



**masson
cairns** 

Dunmar, Grant Road, Granttown-On-Spey, PH26 3LD
Offers over £285,000

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solicitors and estate agents

An exceptionally presented home offering bright and contemporary accommodation which exudes quality throughout. From the moment you step into this impressive four bedroom bungalow, the attention to detail and luxurious touches are immediately apparent. This delightful and warm home enjoys bright and airy living spaces with a large lounge with wood burning stove, bespoke kitchen with special features and centre island in addition to a spacious dining area. The stylish and luxurious bathroom offers a relaxing haven and there are four spacious bedrooms (master en-suite shower room). Outside there are private and enclosed garden grounds with patio, lawn and raised deck areas in addition to a lock block driveway with parking for several vehicles and a carport. Dunmar is located in a quiet but central location within this popular Highland town and offers high quality accommodation which must be viewed to be fully appreciated. Energy Performance Certificate Rating E, Council Tax Band F

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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

1.82m x 1.96m 6'0" x 6'5"

From the front door the entrance vestibule is on open plan with the wide hallway and offers a bright and airy welcome. There is recessed ceiling lighting, tiled flooring and a storage cupboard which is handy for outerwear.

Hallway

The L shaped hallway is very welcoming with plush carpet flooring and recessed ceiling lighting, there is a large access space through to the lounge and further doors lead through to the kitchen / dining, bathroom and bedrooms.

Lounge

4.40m x 4.8m 14'5" x 15'9"

A beautifully spacious and luxurious lounge with a large picture window to the front which floods the room with natural light. There is a focal stone fireplace with an inset wood burning stove which creates a lovely warming ambience and the deep pile carpet flooring and recessed ceiling lighting complete this comfortable and relaxing room. A further timber and glazed door leads through to the kitchen / dining room.

Kitchen/Dining Room

4.4m x 5.89 14'5" x 19'4"

The bespoke kitchen has been thoughtfully planned to provide a bright and well proportioned room which enjoys excellent levels of natural light from the windows to the rear and a further floor to ceiling window to the side in addition to the sliding patio doors which lead to the patio and decked areas outside. The ultra-modern handleless kitchen with uninterrupted lines is highlighted with dove grey gloss units and complementary worktops with many special features including integrated tower fridge and freezer, wine display cooler, double oven, dishwasher, washing machine, microwave and plate warming drawer. There is a sink with drainer and mixer tap with spring. The impressive centre island enjoys a gas hob and storage drawers in

addition to a sizable breakfast bar which is highlighted with gorgeous ceiling lighting. There is also ample space to site a large dining table and chairs making this the perfect space to entertain family and friends. This spacious room boasts impressive tile flooring, recessed ceiling lighting, a smoke alarm and large larder storage cupboard.

Bathroom

1.77m x 3m 5'10" x 9'10"

A stylish and spacious bathroom comprising of back to wall wc, integral wrap around vanity unit with storage cupboards and housing the counter top wash hand basin with modern waterfall mixer tap, illuminated mirror and a smart double ended bath with central modern mixer tap and shower attachment. Contemporary full height tiling surrounds the room and there is recessed down lighting, an extractor fan, opaque high level window and quality flooring in addition to a towel ladder radiator.

Master Bedroom

4.19m x 3.58m 13'9" x 11'9"

A beautiful and welcoming double bedroom with a double window to the front enjoying views over the gardens and benefitting from a triple sliding door wardrobe providing an abundance of hanging and shelved storage. There is ceiling lighting, wall lighting, carpet flooring and a radiator. A further door leads to the en-suite shower room.

En-suite Shower Room

2.1m x 1.02m 6'11" x 3'4"

A fresh and bright shower room consisting of a modern WC and wash hand basin with mixer tap



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and double sliding door shower cubicle housing a mains pressure shower with rainforest shower head and contemporary wet wall. There is an illuminated mirror above the contemporary wash hand basin with waterfall tap and integral storage cabinet. An opaque window is situated to the side and there is a ladder towel radiator, ceiling lighting and an extractor fan.

Bedroom Two

3.0m x 3.19m 9'10" x 10'6"

A comfortable bedroom with an integral wardrobe, window to the rear, carpet flooring and ceiling lighting.

Bedroom Three

3.84m x 3m 12'7" x 9'10"

Another double bedroom with good integral storage space, a window to the rear of the property, carpet flooring and ceiling lighting.

Bedroom Four

2.8m x 3.58m 9'2" x 11'9"

Currently utilised as a tv / playroom, this room is also a double bedroom with a window to the front of the property, carpet flooring and ceiling lighting.

Outside

The property is surrounded by a variety of gardens with a gravelled seating area to the front, raised deck and lawn to one side, large patio and further raised deck to another side and a raised deck to the rear which offer different seating areas depending on the time of day to allow you to take full advantage of the sun. There are two timber storage sheds, a lock block driveway with

parking for several vehicles and a covered carport in addition to a variety of mature planting and timber fencing all of which combine to offer a good degree of privacy.

Services

It is understood that the property has mains water, drainage and electricity. There is a biomass boiler with hopper which feeds radiators to all rooms.

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 £285,000 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

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Ground Floor



Plans not to scale, for illustration only



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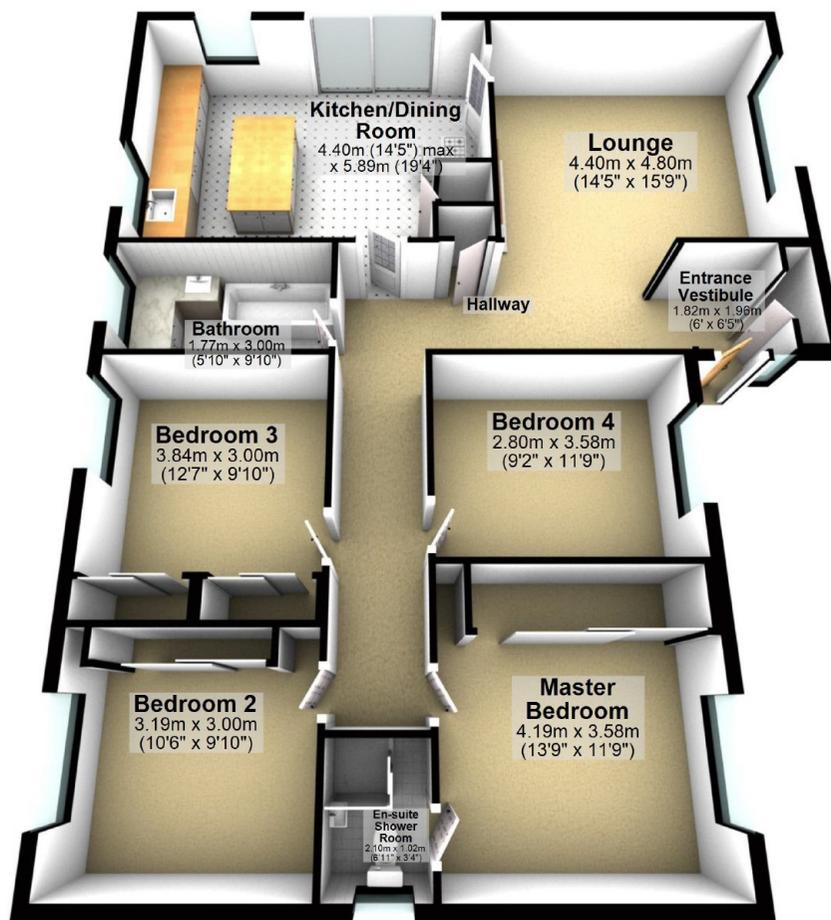
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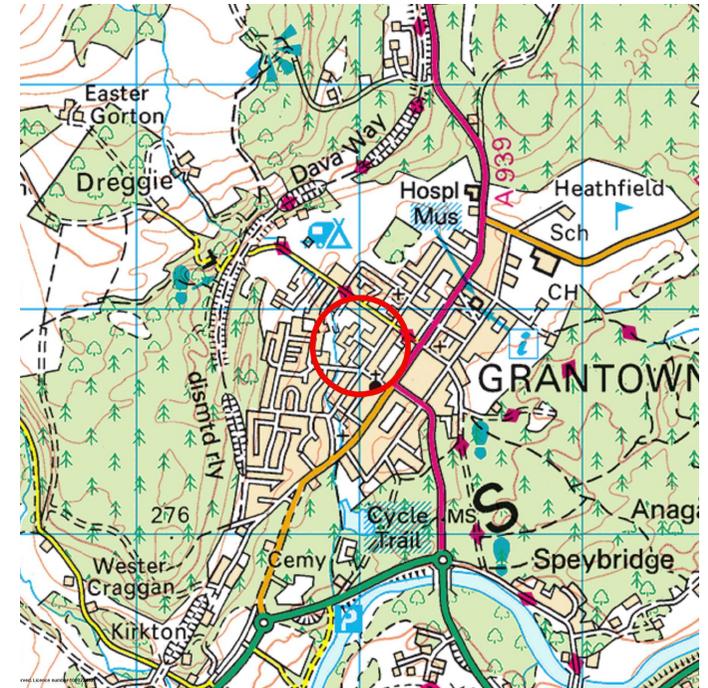
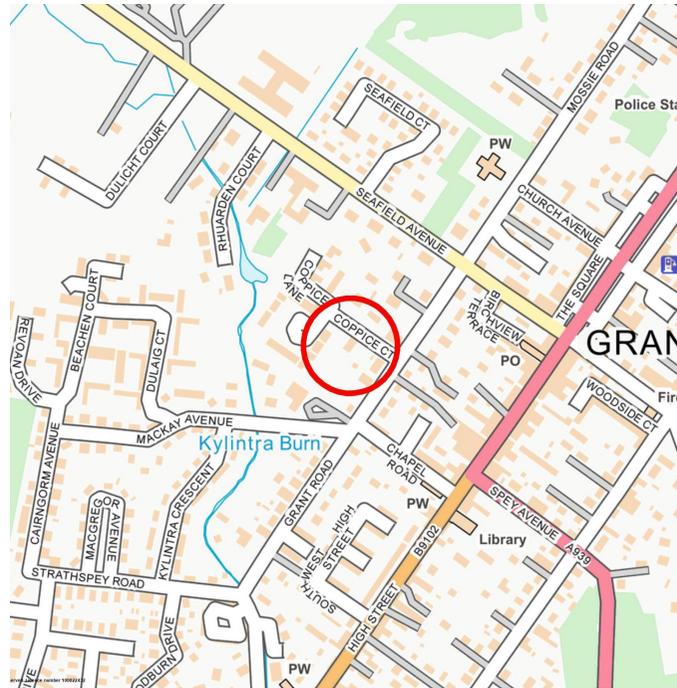
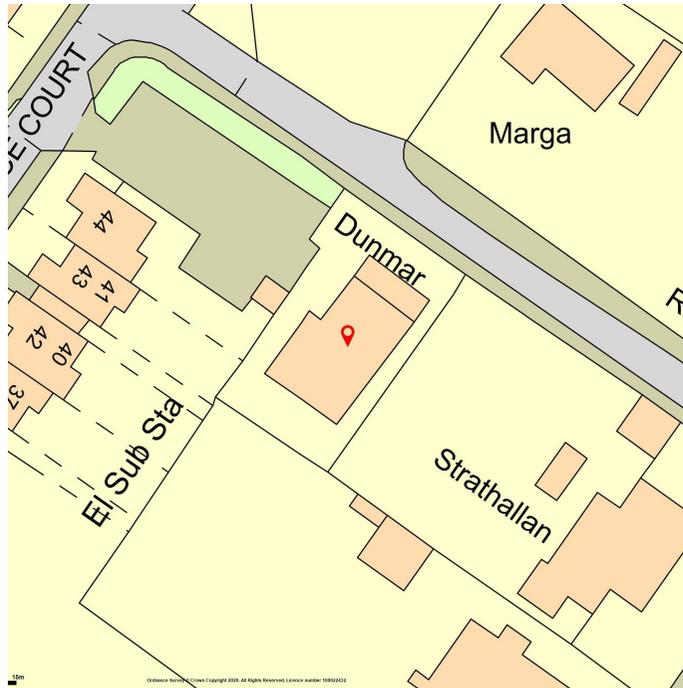
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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