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Stronsay Cottage, Inverallan Court, Grantown On Spey, PH26 3QB  
POA

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

solicitors and estate agents

UNDER OFFER - Stronsay Cottage is a bright and immaculately presented, four bedroom detached home set within a lovely cul-de-sac location in a private but central location within this popular Highland town. This beautiful property benefits from oil fired central heating and double glazing and is set over two floors. The ground floor comprises of a bright entrance hall, lounge with open fire, spacious kitchen with dining area, master en-suite bedroom, second bedroom and bathroom, on the first floor there are two further spacious double bedrooms and a store. Outside the property enjoys spacious easily maintained garden grounds with lawned areas, a paved patio and a mixture of wall and timber trellis providing great privacy, a tarmac driveway providing parking for several vehicles, a garden shed and timber store. This attractive family home is in walk in condition throughout and would suit a variety of purchasers. Viewing is recommended. Energy Performance Certificate Rating E , Council Tax Band D

## 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 Hallway

A timber door with opaque panel insert opens into this inviting L-shaped hallway where quality oak veneer flooring flows throughout creating a streamline and inviting area. Doors open to the lounge, kitchen / dining room, en-suite master bedroom, bedroom two and the bathroom and the bright and airy stairwell leads up to the first floor. There are two cupboards, one houses the Heatrae Sadia water tank and has shelving above and the second provides a wealth of storage for footwear,

outerwear and more. There are two ceiling lights, a smoke alarm and a radiator.

## Lounge

3.63m x 3.86m 11'11" x 12'8"

A warm and inviting lounge enjoying twin windows to the front overlooking the lovely garden and well kept cul-de-sac, centred around a homely open fire set on a black slate hearth with timber surround and mantle. Quality solid oak flooring flows throughout and there is a charming five point ceiling light and a radiator.

## Kitchen / Dining Room

2.82m x 5.14m 9'3" x 16'10"

A harmonious and attractive kitchen / dining room providing a good range of oak base, drawer and wall units with integral extractor and complementary worktop and tiling. A black composite sink with modern flexible pull out spray tap looks out one of the two windows which overlooking the rear garden and a timber glazed door allows direct access out into the garden. There is plumbing for a dishwasher and washing machine and space for a cooker and fridge / freezer. The Camray Quartet boiler is placed here and there is oak veneer flooring, two lovely four point ceiling lights and a Kidde carbon monoxide alarm. With space to situate a large dining table this room is perfect for the family to gather together to cook, eat and chat.

## Master Bedroom

3.63m x 3.26m 11'11" x 10'8"

A relaxing en-suite double bedroom with a window overlooking the front garden. A door opens to the en-suite and there is laminate flooring, ceiling lighting and a radiator.

## En-Suite Shower Room

2.82m x 1.67m 9'3" x 5'6"

A fresh and contemporary en-suite shower room with sleek modern tiling, comprising of a WC, pedestal wash hand basin with mixer tap and a spacious shower enclosure housing a mains pressure rainfall shower with separate hand held attachment. An opaque window to the rear allows in natural light and there is vinyl flooring, ceiling lighting, an Iflo extractor and a chrome ladder towel radiator.

## Bedroom Two

2.56m x 2.43m 8'5" x 8'0"

A charming double bedroom enjoying a window to the front overlooking the garden and benefitting from an integral wardrobe with double sliding doors providing fabulous shelving and hanging storage. There is carpet flooring, ceiling lighting, a radiator and the electrical switchgear is located within the integral wardrobe.

## Bathroom

2.82m x 2.47m 9'3" x 8'1"

Get ready for your day ahead in this light and spacious bathroom where every need is catered for. There is a WC, a pedestal wash hand basin with twin taps, a shower enclosure housing a mains pressure shower and a relaxing bath with twin taps. An opaque window to the rear allows privacy and light and there is a lovely three point ceiling light, vinyl flooring, a Get extractor and a radiator.

## Landing

A fresh white painted staircase with carpet flooring leads up to the light and airy landing where doors



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open to bedrooms three and four and a spacious store which measures 1.11m x 1.89m providing fabulous storage. A Velux window to the rear shines in natural light and there is ceiling lighting, a smoke alarm and a loft access hatch.

### Bedroom Three

4.31m x 5.15m 14'2" x 16'11"

A wonderful spacious double bedroom with space for a variety of furniture and more. Excellent levels of light shine through a window to the front and a Velux window to the rear. Fresh laminate flooring flows throughout and there is a radiator and ceiling lighting.

### Bedroom Four

4.31m x 4.26m 14'2" x 14'0"

This spacious double bedroom enjoys windows to the front and the side allowing in fabulous levels of natural light creating a bright and inviting room. There is lovely laminate flooring, a three point ceiling light and a radiator.

### Outside

The front garden is mainly laid to lawn with a paved patio area providing an excellent place to sit out in the sunshine. A tarmac driveway leads in from the front providing parking for two / three vehicles and from here a paved path leads to the front door. A spacious area to the side is laid with part gravel and part lawn creating further areas to enjoy the outdoors. There is a timber shed measuring approximately 3.0m x 2.5m providing great storage for gardening and sports equipment, a further timber store and three raised vegetable/ flower beds. The rear courtyard garden is laid with gravel and there is a paved path leading to the rear access door. A low level decorative stone wall

creates a lovely raised flowerbed which extends along the rear and this is bordered by a high level wall providing great privacy. There is an oil tank and outside tap.

### 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.

### 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 E

### Entry

By arrangement

### Price

UNDER OFFER

### Viewings and Offers

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

Masson Cairns  
Strathspey House  
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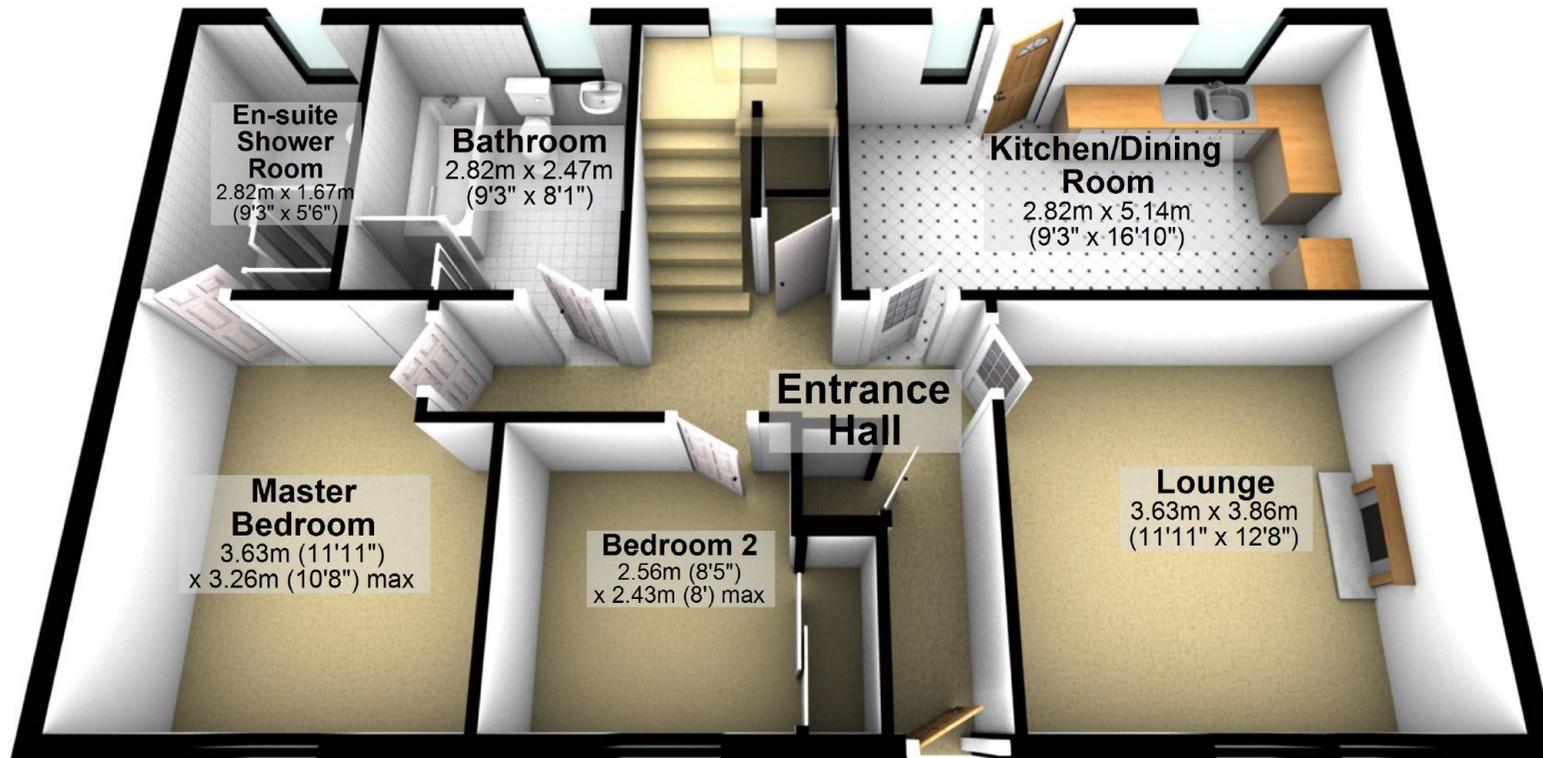
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## Ground Floor



Plans not to scale, for illustration only



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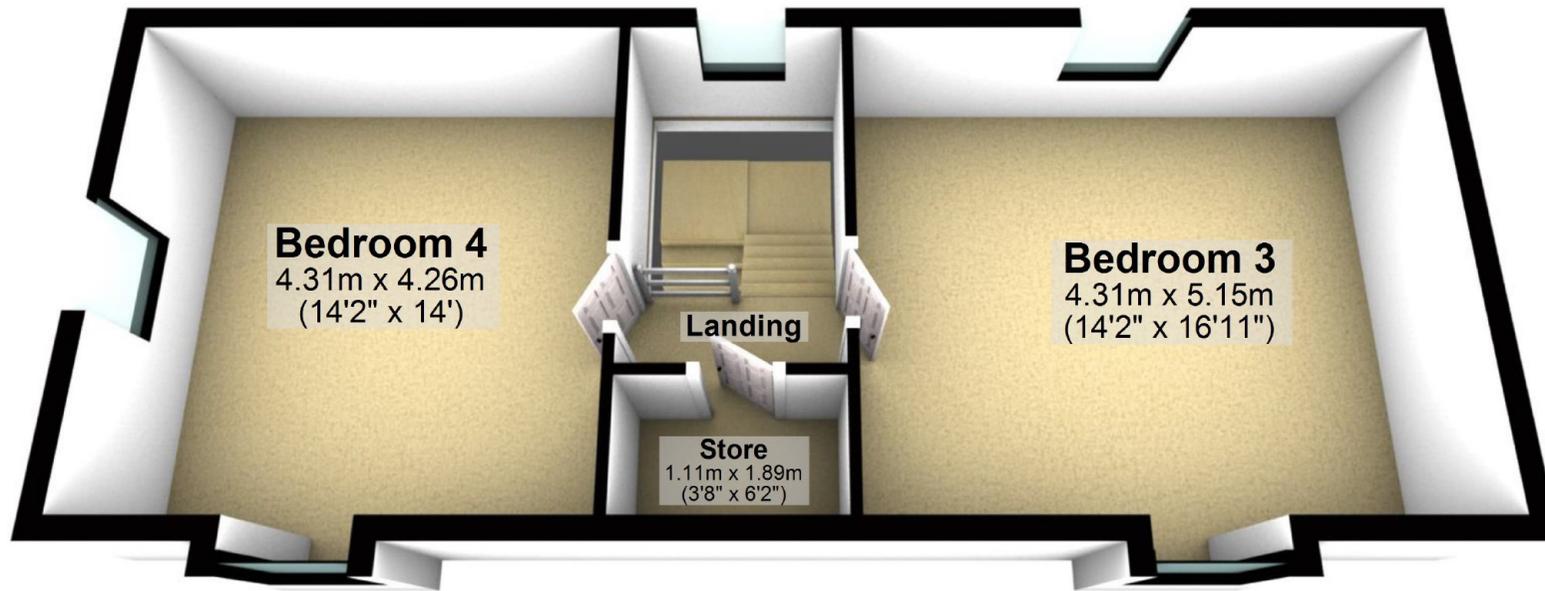
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## First Floor



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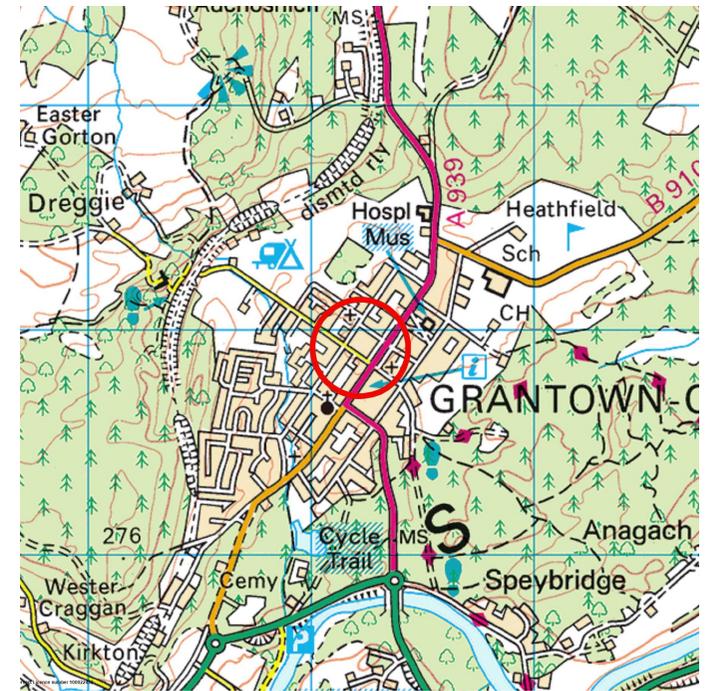
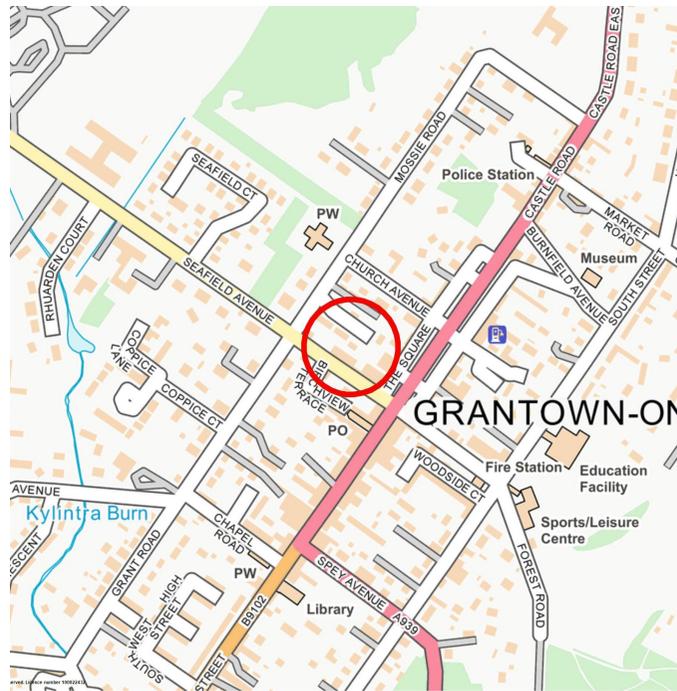
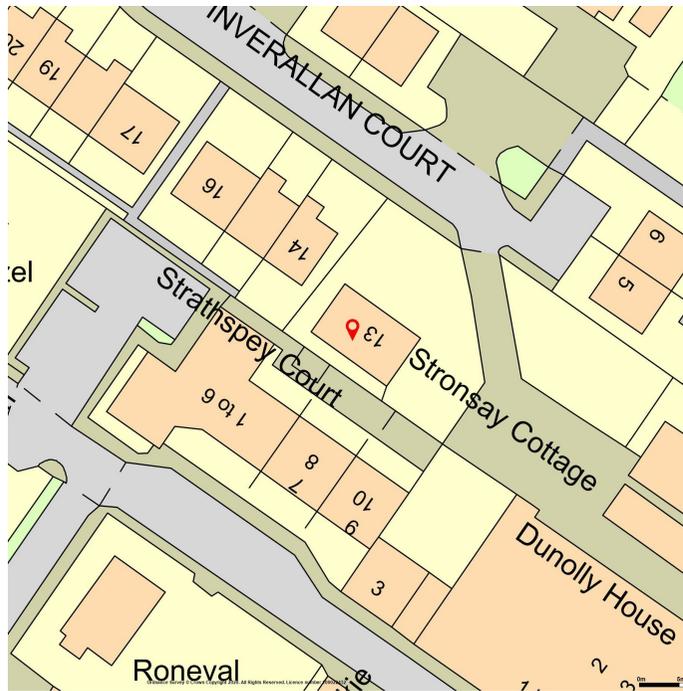
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**While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters**



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