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Torduff, Dunstaffnage Brae, Grantown On Spey, PH26 3JS  
Offers over £260,000

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An impressive stone fronted four bedroom home in a sought after private but central location in this attractive Highland town. With excellent potential this beautifully proportioned home enjoys accommodation arranged over two floors which is accessed through an arched porch to the front into a spacious and airy entrance hall with access to the large twin aspect lounge with fireplace and on open plan with the dining room. The kitchen is located to the rear of the property and leads through to a rear porch and store. There are two bedrooms (one with separate dressing room / study) to the ground floor, a shower room and bathroom and a further double bedroom, single bedroom and store to the first floor. Outside the well stocked front and rear gardens are complemented with a gravel off street driveway and garage. This spacious home offers superb potential to easily add value and would suit a variety of purchasers including those looking for a quality residence in the National Park. Energy Performance Certificate Rating F, Council Tax Band G

## Offers over £260,000



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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 Porch

2.63m x 2.65m 8'8" x 8'8"

Steps at the front of the property lead up to a covered entrance where a beautiful stone arch leads into the open front porch where a timber and glazed door opens into the entrance hall. There is ceiling lighting and tiled flooring with an integrated matwell.

### Entrance Vestibule

3.30m x 2.65m 10'10" x 8'8"

A timber and glazed door with glazed panels at either side opens into the entrance hall and fills the space with natural light. Doors provide access to the lounge, kitchen and side hall with an integral storage cupboard. There is carpet flooring and ceiling lighting.

### Lounge

5.95m x 5.45m 19'6" x 17'11"

A welcoming and spacious lounge enjoying a bay window to the front and a further window to the side allowing natural light to fill the room and all centred around a lovely feature stone fireplace with timber mantle and marble hearth currently housing a gas feature fire. The dining area is on open plan with the lounge and there is carpet flooring, ceiling lighting and stairs lead to the first floor accommodation.

### Dining Area

2.33m x 3.05m 7'8" x 10'0"

There is a dining area on open plan with the lounge with space for a dining table and chairs and a further window to the side offers excellent natural light and there is a serving hatch to the kitchen.

### Kitchen

3.81m x 5.05m 12'6" x 16'7"

A spacious kitchen providing a good range of base, drawer and wall units with worktops over featuring a sink with mixer tap and drainer. There is an integral cooker and grill, larder fridge, washing machine and dishwasher. A large pantry cupboard provides excellent storage. Twin windows to the rear overlook the private garden and there is vinyl flooring, recessed down lighting and a further door leads to the rear porch and store.

### Rear Porch

1.59m x 1.51m 5'3" x 4'11"

The rear porch is accessed from the kitchen and also leads to the store in addition to a door to the rear garden. There is vinyl flooring and ceiling lighting.

### Store

1.59m x 1.44m 5'3" x 4'9"

This is a useful store with shelved storage and ceiling lighting.

### Inner Hall

The inner hall offers access to the master bedroom, bedroom two, the shower room and bathroom. There is a large cupboard housing the Worcester gas boiler, water tank and there is good space for storing outer and footwear. There is carpet flooring and ceiling lighting.

### Master Bedroom

4.22m x 5.50m 13'10" x 18'1"

An impressively proportioned bedroom with a bay window to the front and benefitting from two integral double wardrobes offering hanging and shelving storage and there are further storage cupboards placed above. A vanity unit with storage below features a wash hand basin with twin taps and there is a wall light with shaver point above. There is carpet flooring, ceiling and wall lighting, a further shaver point and a radiator.

### Bedroom Two

4.95m x 3.43m 16'3" x 11'3"

An attractive and spacious double bedroom enjoying an integrated display alcove and with a window to the rear of the property. A further door leads through to the large dressing room / study and there is carpet flooring, ceiling and wall lighting.

### Dressing Room / Study

4.04m x 2.74m 13'3" x 9'0"

A fantastic dressing room with integral storage wardrobes offering excellent hanging and shelved storage in addition to a recessed dressing table with illuminated mirror. There is a window to the front of the property, carpet flooring and ceiling lighting.

### Bathroom

2.01m x 1.88m 6'7" x 6'2"

There is a three piece suite in white with wc, bath with twin taps, splash back tiling and pedestal wash hand basin. There is ceiling lighting and an opaque window to the rear of the property.



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### Shower Room

2.13m x 1.76m 7'0" x 5'9"

A pleasant shower room suite in white comprising of wc, a tiled shower area with shower cubicle a pedestal wash hand basin with twin taps and mirror. There is an opaque window is to the rear of the room, vinyl flooring, a ceiling light and a ladder towel radiator.

### Landing

Timber stairs lead up to the landing from the lounge area where doors open to bedrooms three and four and the store. There is carpet flooring and ceiling lighting.

### Store Room

1.83m x 5.22m 6'0" x 17'2"

A useful room which is currently being used as a store. There is timber floor, ceiling lighting and the header tank is situated here.

### Bedroom Three

4.81m x 3.91m 15'9" x 12'10"

A double bedroom enjoying a lovely dormer window to the front allowing natural light to fill the room. There is carpet flooring and ceiling lighting.

### Bedroom Four

6.74m x 2m 22'1" x 6'7"

A bright double bedroom featuring a dormer window to the side providing excellent levels of natural light. There is carpet flooring, ceiling lighting and a hatch providing eaves access.

### Garage

A single garage of concrete construction with up and over door and corrugated roof. There is a separate door to the side and concrete base.

### Outside

The front garden is mainly laid to lawn with spacious and delightful flower beds and is surrounded by low

level wall with central steps leading to the front porch and raised patio with railings and lovely views. A spacious opening to the side of the property allows access to the gravel driveway which leads to the garage and provides parking for several vehicles. A paved path leads along the rear of the property which is surrounded by a high level timber fence and enjoys raised walled flowerbeds. There is also a sunny patio, large store and further wood store.

### Services

It is understood that the property has mains water, electricity and drainage. There is LPG Gas central heating and there is an underground storage tank is situated in the driveway.

### 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 F

### Entry

By arrangement

### Price

Offers Over £260,000 are invited.

### Viewing and Offers

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

Strathspey House  
Grantown on Spey

Moray

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Tel: (01479) 874800

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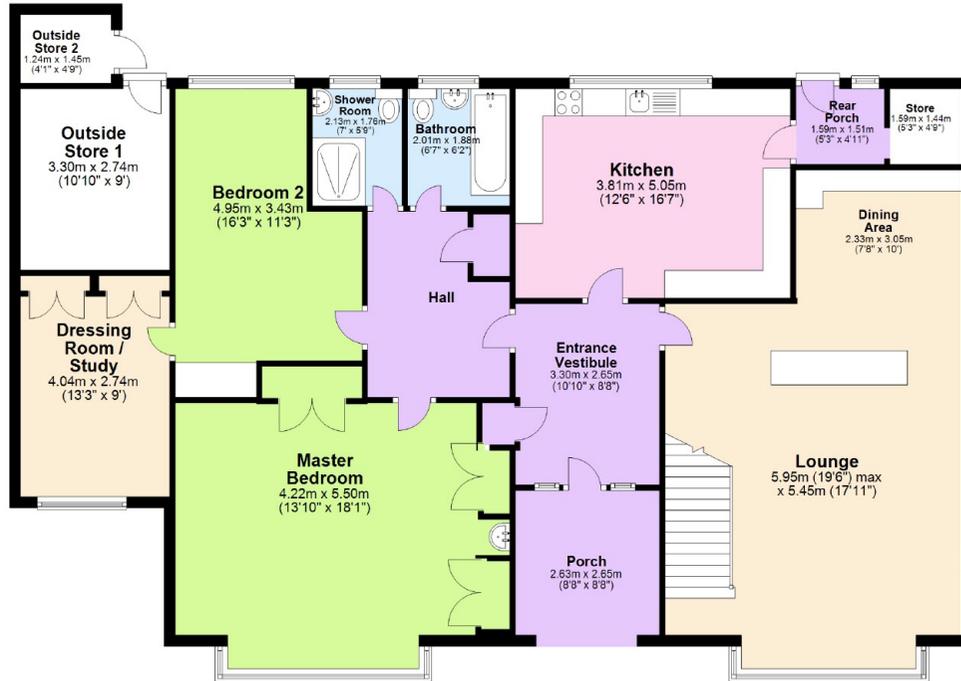








Ground Floor



First Floor



Plans not to scale, for illustration only



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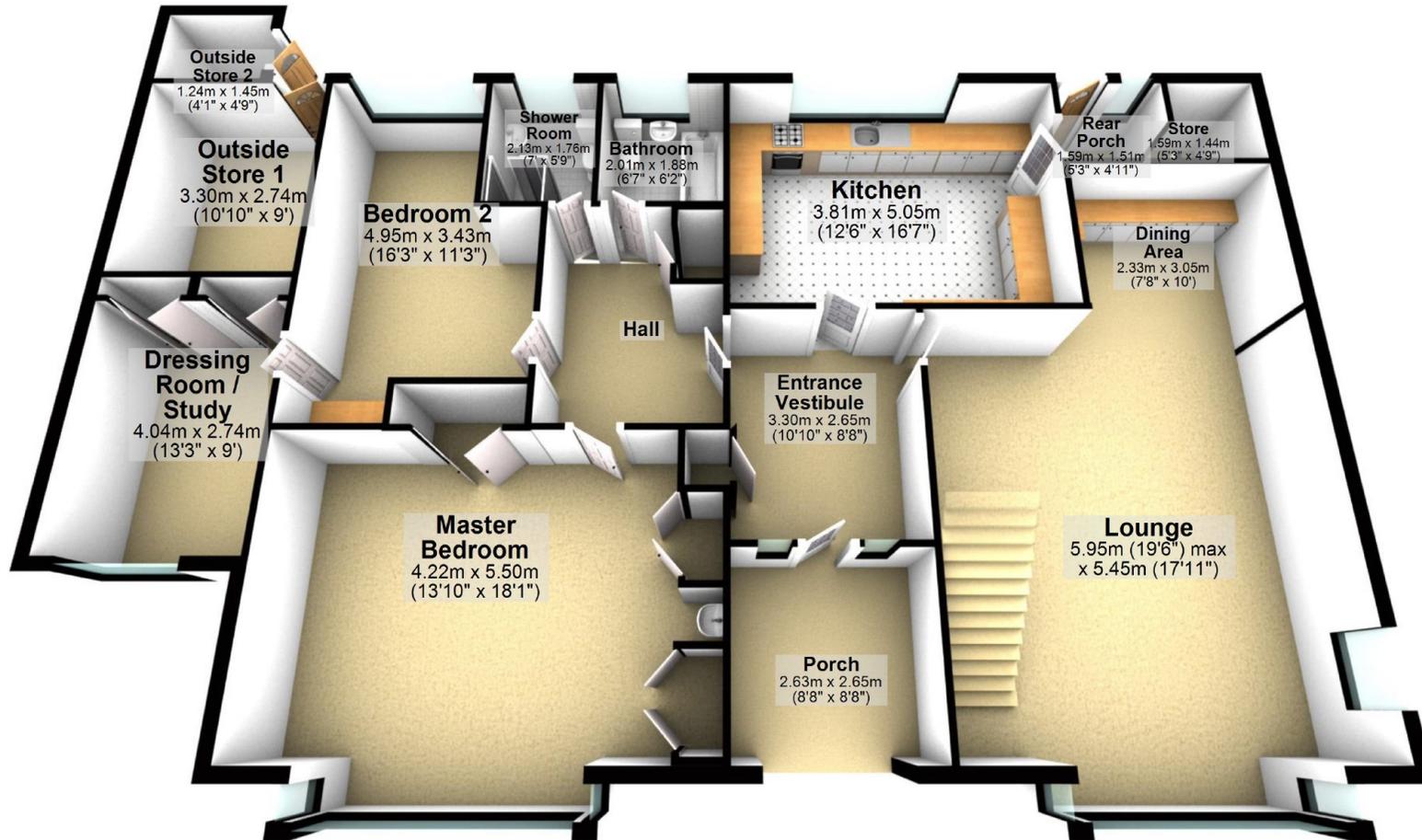
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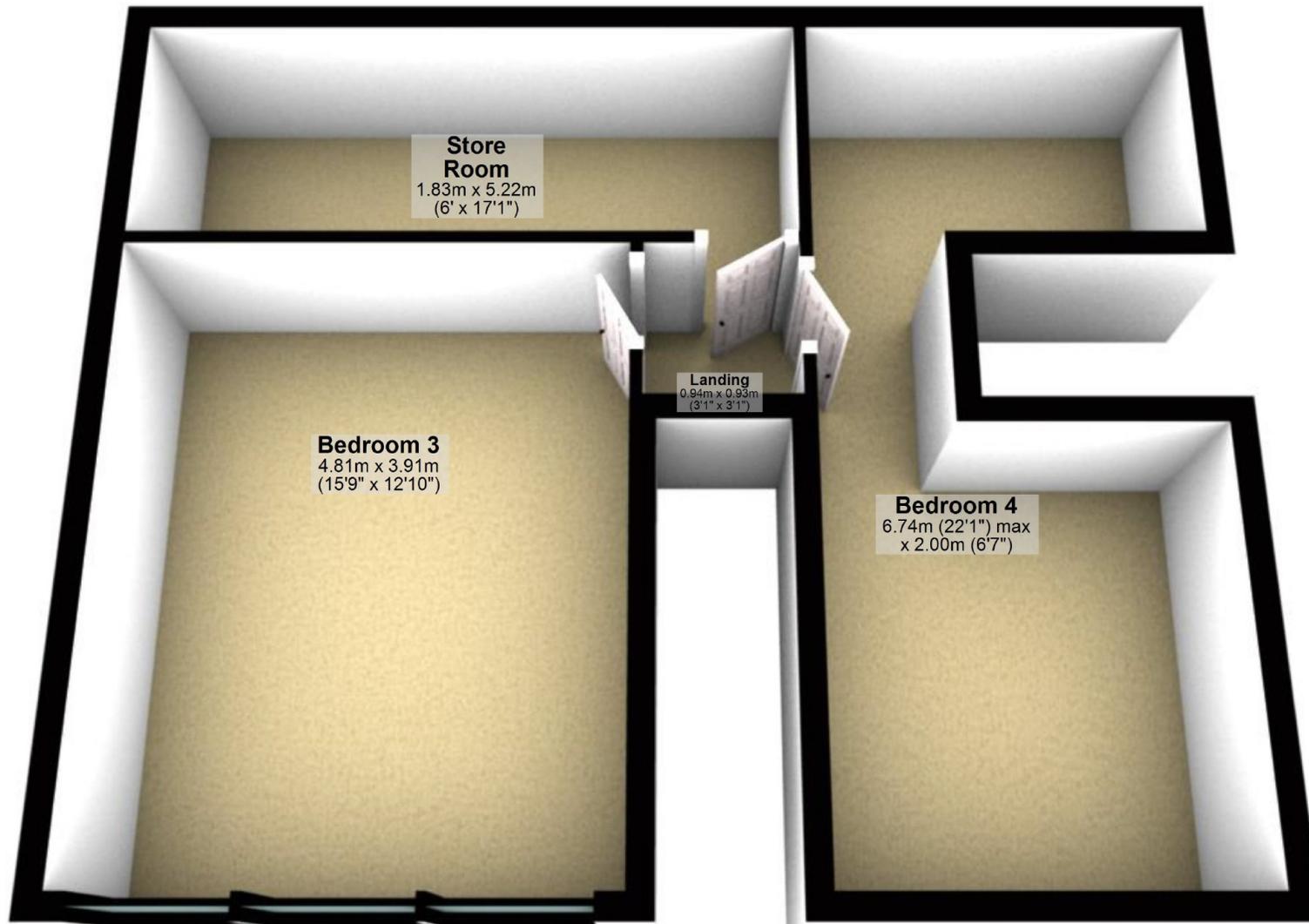
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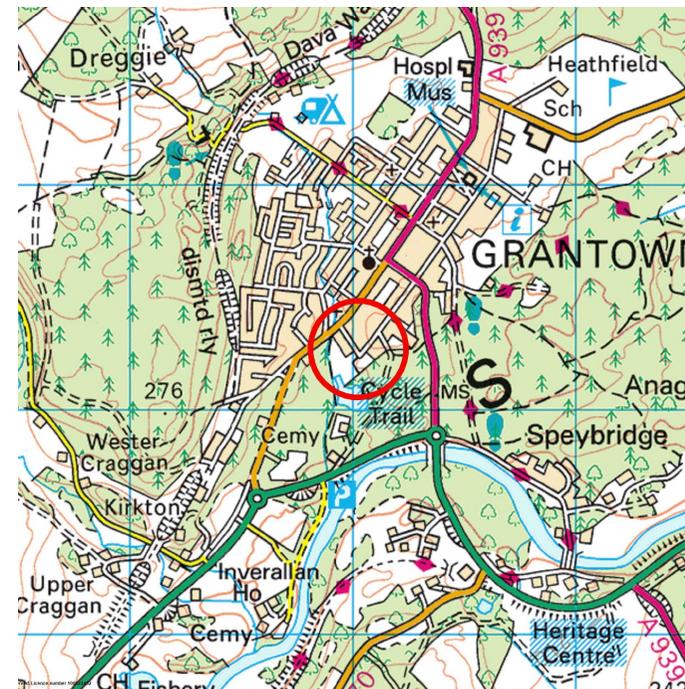
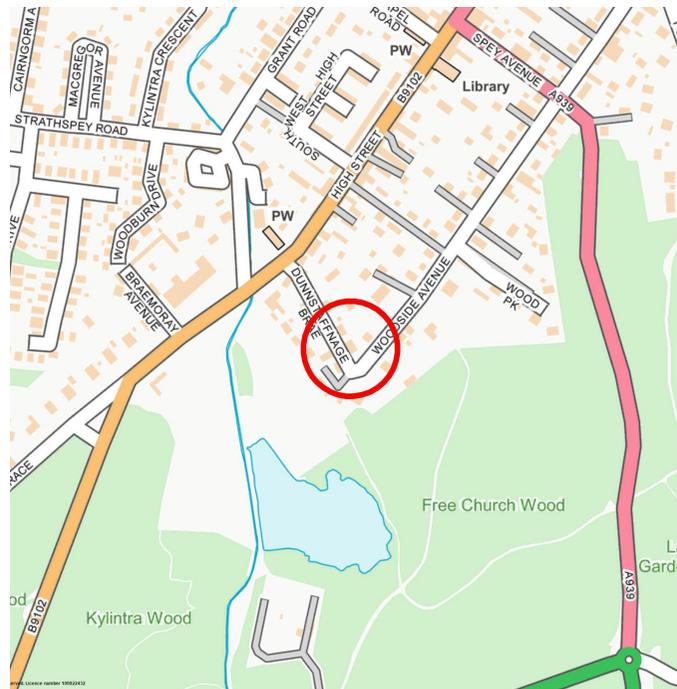
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**While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters**



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