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solicitors and estate agents

38 Kylintra Crescent, Grantown On Spey, PH26 3ES  
POA

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

UNDER OFFER - A refurbished, stunning, spacious and elevated three bedroom semi-detached house presented in immaculate walk in condition throughout and located in a quiet residential street close to all amenities of this popular Highland town. The well -dressed accommodation is arranged over two floors and comprises of entrance vestibule, hallway, a sumptuous lounge with inset multi fuel stove, modern kitchen with dining area, rear hall with store, luxurious shower room, first floor landing and three very comfortable double bedrooms. Outside there are easily managed gardens to the front and rear in addition to a block built store. This would make an ideal first, investment or family home in this quiet location within walking distance of the town centre. Viewing is recommended. Energy Performance Certificate Rating D, Council Tax Band C

## 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 Vestibule

1.84m x 1.96m 6'0" x 6'5"

With access through a timber and glazed door, there is laminate flooring, ceiling lighting, a

window to the side and space for storage of shoes and outerwear. The chrome Hive heating controls can also be found in the entrance vestibule. There is a timber and glazed door into the hallway.

### Hallway

A bright hallway which sets the scene for the quality and style that flows throughout the property with stairs to the first floor accommodation and doors to the lounge, kitchen and shower room. There is Oak flooring, ceiling lighting, a radiator and a window to the side of the property.

### Lounge

3.52m x 4.82m 11'7" x 15'10"

A well proportioned and bright lounge with a large double picture window to the front providing excellent levels of natural light to flood the room and feature cast iron 7 multi fuel stove inset on a slate hearth offers cosy warmth. There is Oak flooring, ceiling lighting, radiator and smoke detectors.

### Kitchen / Dining Room

3.03m x 3.77m 9'11" x 12'4"

The large and luxurious kitchen enjoys a modern fitted range of cream base, wall, drawer and display units with complementary worktops and cream tiling. There is plumbing for a washing machine and space for a fridge freezer. A stainless steel sink with drainer and chrome mixer tap offers views across the rear garden and there is a Beko cooker with an

integrated and illuminated extractor hood. There is Oak flooring, ceiling lighting, radiator and smoke detector. There is space for a four seat dining table and chairs and there is a door to the rear hall.

### Rear Hall

2.0m x 0.94m 6'7" x 3'1"

The rear hall has a door to the garden and there is a large and handy shelved storage cupboard. There is Oak flooring and ceiling lighting.

### Shower Room

1.92m x 1.92m 6'4" x 6'4"

A fresh and stylish shower room with wet wall, waterfall shower and separate attachment, WC and vanity unit with integral sink. The illuminated mirror with integrated bluetooth speaker offers the opportunity to enjoy indulgent showers whilst listening to your favourite artists. There is a heated chrome double height towel rail, laminate flooring, recessed down lighting and a single opaque window to the rear.

### Landing

The landing has doors to the three double bedrooms and there is a storage cupboard. There is deep pile carpet flooring in slate grey throughout the first floor and to the landing there is ceiling lighting, a smoke detector and a window to the front. There is a loft hatch and loft with skylight.



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### Bedroom One

3.16m x 4.34m 10'4" x 14'3"

This is luxurious and spacious double bedroom with integral double wardrobe benefitting from shelves, hanging space and integrated vanity lights. A large picture window to the front provides views over the rooftops to the Cromdale Hills and there is carpet flooring and ceiling lighting.

### Bedroom Two

3.03m x 3.53m 9'11" x 11'7"

A double bedroom with integral storage wardrobe benefitting from hanging and shelf space. A window to the rear allows lovely levels of natural light into the room. There is carpet flooring, ceiling lighting and a radiator.

### Bedroom Three

3.43m x 3.32m 11'3" x 10'11"

Another stylish and comfortable double bedroom with an integral wardrobe with both shelving and hanging space. A window to the rear allows natural light into the room and there is carpet flooring, ceiling lighting and a radiator.

### Outside

2.0m x 1.5m 6'7" x 4'11"

The gardens are mainly laid with lawn and bounded by a combination of mature planting, wall and fencing. There is a useful concrete store (2m x 1.5m) in the rear garden which is

ideal for storing sports and garden equipment. An outside tap, the oil boiler and 1000L oil tank can be found outside.

### 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 Rating D

### 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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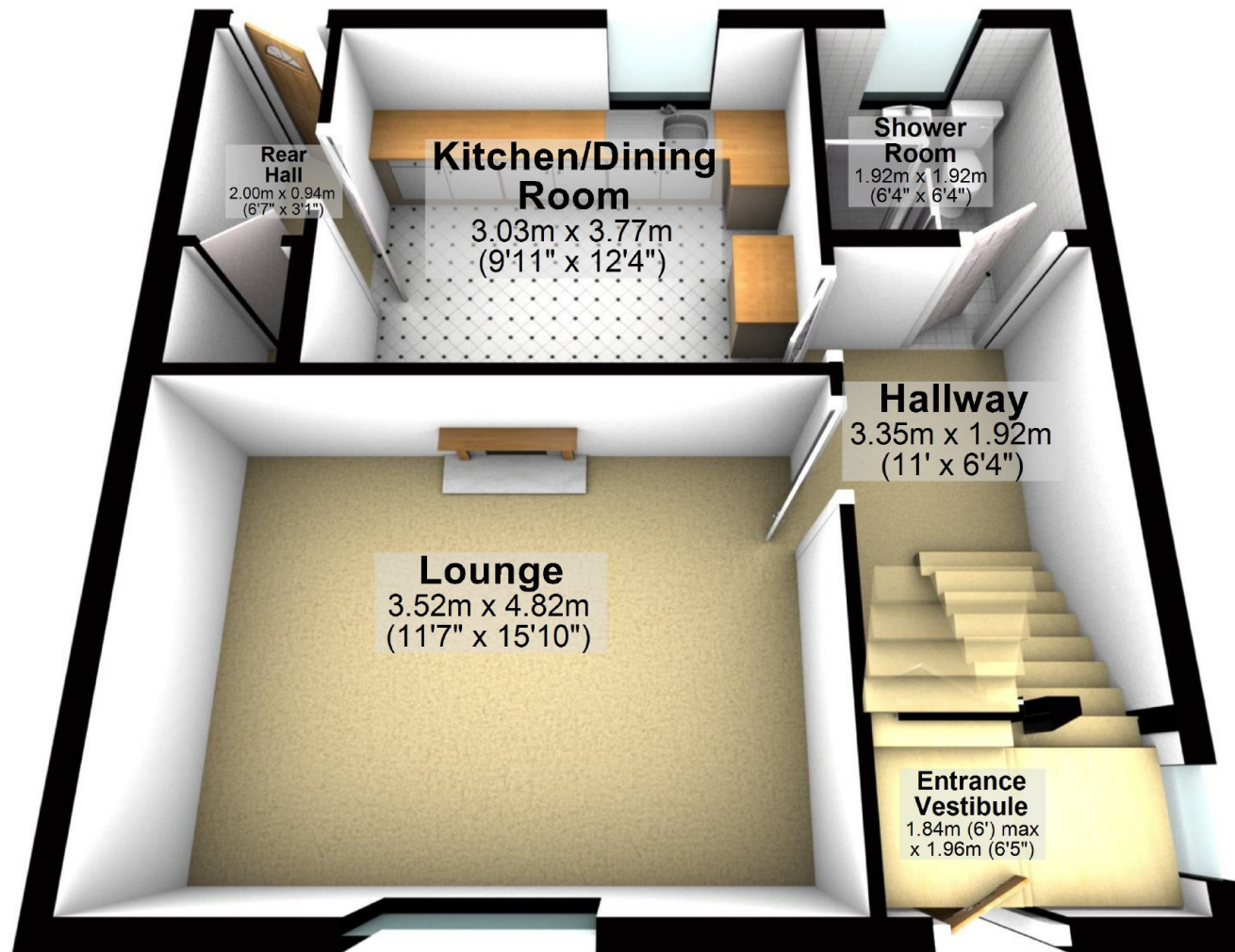








## Ground Floor



Plans not to scale, for illustration only



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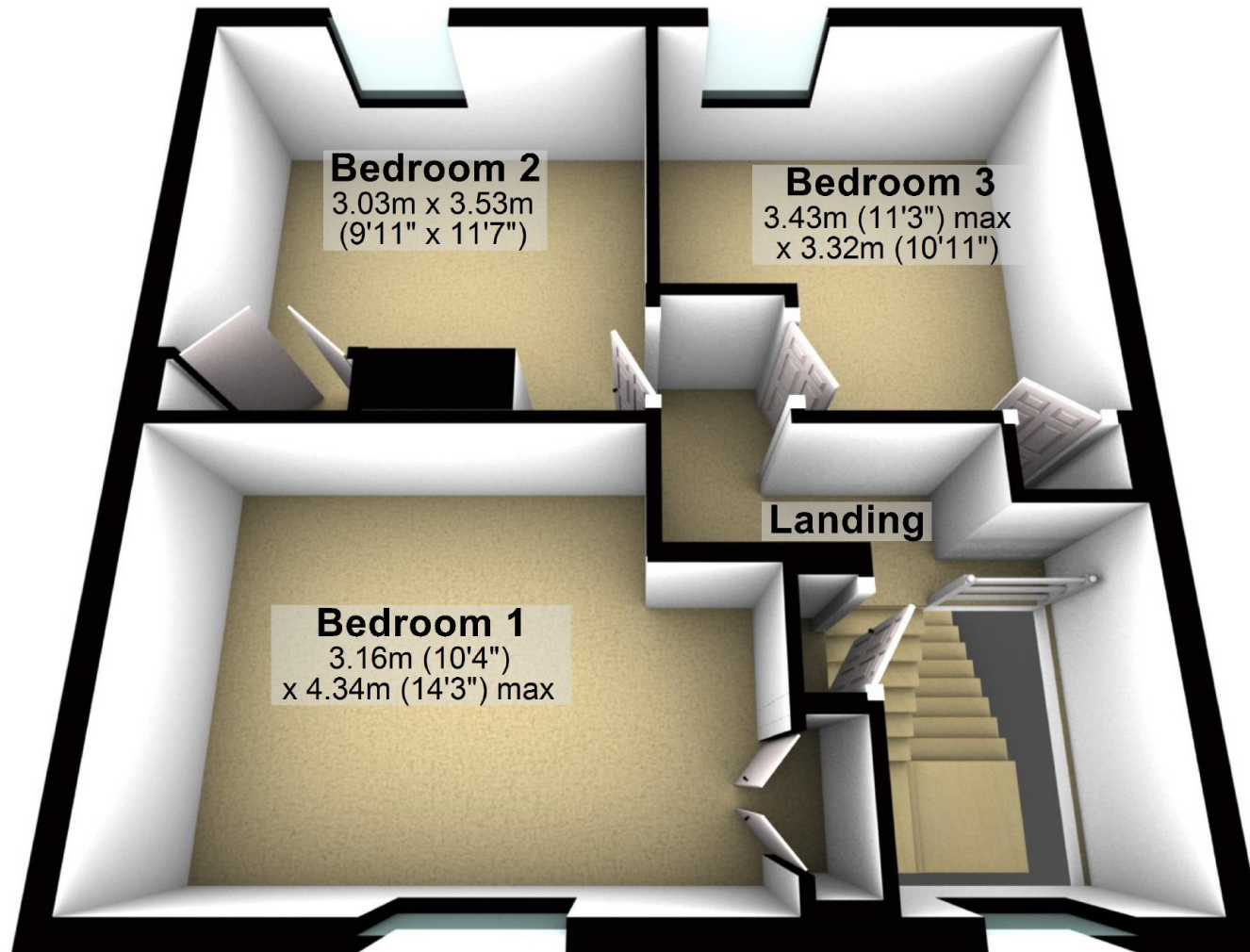
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## First Floor



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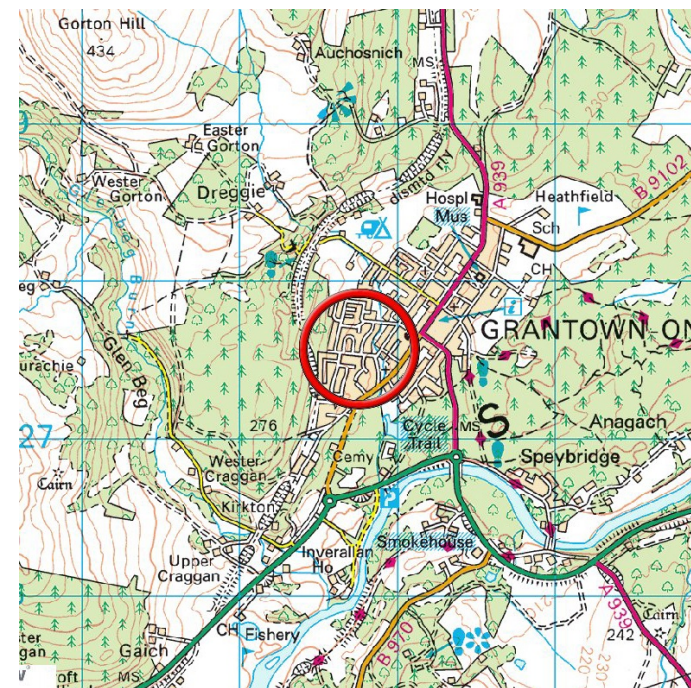
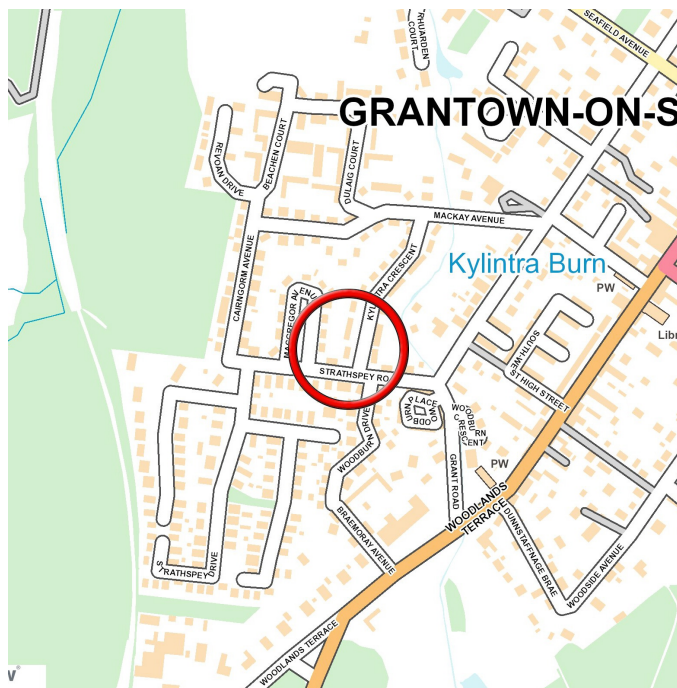
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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