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Ingleneuk, 5 Woodburn Crescent, Grantown On Spey, PH26 3ND
POA

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

solicitors and estate agents

UNDER OFFER - A stunning and secluded four bedroom extended semi-detached home with a rarely available location in this popular town within the Cairngorms National Park. This wonderfully bright and airy home sits in a lovely cul de sac accessed across a bridge and burn to provide a private and quiet setting. Accommodation is presented in immaculate condition and is arranged over two floors to include an impressive lounge / dining area with wood burning stove and patio doors out to the decking and gardens, well equipped white gloss kitchen, three double bedrooms, study / fourth bedroom, expansive and bright family room, hallway, utility and two separate shower rooms. Outside there are beautiful lawned gardens, a driveway and timber garage. The property would suit a variety of purchasers and would make an ideal family, second or investment home with viewing strongly advised. Energy Performance Certificate Rating D, Council Tax Band C

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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 / Utility Room

3.30m x 1.90m 10'10" x 6'3"

A timber and glazed door provides entry into this fabulous utility room which has a good range of base and wall units with complementary worktop which features a stainless steel sink with mixer tap. There is plumbing for a washing machine, space for a tumble dryer and plenty more space to hang outdoor wear and store footwear. A window to the rear lets in lovely natural light, doors open to the lounge / dining room and the Jack and Jill shower room. There is vinyl flooring and ceiling lighting.

Lounge / Dining Room

6.77m x 5.40m 22'3" x 17'9"

A beautiful and superbly spacious room enjoying full height glazing to the front overlooking the lovely garden

and glazed patio doors provide access out into the garden. A marvellous feature of this room is the Morso freestanding wood burning stove which is set on a glass hearth creating a warm and relaxing room which is perfect for the family to get together to relax, socialise and dine. Natural oak flooring flows throughout and there is a further full height window to the side, recessed ceiling lighting and two radiators.

Jack and Jill Shower Room

3.30m x 1.20m 10'10" x 3'11"

This well proportioned Jack and Jill shower room can be accessed from the entrance / utility room and the study and provides a fresh white shower suite. This chic suite comprises of a Roca WC and wash hand basin with mixer tap featuring a wall light above and a large sliding door shower enclosure which houses a mains pressure shower and quality wet wall surrounding. An opaque window is located to the rear and there is vinyl flooring, a chrome towel radiator, ceiling lighting and an extractor light situated above the shower.

Study / Bedroom Four

3.30m x 2.05m 10'10" x 6'9"

Currently used as a study, this room could be utilised as a bedroom and has access to the Jack and Jill shower room, this perfectly placed room benefits from a window to the rear, oak flooring, ceiling lighting and a radiator.

Kitchen

3.28m x 4.53m 10'9" x 14'10"

A bright and generously proportioned kitchen proving a wonderful range of contemporary white base, drawer and wall units with modern brushed steel handles and complementary natural wood worktops and fresh tiling surrounding. Integrated appliances include an Ikea fridge, freezer and dishwasher, there is space for a range cooker and a stainless steel extractor hood is placed above. There is a double sliding door cupboard

where the water tank is stored and which provides further storage, a one and half bowl stainless steel sink with mixer tap is perfectly placed at a large window to the rear and there is natural oak flooring, recessed ceiling lighting and a radiator.

Hallway

The natural oak flooring continues into the hallway where doors open to all three bedrooms and the shower room and a glazed timber door opens into the front garden. A low level cupboard houses the electrical switchgear and there is a loft access hatch, ceiling lighting and a radiator.

Master Bedroom

3.30m x 4.53m 10'10" x 14'10"

A harmonious double bedroom enjoying a twin window to the front allowing in wonderful levels of natural light and providing views over the attractive gardens. There is a charming three point ceiling light, carpet flooring and a radiator.

Bedroom Two

2.87m x 3.06m 9'5" x 10'0"

Another bright double bedroom benefitting from a window to the front overlooking the lovely garden and enjoying a spacious integral wardrobe with sliding doors providing fabulous shelving and hanging storage. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Three

3.05m x 3.06m 10'0" x 10'0"

A bright double bedroom with a window to the rear and enjoying a large integral wardrobe with double sliding doors offering great shelving and hanging storage. There is carpet flooring, ceiling lighting and a radiator.

Shower Room

1.80m x 2.09m 5'11" x 6'10"

A well equipped shower room comprising of a WC, Armitage Shanks wash hand basin with twin taps and a



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shower enclosure containing a mains pressure shower with quality wet wall surrounding. A window to the rear allows in natural light and there is vinyl flooring, a chrome towel radiator, recessed ceiling lighting, a shaver point light above the wash hand basin and an extractor light above the shower.

First Floor

A beautiful oak staircase with black wrought iron balustrade leads from the lounge / dining room to the first floor where a door opens to the family room. There is carpet flooring and ceiling lighting.

Family Room

4.42m x 4.48m 14'6" x 14'8"

A peaceful, light and airy room which could be used for a variety of purposes including a family room, additional bedroom or play room amongst others. Velux windows to the front and rear allow in excellent levels of natural light, two cupboards provide good storage and there is carpet flooring, ceiling lighting and a radiator.

Loft

The loft is accessed via a Ramsay ladder, enjoys ceiling lighting and is partially floored providing useful storage.

Garage

3.0m x 5.50m 9'10" x 18'1"

Located at the side of the property, this spacious timber garage enjoys a concrete floor, power and light and provides fabulous vehicle or equipment storage. Double doors open at the front and a window and door are located to the side.

Outside

A spacious open gravel drive leads in at the front of the property and provides parking for several vehicles. The front garden is mainly laid to lawn with a decking area accessed from the lounge / dining room creating the perfect place to enjoy al-fresco dining, the garden is bordered by a mixture of hedging and low level timber

fencing and enjoys pretty flower beds. A stream flows along the front of the garden and a timber gate in the picket fence which surrounds it allows access to steps which lead down to this lovely natural stream. To the side of the property is a generous gravel area where the garage is located and behind the garage is a timber storage area where the Harlequin 1100L slimline oil tank is kept, a hedge runs along the boundary and there is a water tap and further timber storage. At the rear of the property there is a timber store for logs, a small timber store housing the gas bottles and the Warmflow boiler is located here.

Services

It is understood that the property is served by mains electric, water and 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 D

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
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Moray
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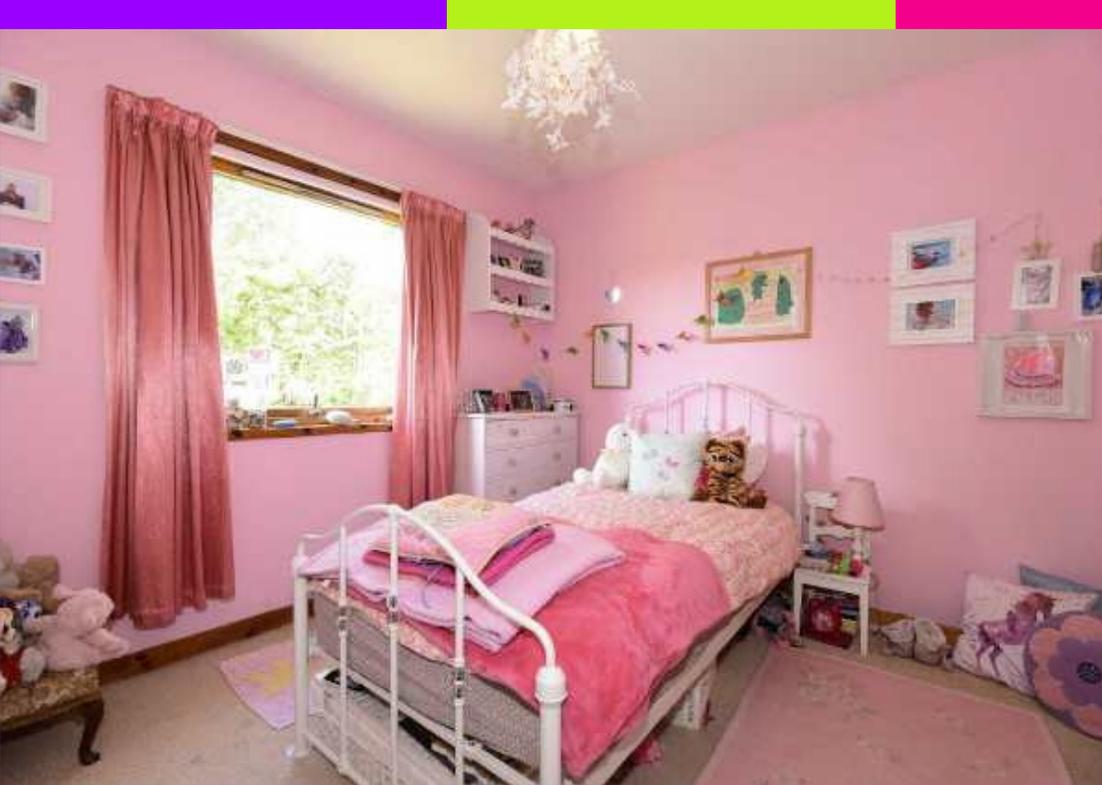




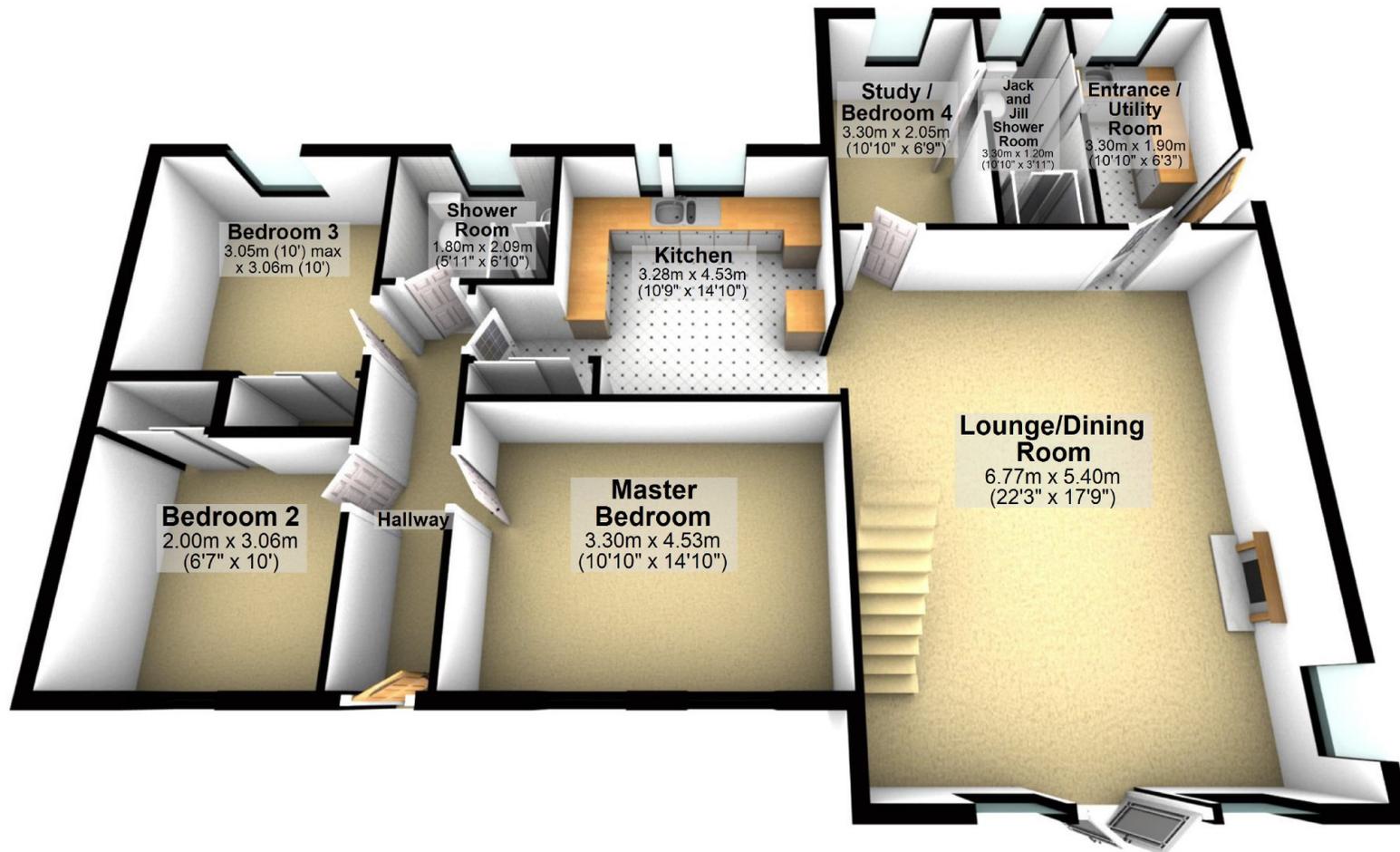








Ground Floor



Plans not to scale, for illustration only



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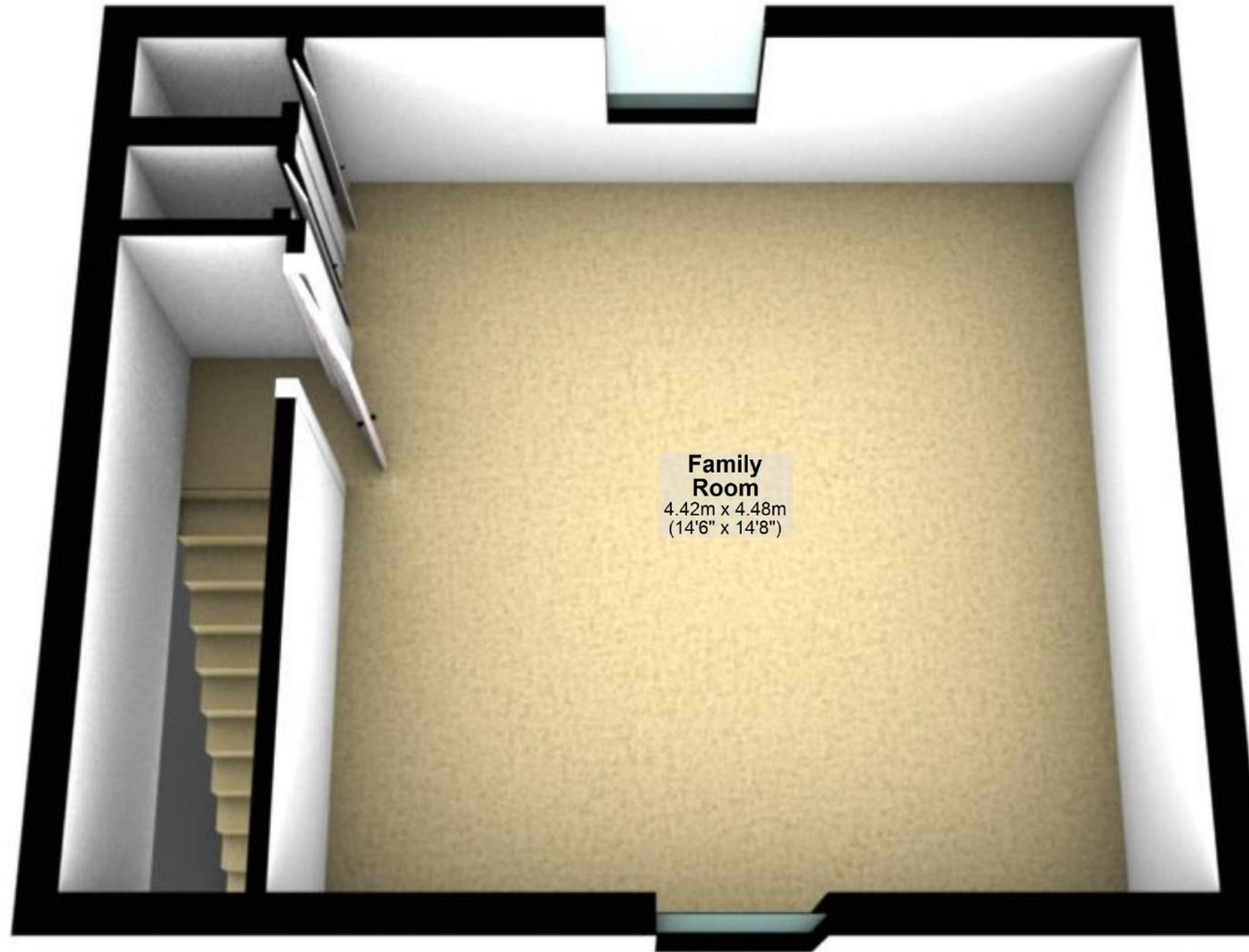
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First Floor



Family Room
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