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solicitors and estate agents

Greenhill, High Street, Grantown On Spey, PH26 3EL  
POA

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



UNDER OFFER - A delightful and immaculately presented three bedroom detached house set in a large plot in a central but quiet location with great outside space. In excellent decorative condition throughout, Greenhill offers accommodation arranged over two floors including a bright hallway, dual aspect lounge with open fireplace, modern kitchen with dining area, family bathroom and three double bedrooms (master en-suite shower room). The attractive house is complemented with excellent outside spaces including an elevated deck with ample room for garden seating, there is a gravel area to the front of the property with parking for several vehicles and bounded with lawn and fencing in addition to an enclosed rear garden which is mainly laid to lawn and bounded with vertical timber fencing. This home would suit a variety of purchasers including those looking for a family, second or investment property in this charming town in the Cairngorms National Park. Energy Performance Certificate Rating D, Council Tax Band A

## POA



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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

3.02m x 2.85m 9'11" x 9'4"

A glazed UPVC door opens into the bright entrance hall where steps lead up to the

lounge and master bedroom. There is a door providing access to the WC and carpeted stairs lead up to the first floor. A cupboard placed underneath the stairs provides good storage, a window to the side allows in lovely natural light and there is laminate flooring, ceiling lighting, a radiator, mains wired smoke alarm and a Honeywell heating thermostat.

### WC

0.92m x 0.74m 3'0" x 2'5"

A handily placed room comprising of WC and small wash hand basin with twin taps. There is laminate flooring, ceiling lighting and a Manrose extractor.

### Lounge

4.49m x 4.25m 14'9" x 13'11"

A welcoming and comfortable lounge enjoying windows to the front and side allowing in fantastic natural light, centred around a homely open fire with cast iron surround, black slate hearth and timber mantle. There are two radiators, carpet flooring and wall lighting.

### Kitchen / Dining Room

2.31m x 5.80m 7'7" x 19'0"

The attractive kitchen / dining room enjoys windows to the front and side allowing lovely garden views and offers a good range of white wall, drawer and base units with complementary black worktop and matching splash back surrounding. Integrated within the kitchen is a stainless steel one and a half bowl sink with mixer tap, a Cata oven/grill and a

Whirlpool hob with Whirlpool extractor hood positioned over. There is plumbing for a washing machine, space for a fridge freezer and further kitchen appliances. A glazed UPVC door provides entry to the garden and there is tile effect laminate flooring, a radiator, two charming triple point ceiling lights and room to house a dining table and chairs.

### Master Bedroom

4.49m x 3.54m 14'9" x 11'7"

A spacious and inviting en-suite double bedroom benefitting from windows to the front and side allowing excellent levels of natural light. There is carpet flooring, ceiling lighting and a radiator.

### En-Suite Shower Room

2.34m x 1.92m 7'8" x 6'4"

A smart room comprising of a WC, wash hand basin with mixer tap and a sliding door shower enclosure housing a mains pressure shower with modern wet wall behind. There is an opaque window to the rear, a charming triple point ceiling light, vinyl flooring, radiator and Vent Axia extractor.

### Landing

Carpeted stairs lead up to the first floor which in turn provides access to bedrooms two and three and the bathroom. A window and a Velux window to the side allow lovely natural light to flood in, there is carpet flooring, ceiling lighting, a mains wired smoke alarm and the electrical switchgear is placed here.



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## Bedroom Two

4.57m x 3.5m 15'0" x 11'6"

A lovely double bedroom enjoying a window to the front with views of the well kept garden. There is carpet flooring, ceiling lighting and a radiator.

## Bedroom Three

4.57m x 3.31m 15'0" x 10'10"

A spacious double bedroom benefitting from windows to the front and side providing lovely garden views. There is carpet flooring, ceiling lighting and a radiator.

## Bathroom

1.88m x 2.87m 6'2" x 9'5"

The bathroom comprises of a WC, wash hand basin with mixer tap and a Roca bath with twin taps with contemporary splash back behind. There is a recessed vanity shelf placed behind the wash hand basin creating a great display/storage area. There is an opaque window to the front, vinyl flooring, ceiling lighting, radiator, Vent Axia extractor and a shaver point light.

## Outside

A spacious gravel driveway leads in at the front creating parking for several vehicles. There is a raised decking area situated to the front of the property creating the perfect place to sit and relax with a drink and this can be accessed from the steps which lead to the front door or the ramp which leads to the rear door. The spacious rear garden is separated into a

spacious lawn area and a spacious gravel area and is surrounded by a mixture of post and wire fencing and timber fencing. There is an oil tank and combi boiler.

## Services

It is understood that the property has 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 Band D

## Entry

By arrangement

## Price

UNDER OFFER

## Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

Strathspey House

Grantown on Spey

Moray

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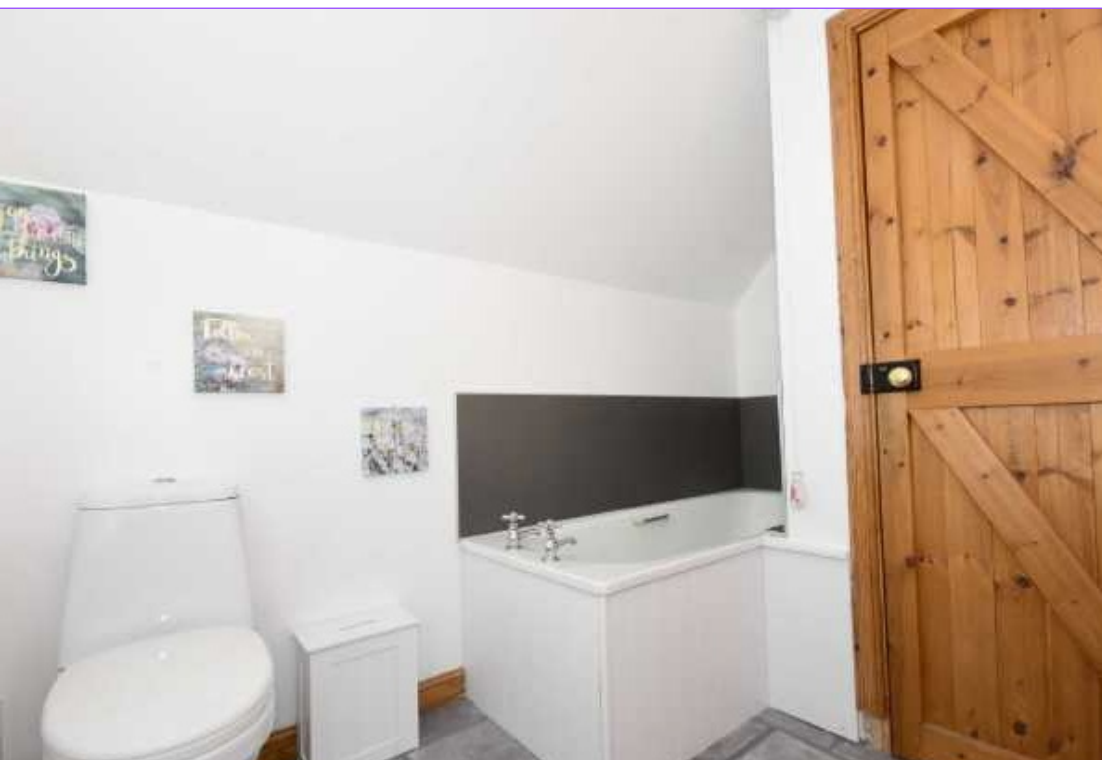
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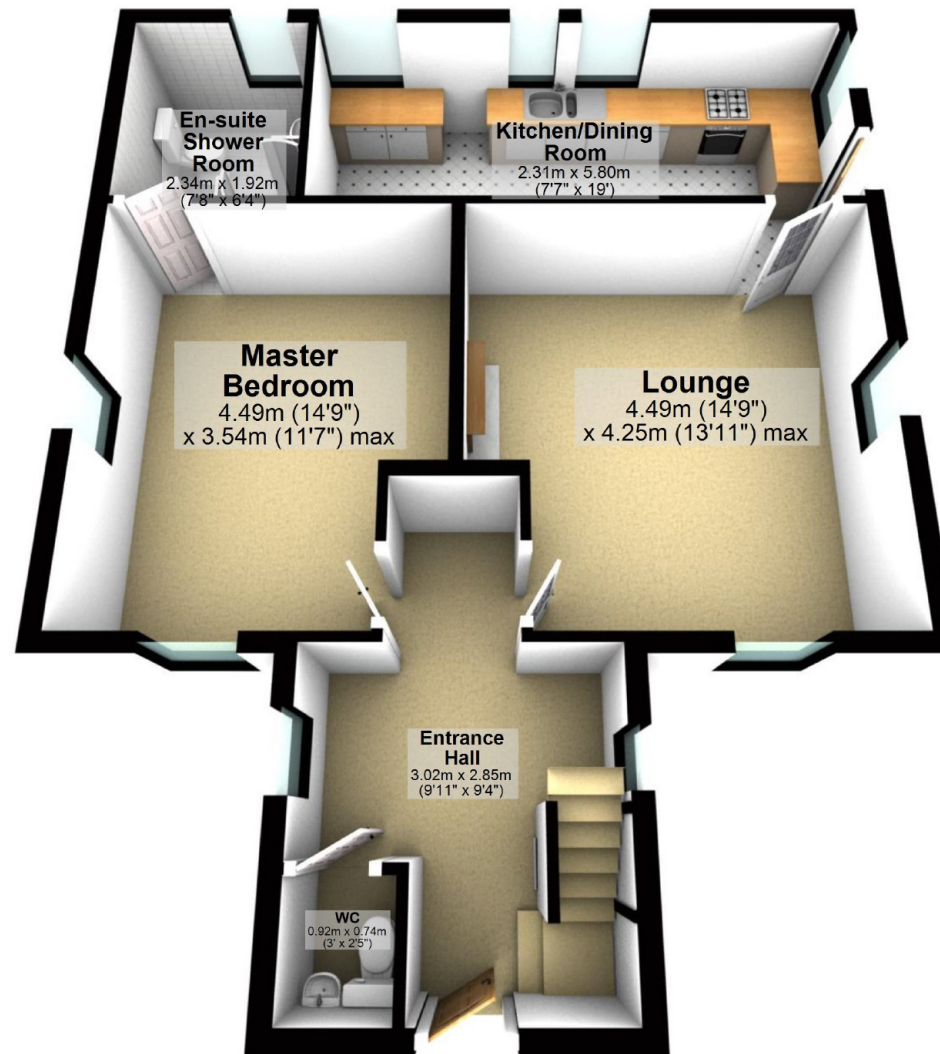








## Ground Floor



Plans not to scale, for illustration only



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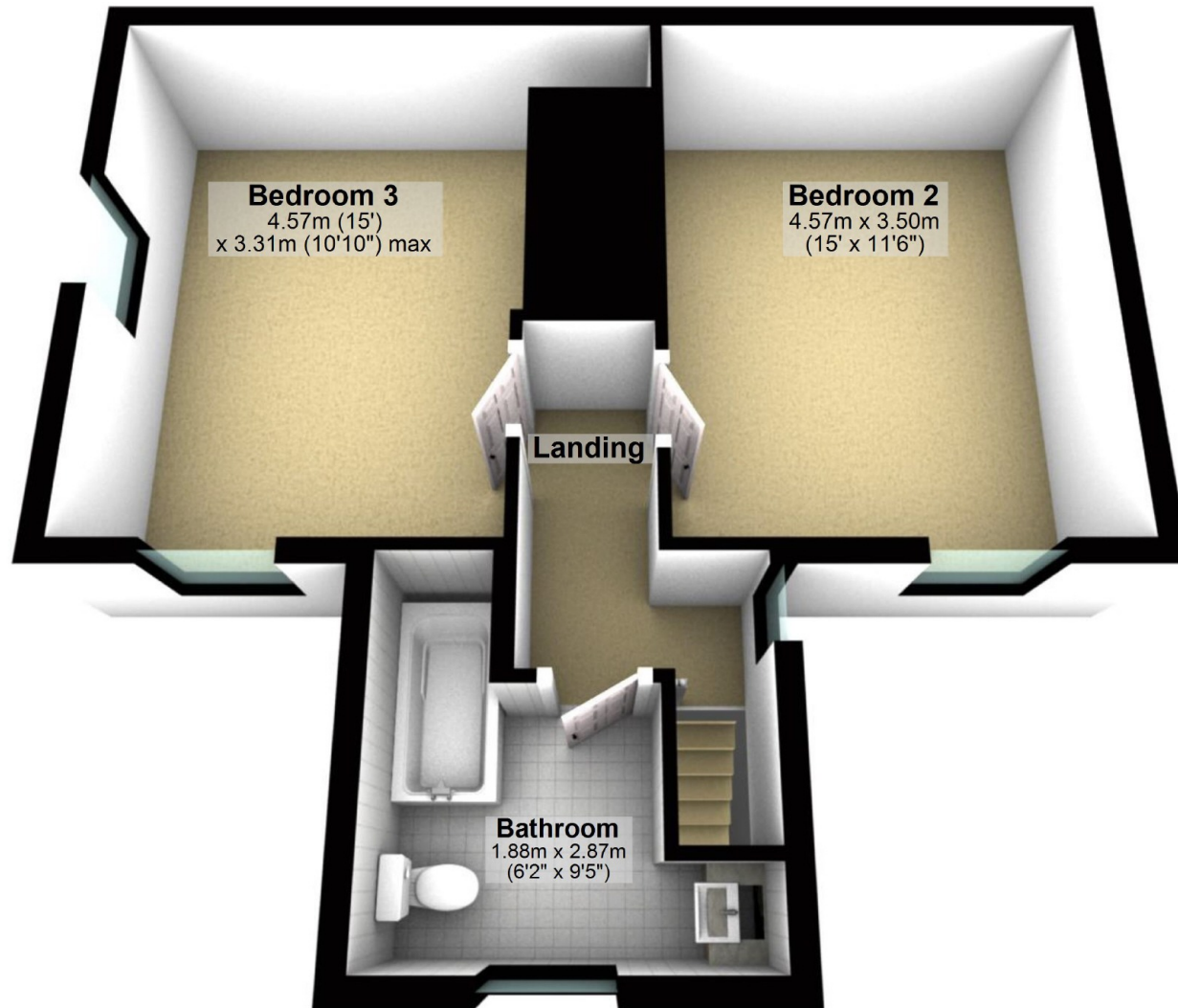
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## First Floor



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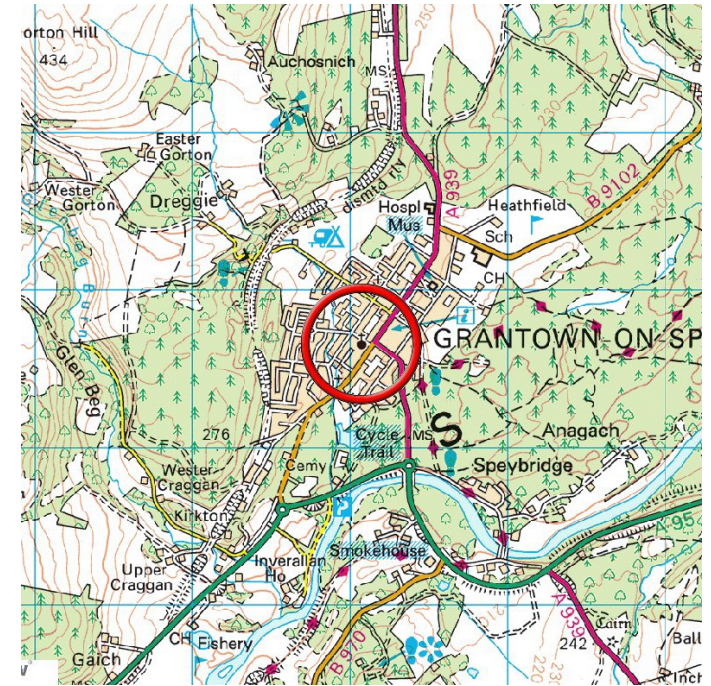
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While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters



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