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solicitors and estate agents

**31 Kylintra Crescent, Grantown On Spey, PH26 3ES**  
**Offers over £135,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

An attractive light and spacious three bedroom mid terrace home which is situated on a quiet residential road close to the centre of Grantown on Spey. Accommodation is set over two floors and comprises of a well proportioned lounge with multi fuel stove, kitchen / dining room. three double bedrooms and bathroom. Outside there is a gravel drive providing off street parking for two vehicles and a private easily managed rear garden with generous decking area and store. This property benefits from oil fired central heating and double glazing and would make an ideal first, investment or family home within easy reach of all the amenities of Grantown on Spey, the golf course and River Spey. Viewing is recommended to appreciate the space and potential on offer. 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 Vestibule

0.97m x 1.95m 3'2" x 6'5"

Entry is through an attractive upvc and glazed door where a further 15 panel glazed door opens into the hallway. There are useful hooks for storing outerwear and also space for footwear and a window to the front allows in natural lighting. There is carpet flooring, ceiling lighting and the electrical switchgear can also be found here.

## Hallway

A sizeable hallway with doors to the lounge, kitchen/ dining room and carpeted stairs lead up to the first floor. The hallway benefits from a base unit with worktop over with space for a tumble dryer or other appliance underneath. There is carpet flooring, ceiling lighting and a radiator.

## Lounge

3.83m x 4.41m 12'7" x 14'6"

A comfortable light lounge benefitting from a warming AGA multi fuel stove set on a black slate hearth with a timber surround and mantle. A large window to the front allows natural light to flood in and there is carpet flooring, ceiling lighting and a radiator.

## Kitchen / Dining Room

2.65m x 5.41m 8'8" x 17'9"

A delightful bright kitchen / dining room providing a good range of beech base, drawer and wall units with complementary worktop and enjoying good space for a dining table and chairs. Integrated into the kitchen is a Baumatic oven/ grill and an AEG hob and there is plumbing for a washing machine and dishwasher and space for a fridge/ freezer. A stainless steel one and half bowl sink with modern mixer tap is ideally situated enjoying views through a window into the rear garden. The Camray 5 boiler is situated here, a door provides entry to the rear vestibule and there is tiled flooring, four piece ceiling lighting and a radiator.

## Rear Vestibule

0.93m x 1.80m 3'1" x 5'11"

The rear vestibule provides access out into the rear garden through a glazed and timber door and has tiled flooring, ceiling lighting and hooks for storing outerwear. There is a large cupboard benefitting from tiled flooring which has space for an electrical appliance and offers shelved storage above.

## Landing

Carpeted stairs lead up to the first floor where doors open to all three bedrooms and the bathroom. A generous shelved cupboard provides excellent storage and there is a glazed loft access hatch, carpet flooring, ceiling lighting and a radiator.

## Master Bedroom

3.45m x 3.86m 11'4" x 12'8"

A welcoming double bedroom with a large double window to the front providing excellent levels of natural light to shine in. There is carpet flooring, ceiling lighting and a radiator.

## Bedroom Two

3.44m x 3.35m 11'3" x 11'0"

A charming double room benefitting from an integral double cupboard with providing excellent shelving and hanging space. There is a window to the front overlooking the well kept street, a lovely four piece ceiling light and a radiator.

## Bedroom Three

2.73m x 4.14m 8'11" x 13'7"

A delightful double room enjoying a window to the rear overlooking the private garden and benefitting from a large integral cupboard with double doors offering excellent hanging and shelved storage. There is carpet flooring, a four piece ceiling light and a radiator.

## Bathroom

1.81m x 2.56m 5'11" x 8'5"

This fresh bathroom comprises of WC, modern pedestal wash hand basin with mixer tap and a bath with mixer tap housing a Mira Go shower over, with a glazed shower screen with chic tiling surrounding. There is an opaque window to the rear, laminate flooring, three piece ceiling lighting and a chrome towel heater.

## Outside

To the front of the property is an open spacious gravel area providing parking for two vehicles. A low level timber fence runs along each side and a paved path leads to the front door and continues along the side of the property to the rear garden. A wrought iron gate provides access into the rear garden where there is a generous paved area and steps lead down to a generous lawn. Stepping stones lead down the lawn to a decking area at the rear which has space for a BBQ and dining set and provides the perfect place for the family to gather in the sunshine. There is a semi-detached concrete store and a timber shed providing storage for garden and sports equipment. A high level timber fence surrounds the rear garden providing excellent privacy and vehicle access is available at the rear of the property if required. There is an oil tank and a concrete coal bunker.

## Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

## Home Report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.

EPC Rating D

## 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

Tel: (01479) 874800

Fax: (01479) 874806

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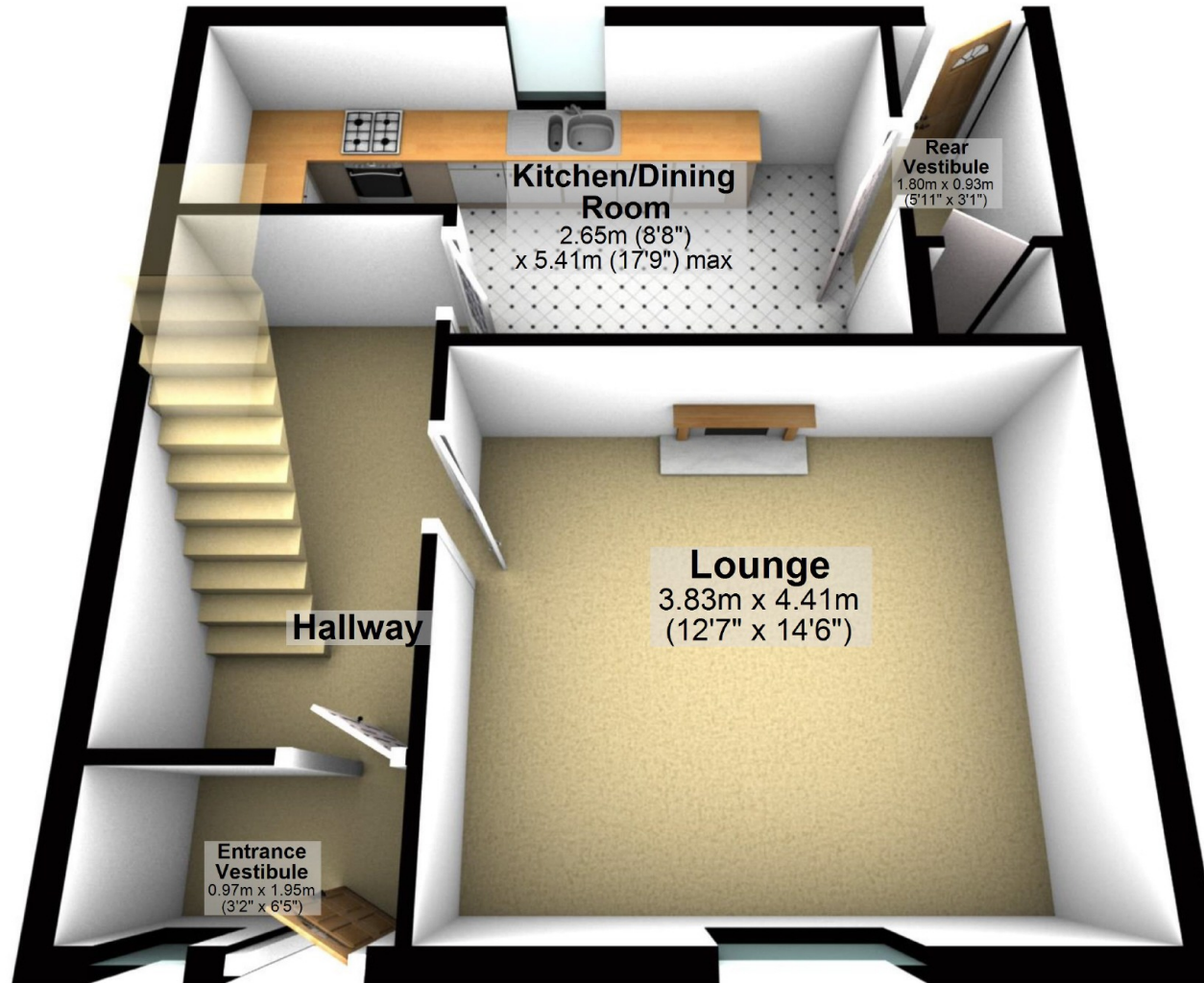








## Ground Floor



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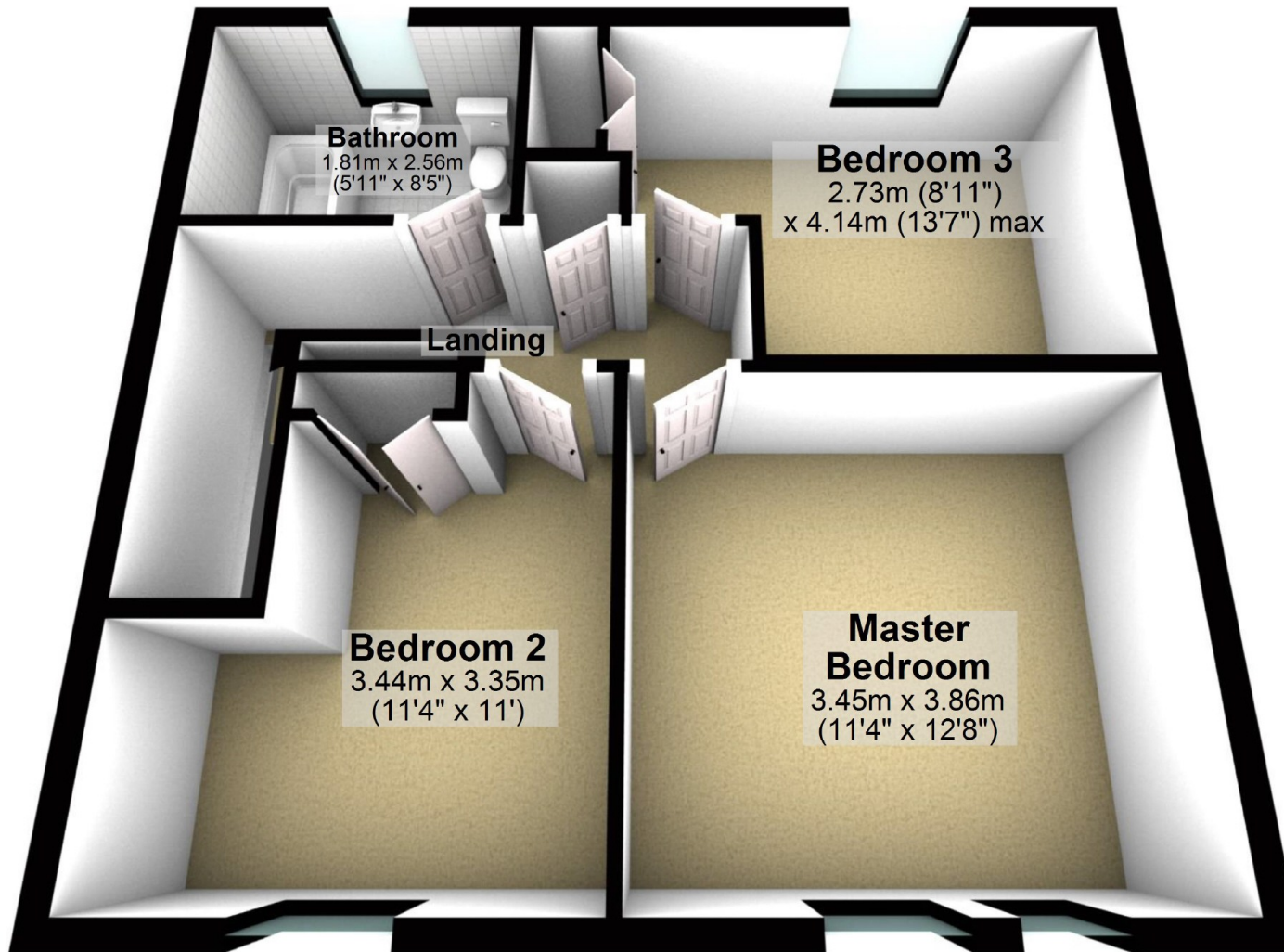
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## First Floor



Plans not to scale, for illustration only



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