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Druimfeon, Advie, Nr Grantown On Spey, PH26 3LP
Offers over £135,000

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A beautifully located two bedroom detached and extended stone built bungalow with stone and timber out buildings in generous and mature gardens. The home offers accommodation with an idyllic rural location only 10 miles from the historic town of Grantown on Spey. With the need for some modernisation the property retains its character and offers excellent potential. Standing in larger and peaceful garden grounds with a fantastic front and privacy to the rear the property offers a unique chance to upgrade the property into a truly special home with added value. Viewing is highly recommended to appreciate the lovely location of this desirable property which would be ideal as a tranquil family, second, investment or retirement home in this much sought after area close to the Tulchan Estate with easy access to the River Spey, Speyside Way and further attractions of the Cairngorms National Park. 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.

Entrance Hall

A timber stable door opens into the entrance hall where doors provide access to the lounge, kitchen / dining room, bathroom and utility room. A window to the front allows in natural light and there is carpet flooring, ceiling lighting, a Dimplex storage heater and hooks for hanging outerwear.

Lounge

3.56m x 3.40m 11'8" x 11'2"

The lounge has a window to the rear overlooking the lovely private garden grounds and centred around a homely open fire with tiled hearth, stone surround and timber mantle. The lounge is open to the dining room and there is carpet flooring and ceiling lighting.

Kitchen

4.30m x 3.14m 14'1" x 10'4"

A generous kitchen providing a range of base units with complementary worktop enjoying space for a cooker, fridge and freezer. A stainless steel sink with mixer tap is ideally located at a window to the rear allowing views over the spacious garden grounds. A sizeable cupboard houses the water tank and provides shelved storage and there is carpet flooring, ceiling lighting and a Dimplex storage heater.

Dining Room

3.28m x 2.92m 10'9" x 9'7"

Open to the lounge, this sizeable dining room enjoys a window to the front overlooking the charming garden grounds and provides good space to situate a dining table and chairs. Doors open to bedroom two and the rear hall, a further Velux window allows in more natural light and there is carpet flooring, ceiling lighting, loft access and a Dimplex storage heater.

Bedroom Two

3.20m x 3.82m 10'6" x 12'6"

A bright double bedroom benefitting from a large window to the front and a window to the side

allowing lovely views over the garden grounds. A cupboard provides good storage and there is carpet flooring, ceiling lighting and a Dimplex storage heater.

Rear Hall

Accessed from the dining room, the rear hall provides access to bedroom one and the sun porch. High level cupboards house the electrical switchgear and there is carpet flooring, ceiling lighting, a Dimplex storage heater and Horstmann water heating boost controls.

Bedroom One

4.72m x 3.29m 15'6" x 10'10"

A generous double bedroom enjoying a window to the rear overlooking the lovely garden grounds. Recess shelving with a low level cupboard below provides storage and there is carpet flooring, ceiling lighting and a Dimplex panel heater.

En-Suite Wet Room

2.01m x 1.90m 6'7" x 6'3"

A wet room comprising of a WC, pedestal wash hand basin with twin taps and a shower area with a low level folding shower screen and curtain housing a Mira Advance electric shower all surrounded with wet wall and wet room flooring. There is an opaque window to the side, Newlec high level electric wall heater, white towel warmer and and extractor.

Sun Porch

2.34m x 3.20m 7'8" x 10'6"

This sunny porch enjoys windows all around allowing views over the lovely private grounds and a glazed door provides access out into the garden where you can sit with a drink in the sunshine and



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enjoy the peace and tranquility.

Bathroom

1.97m x 1.95m 6'6" x 6'5"

A well proportioned bathroom in white comprising of a WC, Heritage wash hand basin with twin taps and a bath with mixer shower tap and tiling surrounding. A window to the side lets in natural light and there is a heated ceiling light, white towel warmer and carpet flooring.

Utility

1.04m x 1.95m 3'5" x 6'5"

The utility room has a stainless steel sink with twin taps and there is plumbing for a washing machine underneath. A window to the side allows in natural light and there is vinyl flooring and ceiling lighting.

Outside

The front garden is laid to lawn, interspersed with mature shrubs and bushes with low level fencing surrounding. There is an area for parking a vehicle at the front and from there a wrought iron gate allows access into the front garden. There are also double timber gates located at the front which provide vehicle access if required. A gravel path leads around the side into the rear garden which is also laid to lawn, interspersed with mature bushes and shrubs and surrounded by low level timber fencing. At the bottom of the garden, a timber gate allows access to a timber bridge leading over a burn which flows along the rear of the grounds allowing access into the woodlands at the rear.

Timber Garage and Sheds

There is a timber garage and various sized sheds located in the front garden providing storage for a

variety of items.

Stone built sheds which are split in two halves measuring 1.87m x 1.46m and 1.87m x 1.14m

Timber garage measuring 2.50m x 5.0m

Timber shed measuring 1.84m x 2.45m

Small timber shed / dog kennel with post and wire dog run attached.

Services

It is understood that the property has mains electricity, private water and drainage.

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

Offers over £135,000 are invited

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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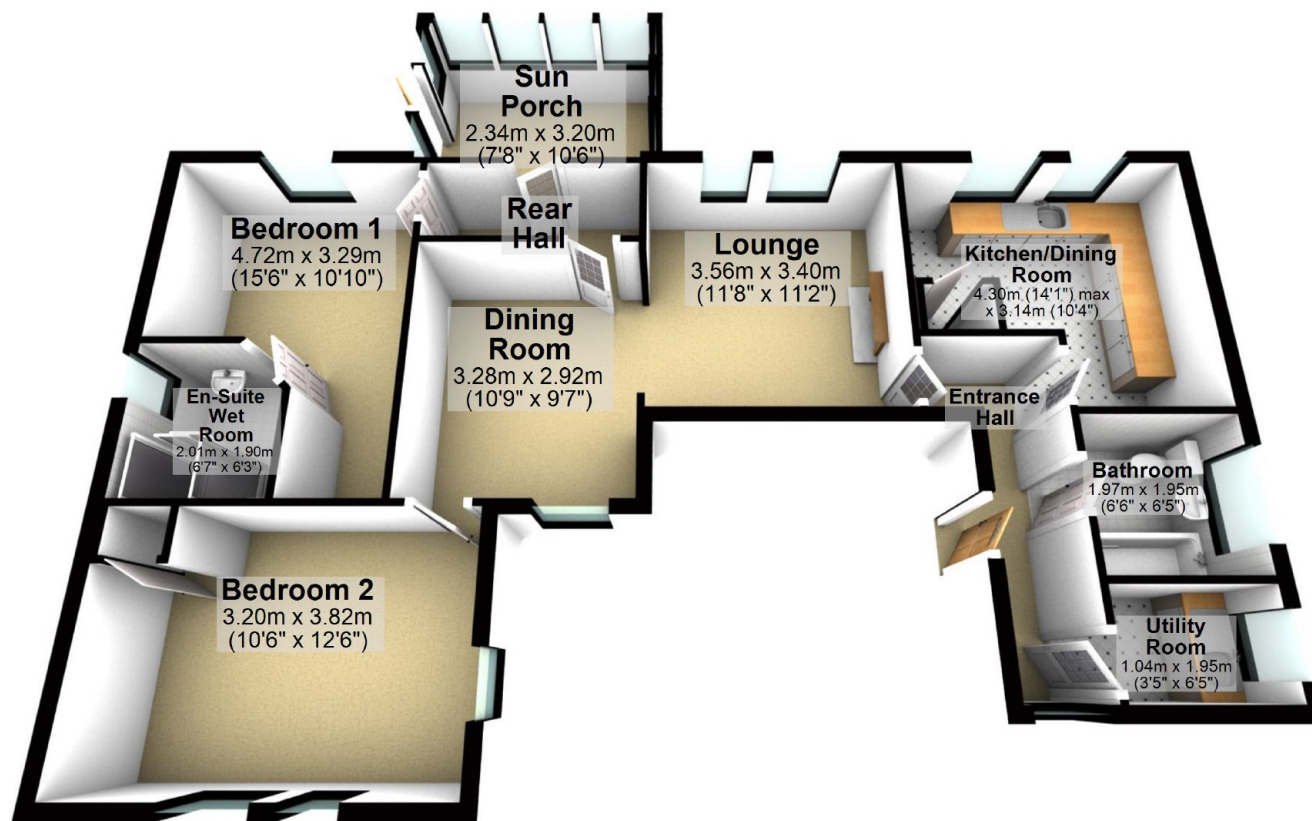
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Ground Floor



Plans not to scale, for illustration only



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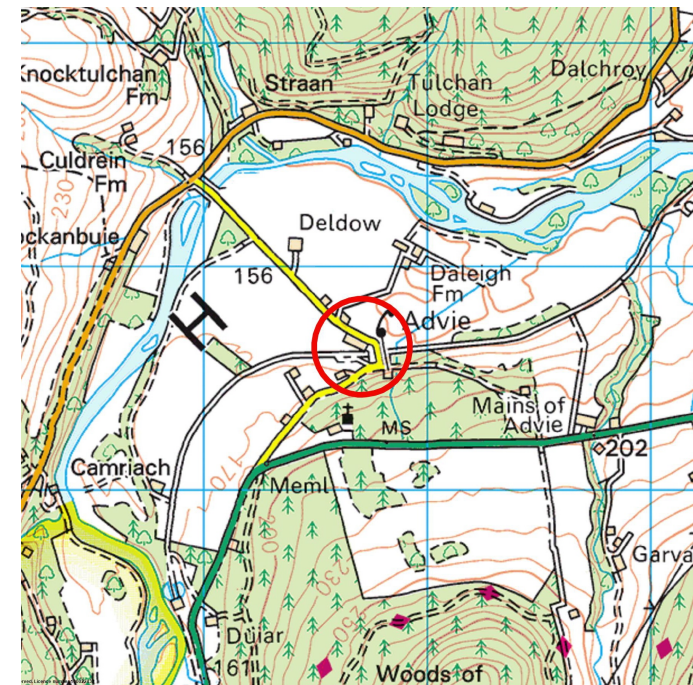
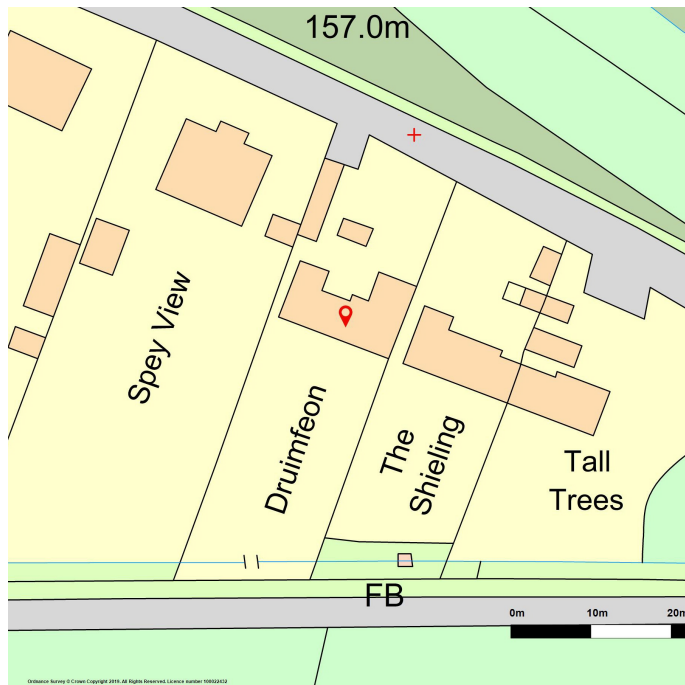
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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