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solicitors and estate agents

32 South West High Street, Grantown On Spey, PH26 3QH
Offers over £130,000

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

With excellent potential, this three bedroom home offers an affordable opportunity in a popular town within the Cairngorms National Park. Located centrally and with easy access to all amenities, accommodation is arranged over two floors and comprises of hallway, lounge with open fireplace, kitchen with dining area, three bedrooms and a bathroom. There are gardens to the front and rear and there is also a very useful single garage. The property would benefit from a degree of refurbishment and would be ideal as a first, family or investment property. Energy Performance Certificate Rating E, Council Tax Band C

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

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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 Hall

4.16m x 2.13m 13'8" x 7'0"

A upvc door with opaque double full height glazed side panels open into the entrance hall where doors to the lounge and kitchen / dining room are accessed and stairs lead to the first floor. An under stairs cupboard provides storage and houses the electrical switchgear. There is carpet flooring, ceiling lighting and Dimplex storage heater.

Lounge

4.16m x 2.74m 13'8" x 9'0"

A cosy lounge featuring an open fire set on a raised stone surround, slate hearth and timber mantle. Twin windows to the front provide excellent levels of natural light in. A glazed door leads to the kitchen and dining room. There is carpet flooring, ceiling lighting and a Dimplex storage heater.

Kitchen / Dining Room

2.70m x 5.87m 8'10" x 19'3"

The kitchen offers a range of base, drawer and wall units with worktops over and tiling surrounding, stainless steel sink with twin taps and twin windows to the rear allow natural light to fill the room. There is space for a cooker, fridge/ freezer and plumbing for a washing machine. There is vinyl flooring and ceiling lighting.

The dining area is open plan to the kitchen and has a glazed door through to the rear porch and a window overlooking the garden. There is room to situate a dining set, carpet flooring, ceiling lighting and a Dimplex storage heater.

Rear Porch

1.43m x 0.83m 4'8" x 2'9"

A upvc door to the side leads out to the rear garden and hooks for outerwear provide the perfect storage space. There is tiled flooring and ceiling lighting.

Landing

Carpeted stairs with a stair lift lead to the first floor where doors open to all three bedrooms and the bathroom. A shelved cupboard provides storage and houses the water tank. There is carpet flooring, ceiling lighting, a Dimplex storage heater and loft access.

Bedroom One

2.76m x 3.59m 9'1" x 11'9"

A double bedroom with window to the rear and benefits benefitting from a large integral cupboard with sliding doors and shelving and hanging storage space. There is carpet flooring, ceiling lighting and a convector heater

Bedroom Two

4.16m x 2.63m 13'8" x 8'8"

A charming double room with a window to the front overlooking the high street, carpet flooring, ceiling lighting and a convector heater

Bedroom Three

2.26m x 3.13m 7'5" x 10'3"

Another double bedroom benefitting from an integral cupboard with both shelving and hanging storage space. There is a window to the front allowing natural light to fill the room, carpet flooring, ceiling lighting and a convector heater.

Bathroom

1.76m x 2.16m 5'9" x 7'1"

The fully tiled bathroom features a blush pink three piece suite comprising of a WC, pedestal wash hand basin with twin taps, bath with twin taps and with Heatrae Sadia electric shower over. An opaque window to the rear provides privacy and light into the room. There is vinyl flooring, spotlight ceiling lighting, shaver point light and Consort Heatflow high level wall heater.

Garage

There is a separate single garage with entrance through an up and over door. There is concrete flooring and space for parking in front of the garage on gravel chips.

Outside

The property is located to the south west of the high street and has a paved path to the front door, there is a lawn area at the front with a hedge to one side and a low level timber fence to the other side. To the rear of the property is mainly laid with lawn and there is also a paved area with the garden bounded by high level privacy fencing. There is a garden shed benefitting from concrete flooring, power and light, work benches, and a Dimplex panel heater. Access is through a door at the front and there is a window to the side.

Services

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

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 E

Entry

By arrangement

Price

Offers over £130,000 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

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Email: property@lawscot.com

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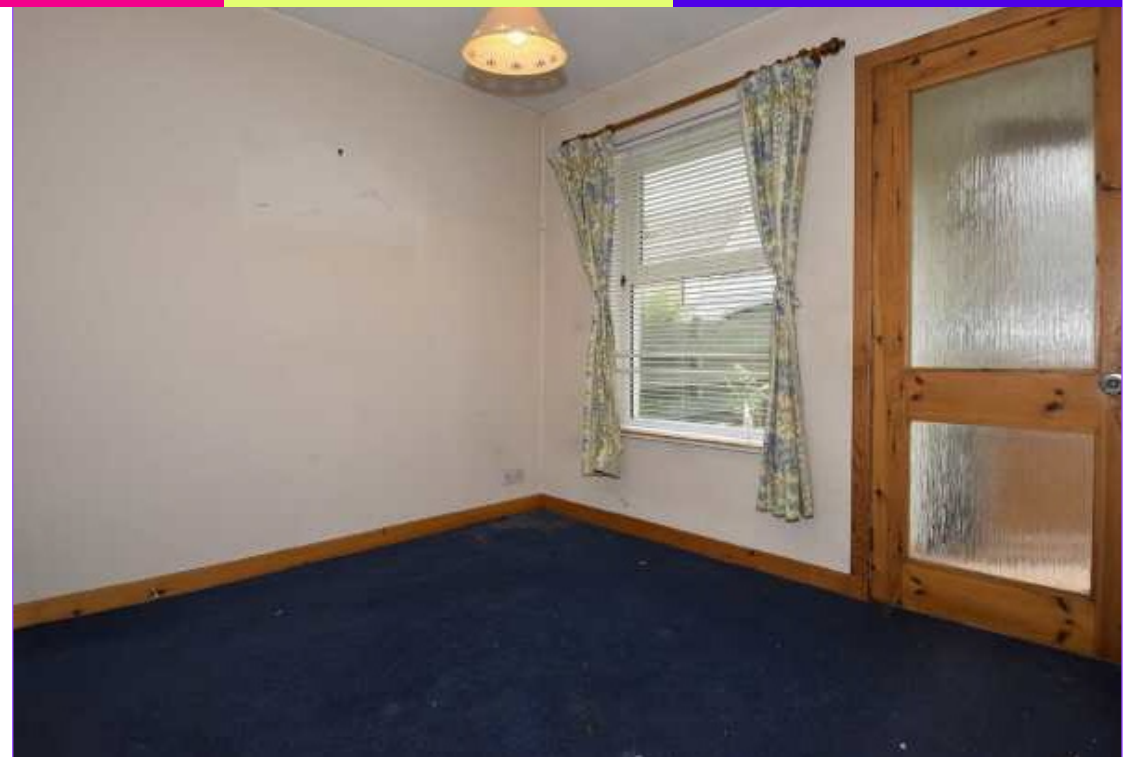
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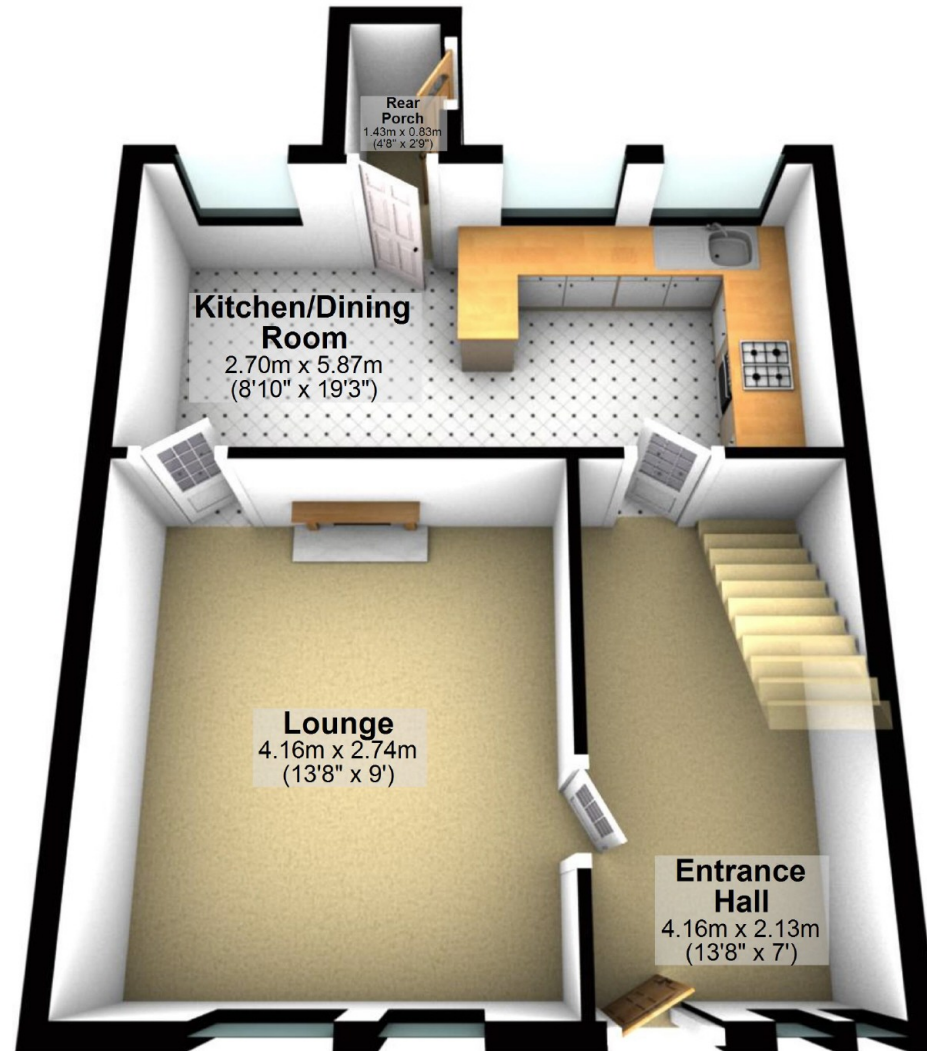
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Ground Floor



Plans not to scale, for illustration only



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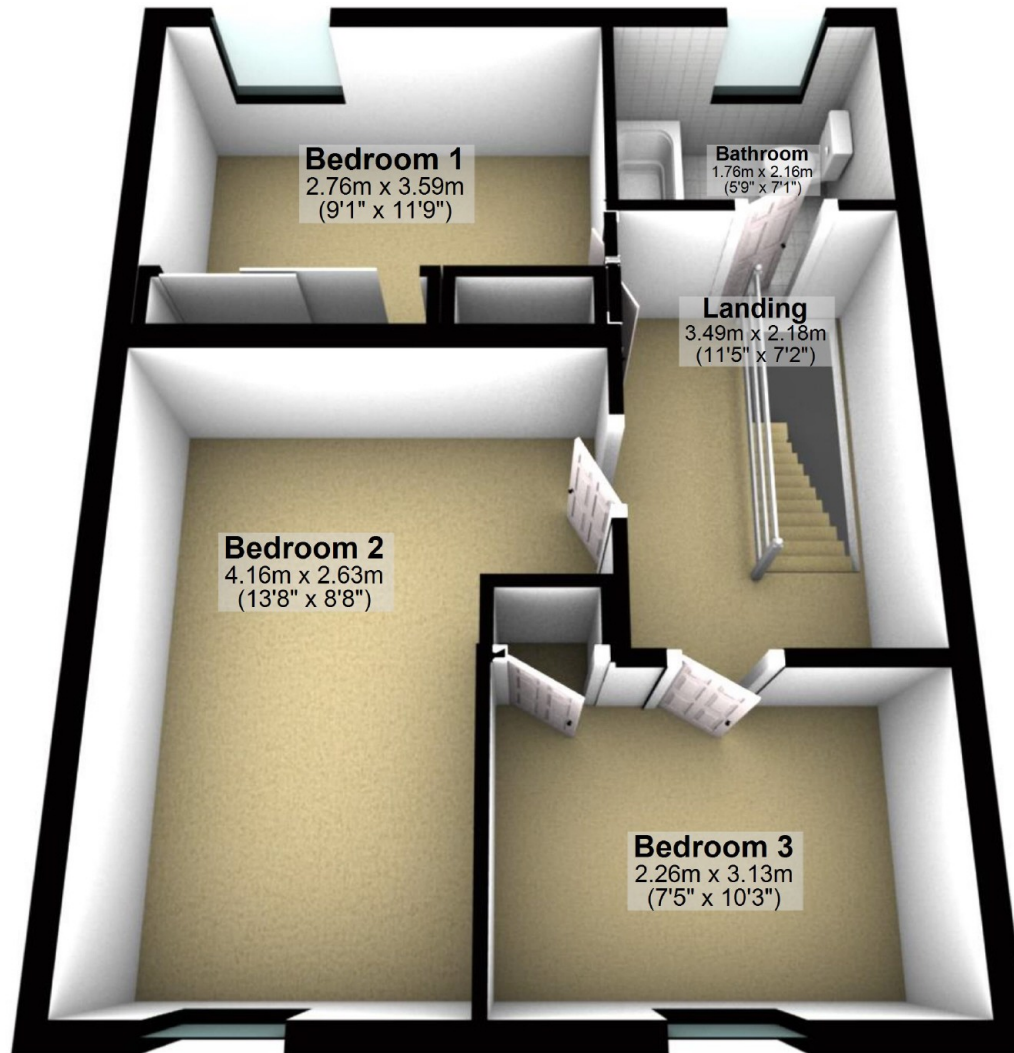
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First Floor



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Ground Floor



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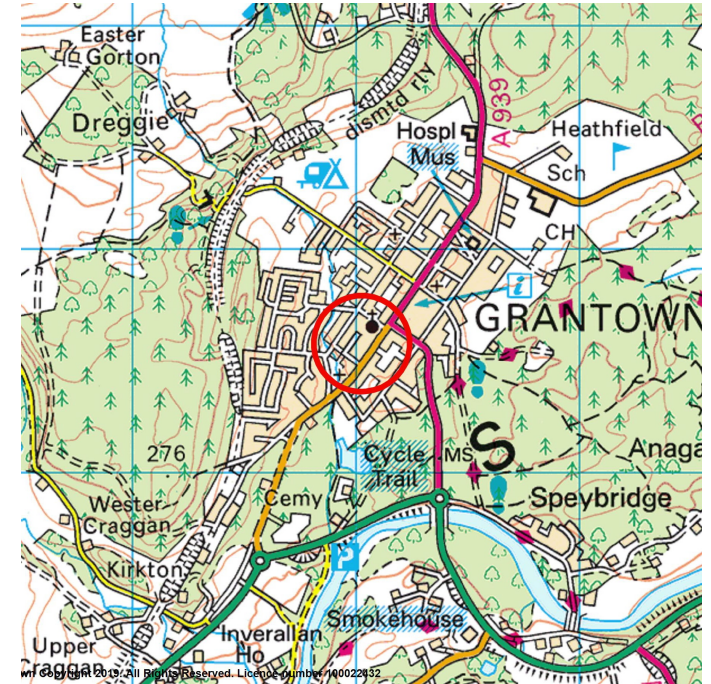
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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