



masson
cairns

solicitors and estate agents

Broomfield, South Street, Grantown On Spey, PH26 3HZ
Fixed asking price £220,000

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

A beautifully appointed and well proportioned detached four bedroom family home in a private but central location conveniently close to the local amenities of Grantown on Spey. The property is presented in immaculate condition with an abundance of natural light from the double glazing throughout and well proportioned living spaces. Accommodation is over two floors and comprises of a double aspect lounge, four bedrooms, modern kitchen with dining area, shower room and separate bathroom. Outside the property is set in private gardens and there is the benefit benefit of two garage units situated adjacent to the property on South Street. The property would suit a variety of purchasers including those looking for a easily maintained family or second home in this picturesque Highland town in the Cairngorms National Park. Viewing is highly recommended to appreciate the standard of comfort and ease of maintenance offered by this property. Energy Performance Certificate Rating D, Council Tax Banding E

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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.

Hall

Entry is through a timber and glazed door into the spacious hall which is open to the kitchen / dining room and doors open to the lounge, master bedroom, bedroom two and the downstairs shower room. Two cupboards provide good storage and house the water tank. There is natural timber flooring, ceiling lighting, an Elnur Storage heater and a hard wired smoke alarm.

Lounge

4.60m x 4.20m 15'1" x 13'9"

A superb and spacious lounge with bright windows to the side and rear allowing fabulous levels of

natural light to shine through. There is timber effect flooring, an Elnur storage heater and wall and ceiling lighting.

Kitchen / Dining

2.98m x 5.61m 9'9" x 18'5"

An impressive open plan kitchen / dining room providing a comprehensive range of base, wall and drawer units with complementary work surfaces. Integrated appliances include an Electrolux oven/grill and a Zanussi hob with black extractor hood over. There is space for under counter fridge and dishwasher. A stainless steel one and half bowl sink with drainer and mixer tap enjoys views of the garden from twin windows situated to the side and a door provides access to the utility room. There is ample room for a 6-8 dining suite and there is ceiling lighting, an Elnur storage heater and vinyl flooring.

Utility room

1.67m x 3.60m 5'6" x 11'10"

A fabulously placed utility room offering a range of wall and base units with co-ordinating work surfaces featuring a sink with drainer and mixer tap and providing plumbing for a washing machine and space for a further appliance. A timber and glazed door provides access out into the garden, a window to the rear allows in lovely natural light and there is vinyl flooring with an incorporated Matwell mat at the door and ceiling light.

Master bedroom

3.86m x 3.0m 12'8" x 9'10"

A spacious double bedroom enjoying a window to the front overlooking the garden and benefitting from an integral wardrobe with double sliding doors, a further generous integral cupboard and fitted wardrobes and cupboards which surround the bed, all providing a magnitude of wonderful storage.

There is carpet flooring, ceiling lighting and a Dimplex panel heater.

Bedroom Two

2.67m x 3.58m 8'9" x 11'9"

A charming bright room which could be utilised as a bedroom, dining room, study or playroom perhaps? A Window to rear allows in natural light, a timber and glazed door provides direct access out into the garden and there is carpet flooring, a Dimplex panel heater and ceiling lighting.

Shower room

1.78m x 1.87m 5'10" x 6'2"

A fresh tiled shower room featuring an Armitage Shanks WC and wash hand basin with twin taps with a mirror and shaver socket above, a shower cubicle with a Mira Advance electric shower with quality wet wall surrounding. An opaque window to side allows natural light and there is vinyl flooring, a chrome electric heated towel rail and ceiling lighting.

Landing

Carpeted stairs lead up to the first floor landing where doors open to bedrooms three and four and the bathroom. A Velux window to the rear floods the landing with light and there is ceiling lighting, carpet flooring, an Elnur storage heater, a hard wired smoke alarm and a loft access hatch.

Bedroom Three

4.51m x 3.58m 14'10" x 11'9"

A spacious double bedroom with a window to the side and benefitting from a spacious integral wardrobe with double sliding doors providing great shelving and hanging storage. There is carpet flooring, a Dimplex panel heater and ceiling lighting.



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Bedroom Four

4.51m x 3.51m 14'10" x 11'6"

A double bedroom benefitting from a large window to the side and enjoying a double sliding door wardrobe supplying ample shelving and hanging storage. There is carpet flooring, a Dimplex panel heater and ceiling lighting.

Bathroom

2.37m x 2.00m 7'9" x 6'7"

A bright bathroom with a white three piece suite comprising of a WC, a wash hand basin with mixer tap enjoying a mirror with shaver point above and a bath with mixer shower tap. A Velux window to the front allows lovely natural light and there is ceiling lighting, a chrome electric towel warmer, vinyl flooring and a built in unit to the end of the bath provides good storage.

Outside

A timber gate opens in at the front of the property and a paved path leads to the front entrance. The front garden is mainly set with paving and there is a small lawn area with established borders. Gravel leads down one side to a garden shed measuring 2.44m x 1.83m and to the other side of the property is a spacious garden with a mixture of lawn and a large paving area. There is also a lovely private decked area with space for table and 6 chairs. The garden is surrounded by a mixture of low and high level timber fencing and a wall to the back creating a peaceful private haven to sit out and relax.

Double Garage

The property benefits from a double garage which has been split into two units.

Unit 1 - 5.49m x 2.96m

A door to the side allows access into unit one which

has been utilised as a home office and benefits from lined walls with power and light supply. A window to the rear allows in natural light and an internal door allows access to unit 2.

Unit 2 - 5.74m x 2.75m

An up and over door provides access at the front and there is a door adjoining unit one. A window to the rear allows in natural light and there is concrete flooring, power and light.

Services

It is understood that the property has mains water, drainage and electricity. Electric 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 Band D

Entry

By arrangement

Price

Fixed Price of £220,000

Viewing 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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Email: property@lawscot.com

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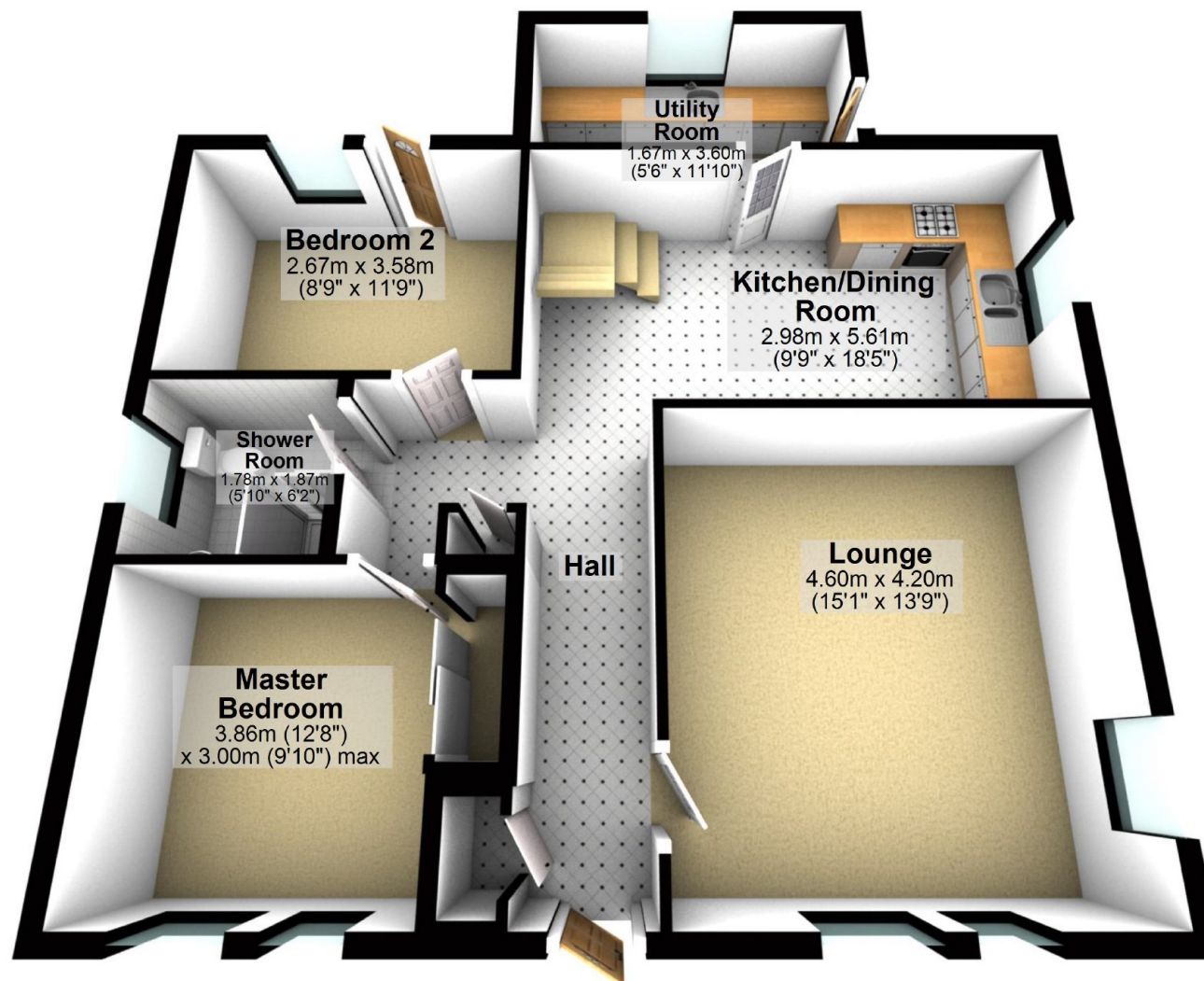
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Ground Floor



Plans not to scale, for illustration only



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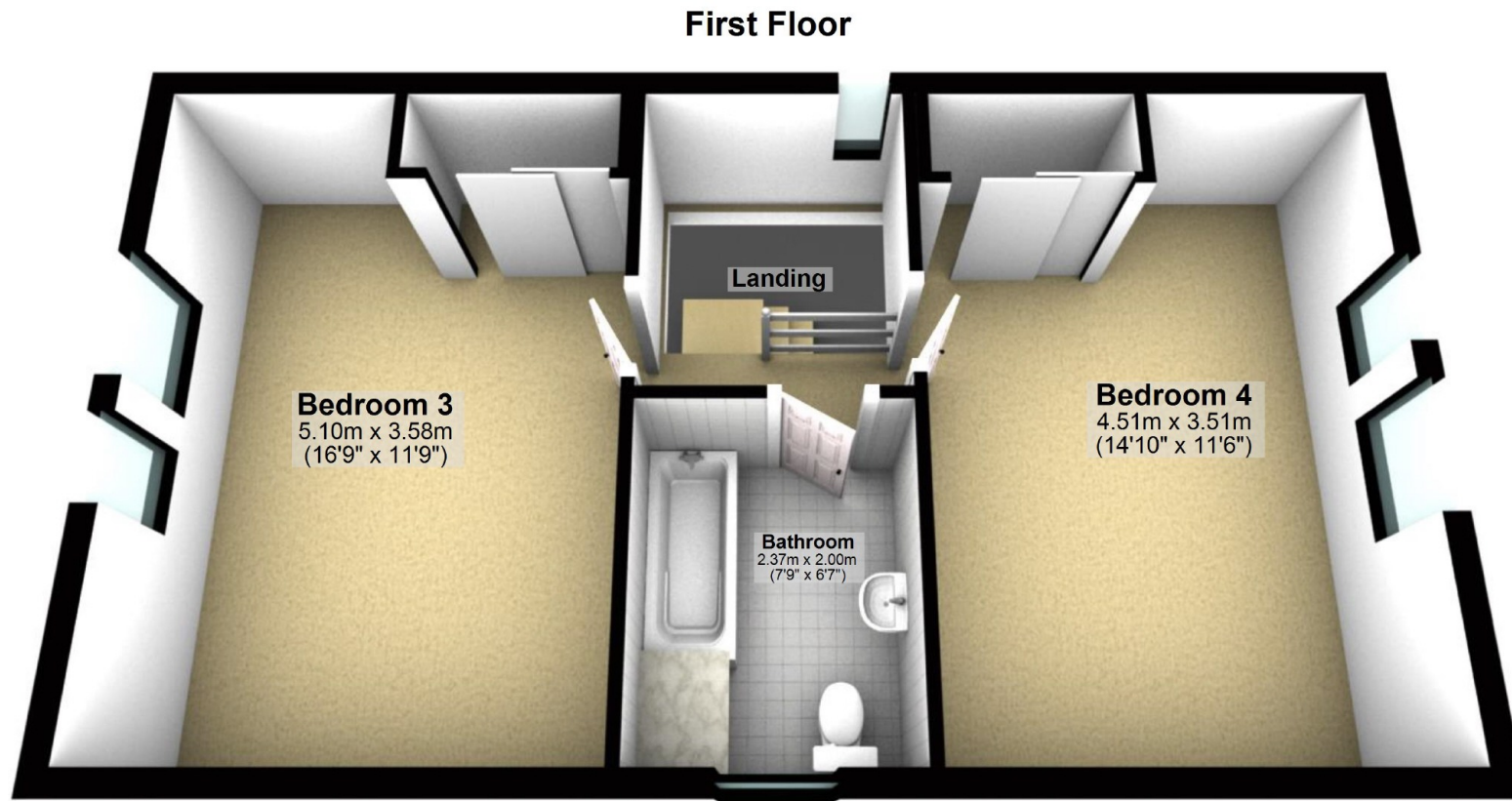
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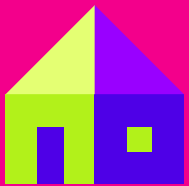
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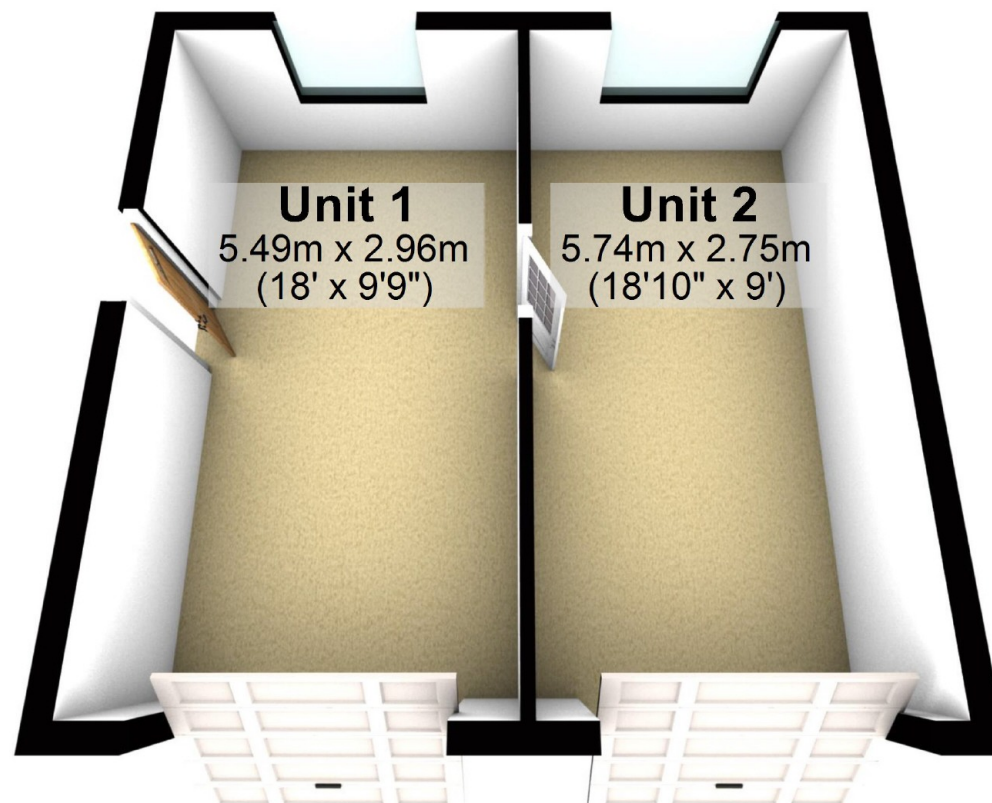
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Double Garage



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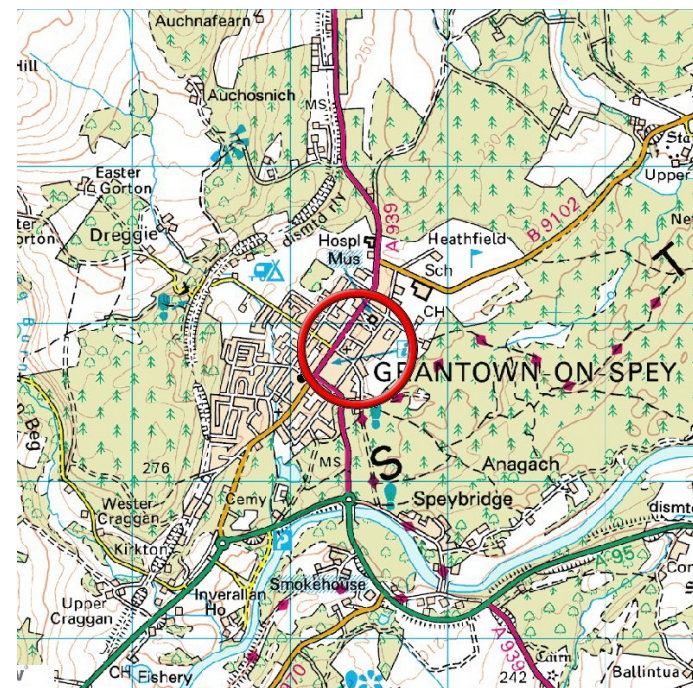
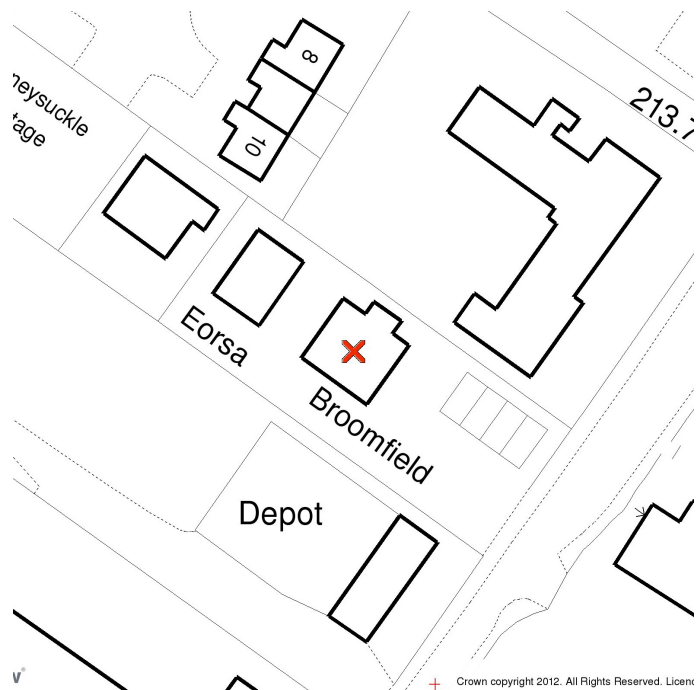
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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