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solicitors and estate agents

23 Strathspey Drive, Grantown On Spey, PH26 3EY
Offers over £255,000

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

A superb and immaculately presented three bedroom detached bungalow with additional basement accommodation and garage set in private and mature garden grounds in this popular development. Situated in a quiet cul-de-sac, this well presented and traditionally constructed bungalow is in immaculate order throughout and benefits from solar panels that offer a very economical source of water heating and has also benefitted from a recent and complete roof replacement by a very reputable local building firm to remedy and provide peace of mind against an observation highlighted in the initial home report. Accommodation is arranged over two floors and comprises of modern kitchen which is open plan with the dining room and lounge which features a beautiful wood burning stove. There are three double bedrooms (master en-suite shower room) and there is a separate family bathroom. There is a staircase which leads to additional useful amenity space located on the lower ground floor currently being used as a home office, utility room and storage but has great potential to convert into extra living space subject to the necessary consents. The gardens are well stocked with grassed areas and tree planting which provide a degree of privacy. Viewing is essential to appreciate the accommodation and space on offer. Energy Performance Certificate Band C, Council Tax Band 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.

Entrance Vestibule

1.35m x 1.58m 4'5" x 5'2"

A composite door with opaque side panels provides access to the entrance vestibule where there is space for storing outdoor gear and footwear. A glazed panel door opens into the hallway. There is carpet flooring and an integral mat.

Hallway

The L-Shaped hallway has doors opening to the lounge, kitchen / dining room, bathroom, master en-suite and bedrooms 2 and 3. A cupboard with ceiling lighting and carpet flooring provides great storage space and the electrical switchgear and Horstmann channel plus heating and hot water controls are also found here. A door opens to a stairwell leading to the lower ground floor. There is carpet flooring, ceiling lighting, loft access hatch and a radiator.

Kitchen / Dining Room

6.45m x 3.07m 21'2" x 10'1"

A sizeable and pleasing open plan kitchen / dining room providing an excellent range of duck egg blue base, drawer and wall units with veneered oak worktop over and white brick effect tiling. A one and a half bowl stainless steel leisure

sink with mixer tap is placed at the large window to the side and there is a further large picture window to the front of the room. Integrated appliances include Ikea oven / grill, hob and there is plumbing for a dishwasher and an under counter fridge. A cupboard houses the Worcester water tank and a further cupboard is fully shelved for storage. The dining area has space for a 6-8 seat dining set. There is laminate flooring throughout, ceiling lighting and two radiators.

Lounge

5.48m x 3.62m 18'0" x 11'11"

A spacious lounge with a large picture window to the front and a window to the side allowing natural light to fill the room. A great feature of the lounge is the wood burning stove set on a black slate hearth with a rustic timber mantle. The room is open plan to the kitchen / dining room and offers excellent family living space. There is carpet flooring, ceiling lighting and two radiators.

Master Bedroom

2.82m x 2.85m 9'3" x 9'4"

The master bedroom is a comfortable and spacious room with an en-suite shower room and with a lovely large picture window to the rear and a double integral wardrobe with sliding doors providing excellent storage. A door opens to the en-suite shower room and there is carpet flooring, ceiling lighting and a radiator.

En-Suite Shower Room

1.49m x 1.45m 4'11" x 4'9"

A contemporary and stylish shower room comprising of a WC, sliding door shower cubicle with mains pressure shower and blue tiling surrounding. A small vanity unit has an integral wash hand basin with mixer tap and storage underneath. There is tiled flooring and extractor ceiling lighting.

Bedroom Two

2.80m x 3.11m 9'2" x 10'2"

A welcoming double bedroom enjoying a large picture window and a sizeable integral wardrobe with sliding doors and hanging and shelved space. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Three

2.33m x 3.42m 7'8" x 11'3"

A bright double bedroom benefitting from a large integral wardrobe with sliding doors with both shelved and hanging storage space inside. A window to the side allows natural light into the room and there is carpet flooring, ceiling lighting and a radiator.

Bathroom

1.81m x 3.06m 5'11" x 10'0"

Be the envy of your friends with this fresh and modern bathroom which enjoys a gloss white vanity unit with storage under with timber effect worktop featuring a contemporary white bowl wash hand basin with mixer tap and a large mirror behind. There is also a modern WC and a double ended bath with mixer tap situating a mains pressure shower above with a glazed shower screen and modern grey tiling surrounding. A large opaque window creates a bright bathroom and there is tiled flooring, recessed ceiling lighting, a white ladder towel warmer and a shaver point

Lower Ground Floor

From the hallway, a door opens into the white deco spiral staircase with black handrail which leads to the lower ground floor accommodation. There is wall lighting and a smoke alarm. Currently utilised as amenity accommodation this area offers excellent potential to convert into further living space subject to the necessary consents.

Study

4.37m x 2.30m 14'4" x 7'7"

The spiral staircase leads down to this useful room which is currently being used as a study but lends itself equally as a games room or hobby / craft room. Open to the utility room with ceiling lighting, laminate flooring and a radiator.

WC

1.19m x 0.76m 3'11" x 2'6"

A sliding door opens into the WC. There is ceiling lighting, vinyl flooring and a Vent Axia extractor.

Utility Room

4.37m x 2.32m 14'4" x 7'7"

A useful room providing base units with worktop and including a stainless steel sink with twin taps and drainer.



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There is plumbing for a washing machine and space for a tumble dryer plus another kitchen appliance. A quality composite door allows access to the rear garden, a sliding door opens to the WC and a door opens to store one. There are hooks for hanging outerwear and space for footwear. The Worcester 20/25 boiler can be found here and there is vinyl flooring, ceiling lighting and a radiator.

Store One

8.24m x 2.32m 27'0" x 7'7"

An extensive room providing a magnitude of storage for a variety of items such as sports / hobby equipment. A door opens to store two and there is ceiling lighting, several power points and a radiator.

Store Two

5.37m x 2.40m 17'7" x 7'10"

Another large storage area with ceiling lighting, electrical sockets and a radiator.

Garage

5.65m x 2.85m 18'6" x 9'4"

A fabulous garage benefitting from concrete flooring, several power points and strip light ceiling lighting, providing storage for a vehicle and sports equipment. An up and over door allows access at the front and a window is placed to the side allowing in natural light.

Outdoor

To the front of the property is a gravel parking area along the side to the garage at the rear. The garden is laid to lawn with a timber fence surrounding. A paved path runs along to the entrance door at the side, and there is bushes and shrubs for privacy. A timber fence runs along the side with a wrought iron gate. Steps lead down to the rear garden where a gravel area can be found at the door. The rear garden is laid to lawn with a high level timber fence surrounding. A 1m x 2m timber shed provides excellent storage space. The other side of the house has a gravel path, a water tap and a timber shed with measurements 1m x 1.75m. A high level timber fence surrounds.

Services

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

situated in the rear garden. There is also a solar thermal panel which pre-heats the hot water

* The property has solar panels which we understand qualifies for government FiT payments with a return of approx £800 - £1000 per year and payments are made quarterly.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.

The recent Home report survey raised an issue with part of the roof of the house. The current owners have sought advice from a local reputable building company, who advised that the roof tiles had reached the end of their useful life. The current owners have since replaced the entire roof of the property as per the quote in the attached letter. This work is now complete, and so the house benefits from new sarking boards, felt and roof tiles, together with new ventilation.

EPC Rating C

Entry

By arrangement

Price

Offers over £255,000 are invited

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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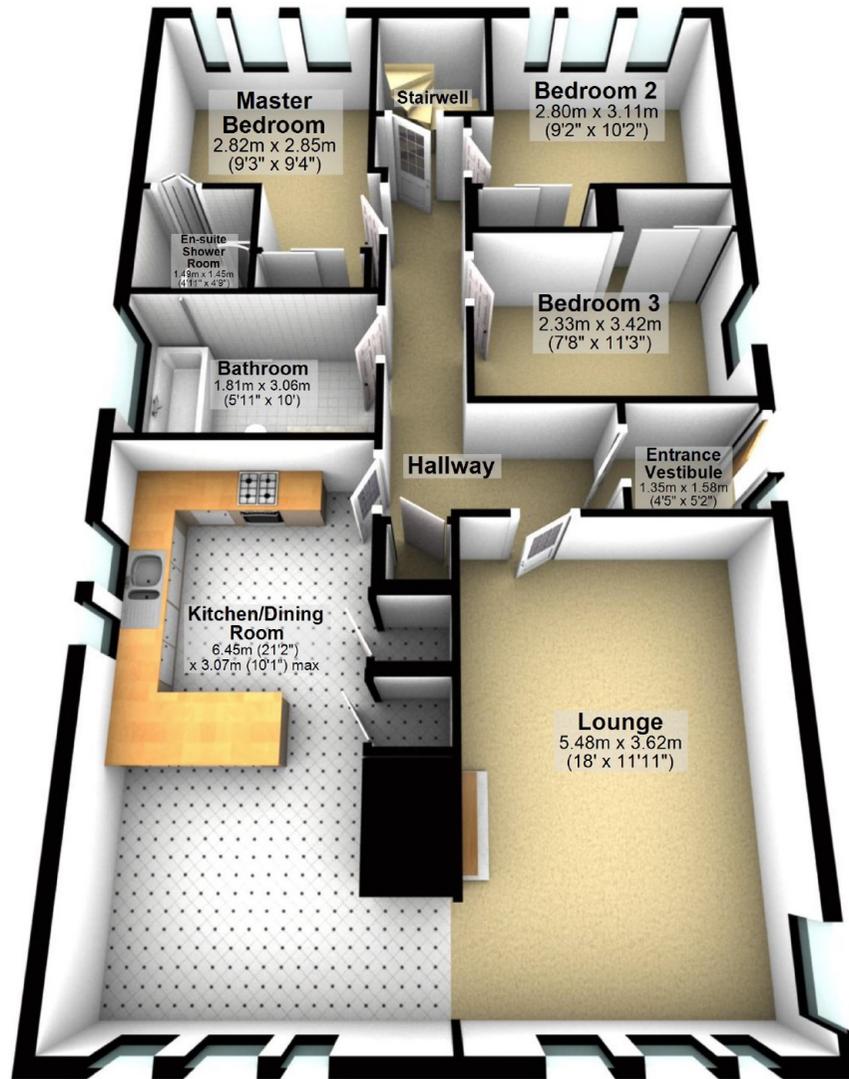
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Ground Floor



Plans not to scale, for illustration only



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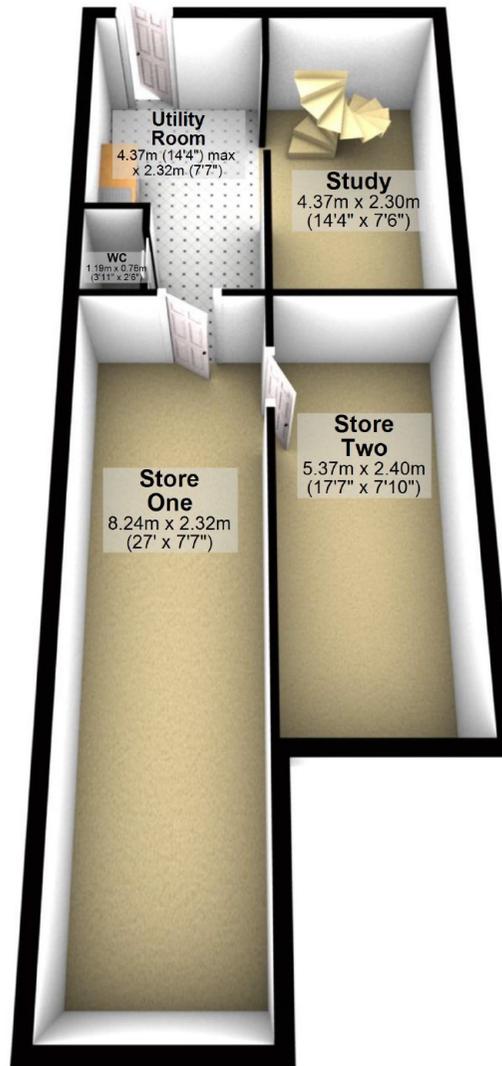
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Lower Ground Floor



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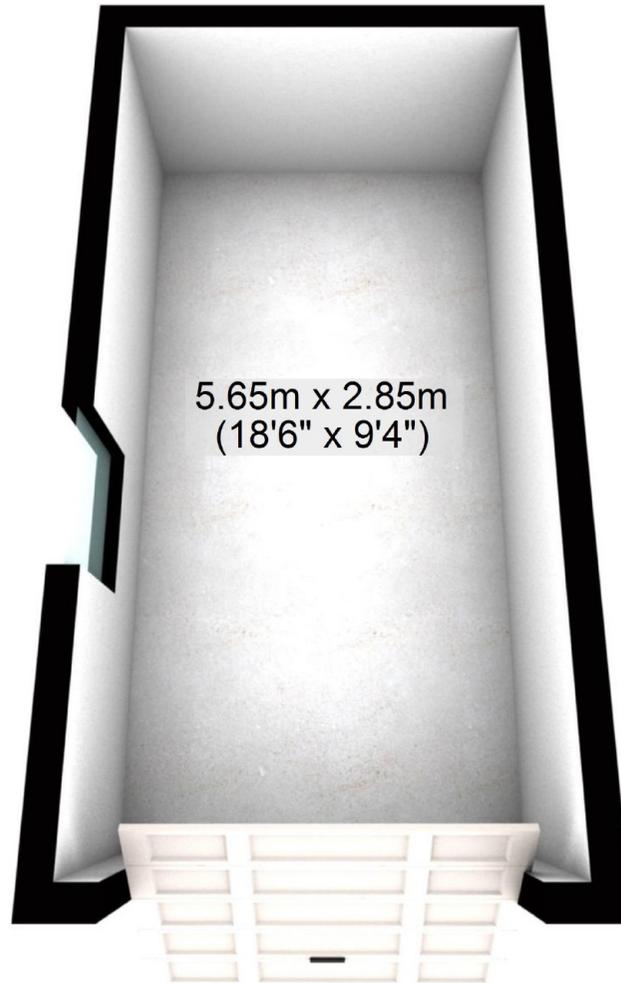
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Garage



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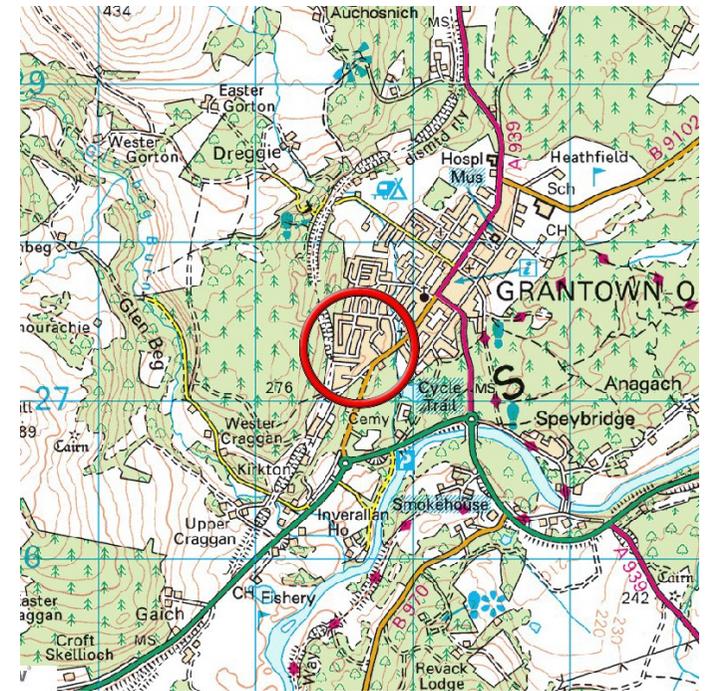
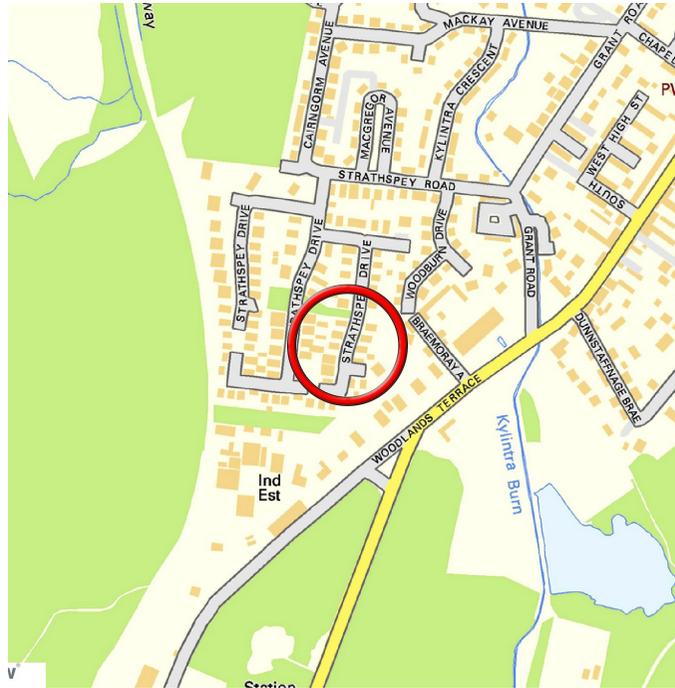
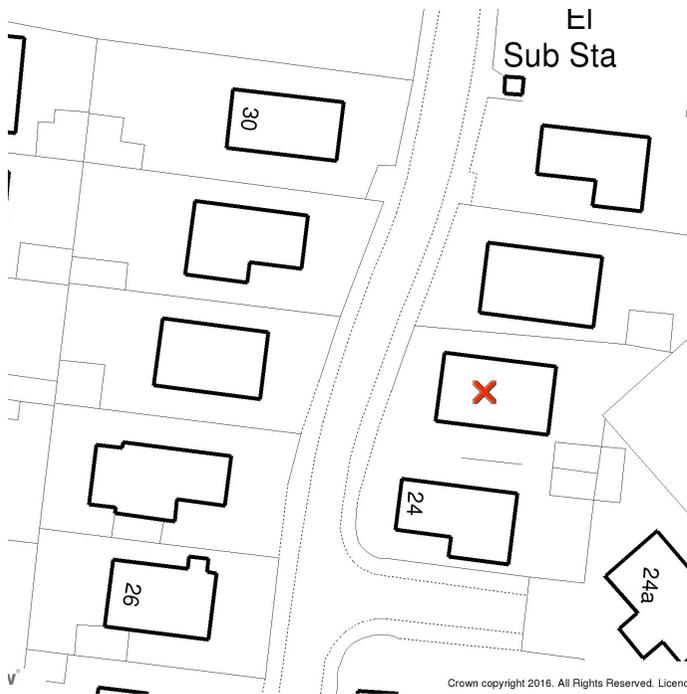
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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