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1 Spey Avenue, Grantown On Spey, PH26 3EJ
Offers over £195,000

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

A substantial and stunning four bedroom townhouse with study / bedroom five, which has benefitted from a full and high quality refurbishment including fresh electrics, plumbing and high insulation levels. The property has been transformed with luxurious finishes and attention to detail throughout to offer a one of a kind property which enjoys accommodation over three floors extending to nearly 150 sqm. There is a large corner lounge with feature wood burner, bespoke kitchen with dining area, four double bedrooms (master en-suite shower room), a further single bedroom or study, full height tiled family bathroom in addition to excellent storage. While the finish and specification contain many unexpected touches that will make your life just that little bit easier, there is a mixture of quality deep pile carpets and tiling to offer elegant comfort. Outside there is an off street parking space and private patio area with ranch fencing. Whether you are bringing everyone together or prefer a more peaceful way of life, this unique and luxurious home in the Highlands has all the quality, flexibility and character to reflect today's lifestyle. Energy Performance Rating E, Council Tax Banding (to be assessed)

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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.

Overview

With a floor area of approximately 150 square metres this beautiful home offers large open plan spaces epitomising comfortable living and contemporary styling including high levels of glazing to maximise natural light combined with clever accent and concealed lighting to make it a very bright and inviting place to be. The impressive frontage hides a refreshed and revitalised contemporary interior which has been renovated, refurbished and re-purposed to suit the living of a new generation with the interweaving of old and new successfully achieved to offer a beautiful, elegant and warm home. The property has been

meticulously stripped back and built back to a very high standard including insulation throughout, plasterboard, new timber double glazed units, lighting, new plumbing, new wiring, kitchens, bathrooms in addition to full redecoration and flooring.

Entrance Vestibule

2.11m x 4.60m 6'11" x 15'1"

Through a new, high performance timber and glazed door into the spacious and bright carpeted entrance vestibule which has carpeted stairs to the first floor accommodation and a further cupboard housing the hot water tank. There is ample space to store and hang outerwear.

Lounge

4.80m x 4.60m 15'9" x 15'1"

This impressive and homely lounge is located on the corner of the property to offer a friendly and inviting space which is conducive to family and social living. There are large double glazed sash and case windows to the front and side offering fantastic levels of natural light and some views to the Dreggie Hills which overlook the town. The lounge is centred around a wonderful Stovax wood burning stove which is set into a wall recess and sat on a slate hearth.

Kitchen / Dining

5.64m x 4.07m 18'6" x 13'4"

The beautifully presented and stylish kitchen boasts a fantastic range of base wall and drawer units in gloss white and grey with contrasting deep grey worktops which are all highlighted by plinth and mood lighting. There is an inset sink with drainer and spring neck mixer tap in addition to many quality integral appliances including a fridge freezer, washer dryer, dishwasher and double oven in addition to a ceramic hob and illuminated black extractor with gloss splash back which all combine to provide all that is needed.

The dining area is on open plan with the kitchen and provides ample space to site a large family dining table and allows for the perfect space to entertain family and friends with excellent levels of natural light offered through the two large windows to the side.

Bathroom

2.91m x 2.36m 9'7" x 7'9"

An indulgent oasis with full height wall and floor tiling in contemporary grey highlighted with a recessed display alcoves. There is a bath with glass screen and rainforest shower, back to wall wc with recessed flush and wash hand basin with chrome waterfall mixer tap. There are inset storage cupboards and shelving in addition to a heated chrome ladder towel warmer, opaque window to the rear of the house, recessed led down lighting and programmable underfloor heating.

Master Bedroom

4.56m x 3.57m 15'0" x 11'9"

Located at first floor level this a beautifully appointed and sizable bedroom with deep pile carpet flooring, an integral mirrored double wardrobe with excellent hanging and shelved storage in addition to good levels of natural light from the large windows to the front as well as recessed down lighting and access to the en-suite shower room.

En-Suite Shower Room

2.62m x 1.32m 8'7" x 4'4"

A luxurious shower room with full height quality ceiling and wall tiling in deep grey enhanced by recessed led down lighting. There is a back to wall wc, wall hung basin with waterfall tap and vanity unit in addition to an illuminated wall mirror, shower cubicle with mains pressure shower including an indulgent rainforest head and recessed shelf. There is a heated towel radiator, extractor and programmable underfloor heating.



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Bedroom Two

3.41m x 2.87m 11'2" x 9'5"

Another double bedroom at first floor level which enjoys a window to the front of the property, recessed down lighting and deep pile carpet flooring.

First Floor Landing

The first floor landing offers access to bedroom three, four and the study / office / bedroom five. There is carpet flooring, recessed down lighting and a velux window to the rear.

Bedroom Three

3.90m x 4.20m 12'10" x 13'9"

This is a wonderfully bright and spacious top floor bedroom with deep pile carpet flooring, recessed down lighting and a large dormer window to the front of the property with some hill views. There is a further door which leads through into the large, floored roof void / attic which provides exc excellent storage in addition to fantastic potential to easily insulate and plasterboard to offer a variety of uses including games room or studio. This room has a skylight.

Bedroom Four

3.90m x 3.80m 12'10" x 12'6"

A bright and airy double bedroom with a dormer window to the front providing excellent light levels. There is deep pile carpet flooring and ceiling lighting.

Study / Office / Bedroom 5

2.32m x 3.67m 7'7" x 12'0"

The final single bedroom could be equally utilised as a home office / study and enjoys a window to the front offering good natural light. There is carpet flooring and ceiling lighting.

Outside

The property is conveniently located on the High Street of this beautiful and popular Highland Town. There is a private off street parking space and patio area with timber ranch fencing surrounding it to offer a good degree of privacy.

Services

It is understood that the property is served by mains water, drainage and electricity.

Home Report

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

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating E

Entry

By arrangement

Price

Offers Over £195,000 are invited

Viewing and Offers

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

Strathspey House
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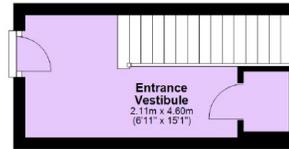
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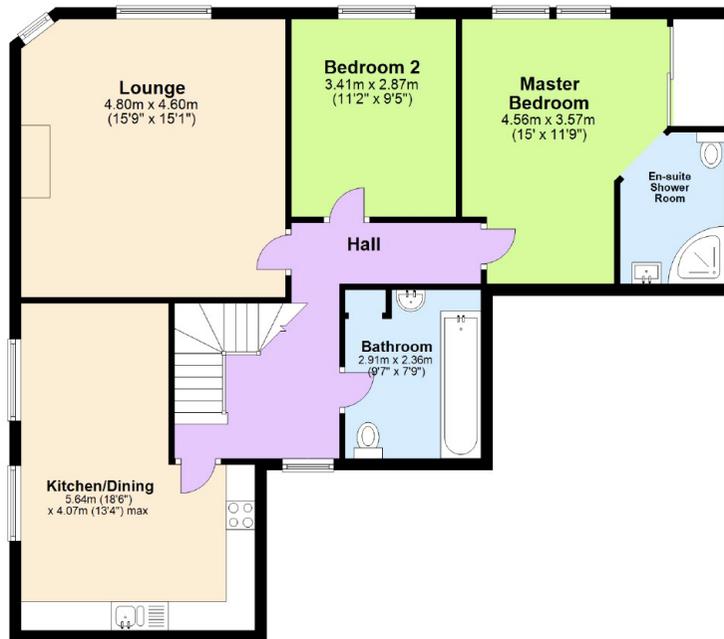




Ground Floor



First Floor



Second Floor



Plans not to scale, for illustration only



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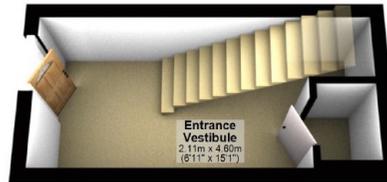
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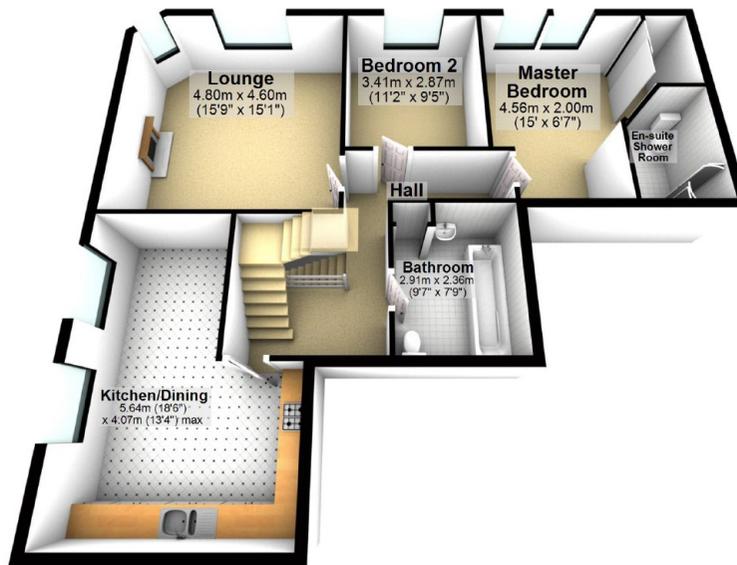
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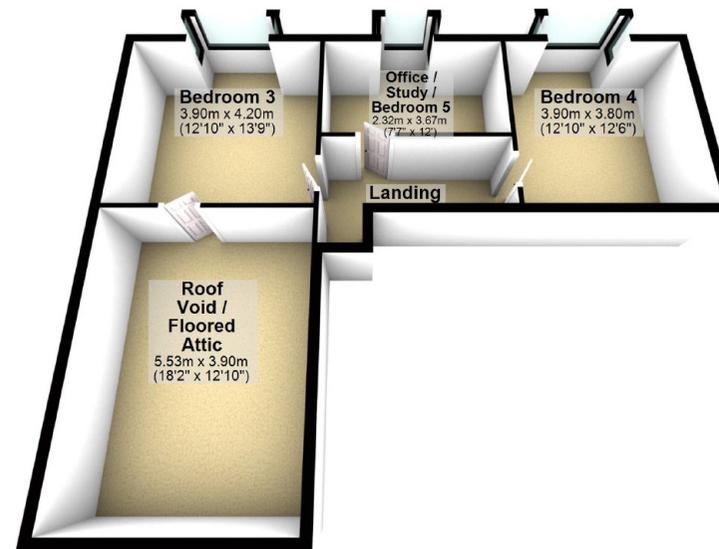
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Second Floor



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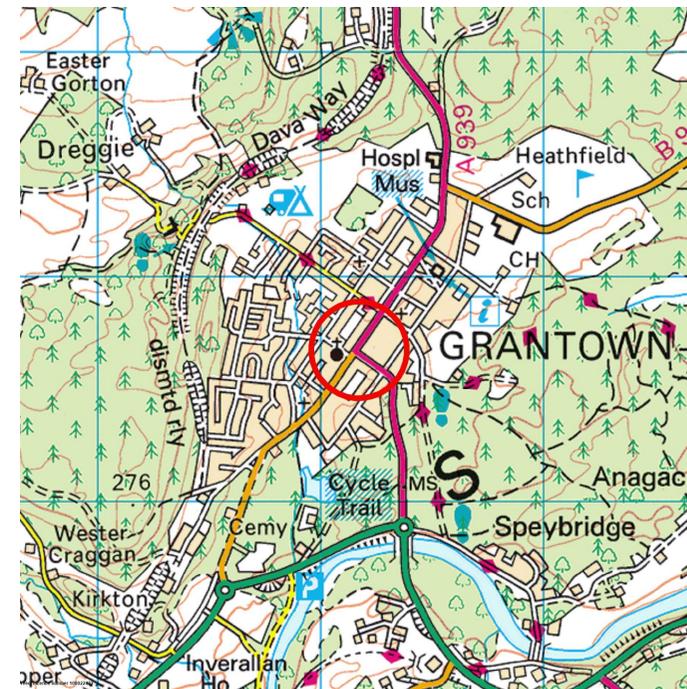
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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