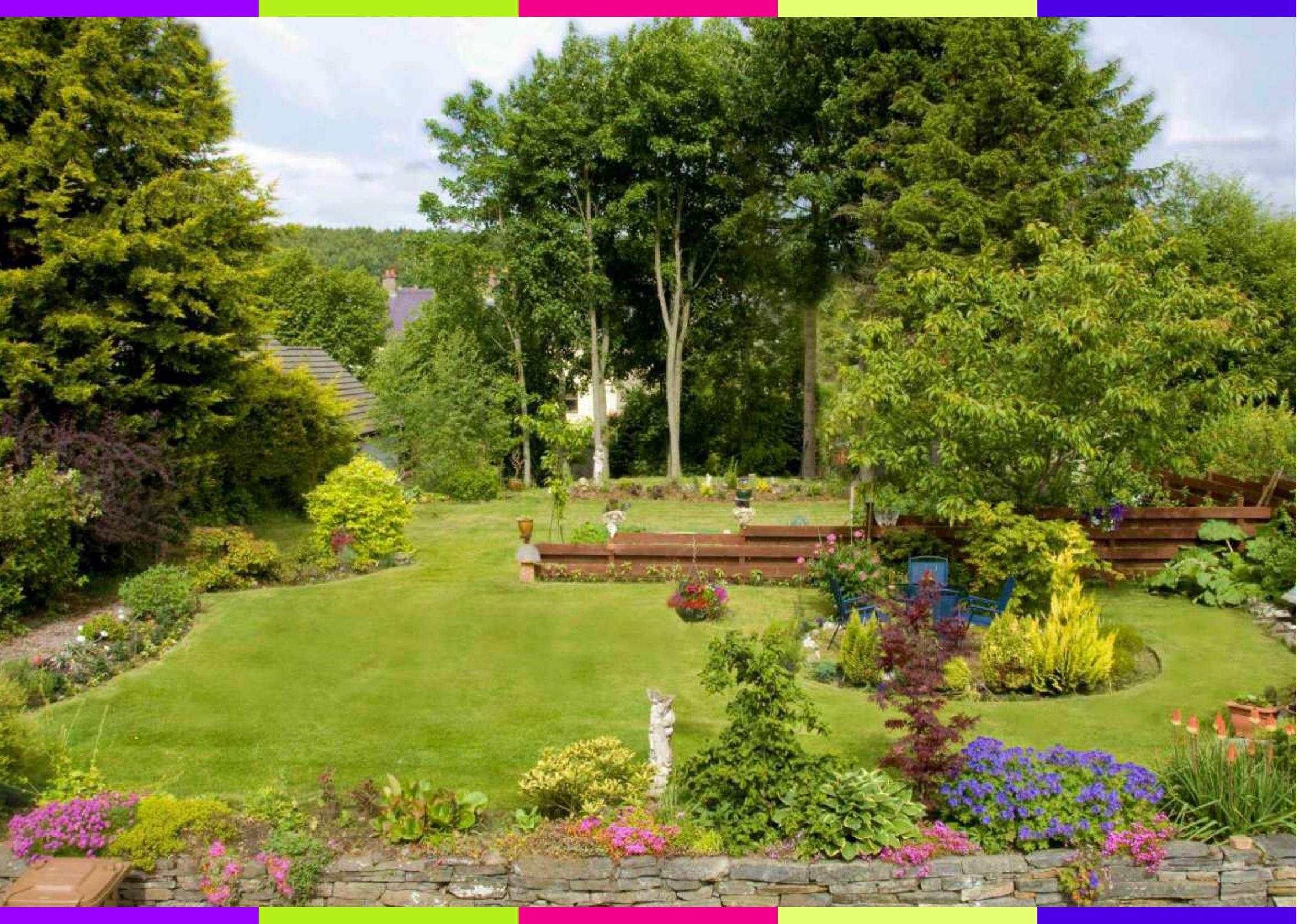
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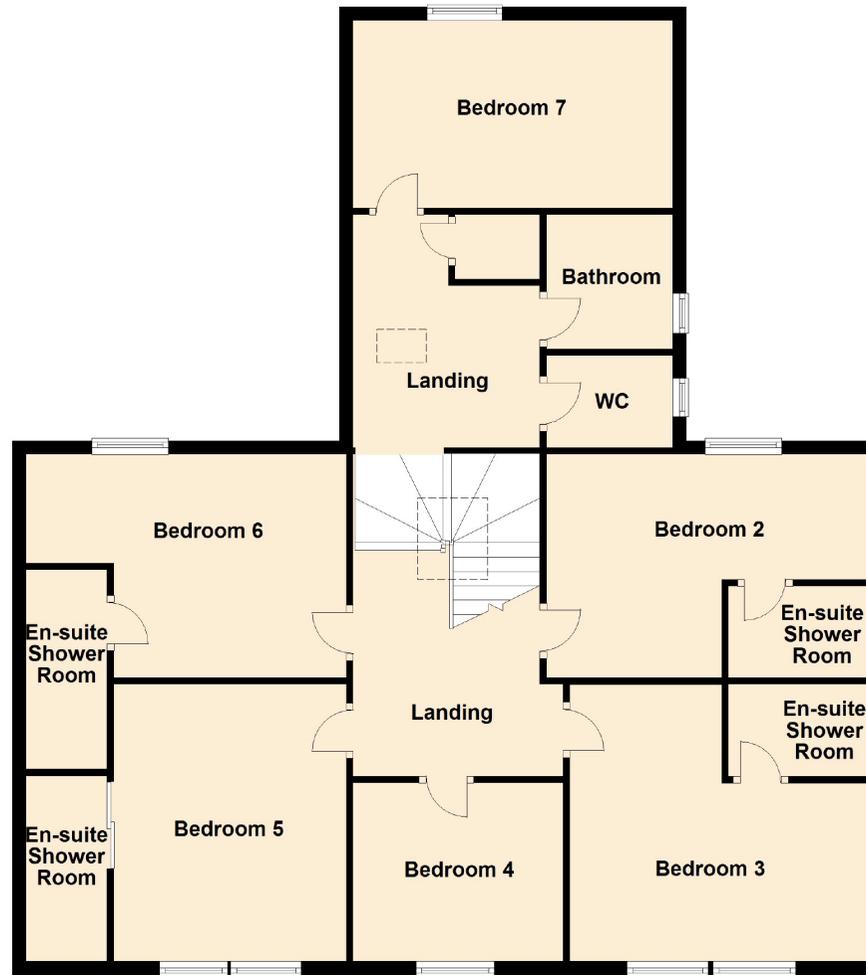
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First Floor



Plans not to scale, for illustration only



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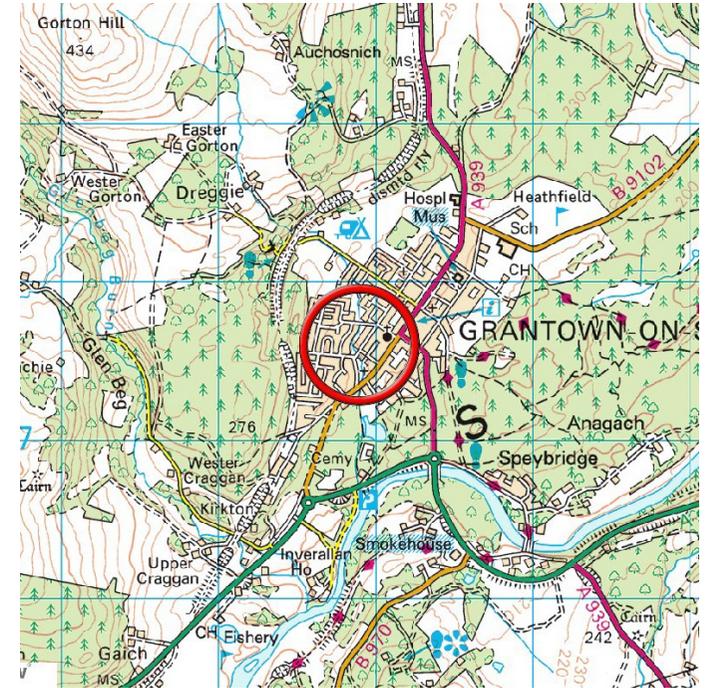
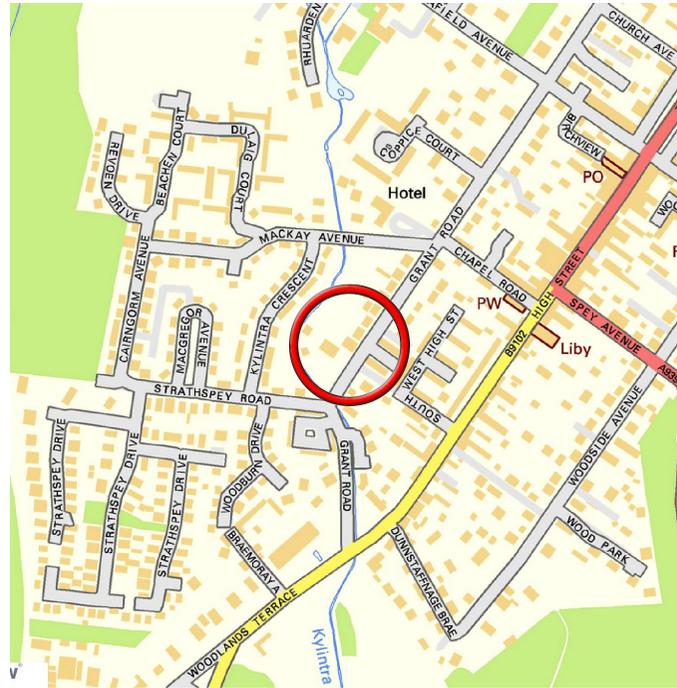
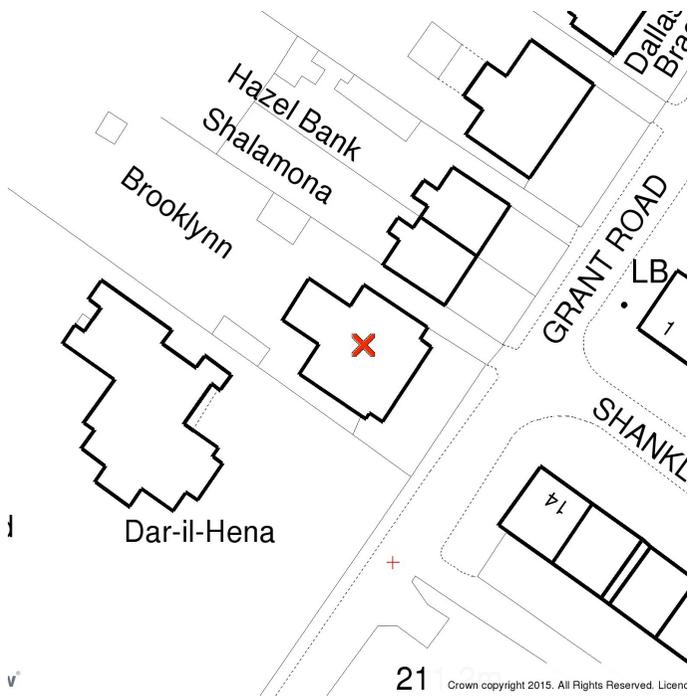
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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