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Rekana, Grant Road, Granttown On Spey, PH26 3LD
POA

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

UNDER OFFER - A striking and contemporary family home which has been redesigned and remodelled in its entirety, offering a potential buyer everything they could desire in an elegant and modern extended and immaculately presented spacious four bedroom detached bungalow with garage. Located in a private but central position in the heart of the popular town of Grantown On Spey, Rekana has been thoughtfully upgraded with an eye for detail and enjoys accommodation arranged over one floor including a new bespoke kitchen with a stunning Atrium window and full height glazing, four comfortable double bedrooms with integral double wardrobes, quality fully tiled shower room with under floor heating, luxurious bathroom and a wonderfully bright lounge with modern wood burning stove and all finished with fresh carpets and decor throughout. Outside the property is set back with excellent off street parking and an enclosed and private rear garden making it perfect for evening enjoyment. This is a rarely available opportunity in a convenient location and viewing is highly recommended. Energy Performance Certificate Rating D, Council Tax Band E

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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

1.23m x 2.24m 4'0" x 7'4"

Entry to the property is through a downpipe grey quality composite door with glazed side panels into an inviting bright entrance vestibule. Hooks are provided for hanging outerwear and there is storage for footwear. A further glazed and timber door opens into the hallway and there is decorative tiled flooring and ceiling lighting.

Hallway

A warm and welcoming hallway which is open to the lounge and where doors provide access to all other rooms. Storage is plentiful with four cupboards providing a wonderful array of shelving and hanging storage and the Gledhill Stainlesslite pressurised water tank can be found in one of the cupboards. There is carpet flooring, recessed ceiling lights, a smoke alarm, a loft access hatch and a Rointe programmable electric heater. Warmup underfloor

heating controls are located beside the shower room and the electrical switchgear is located at high level.

Lounge

4.35m x 6.0m 14'3" x 19'8"

A comfortable, spacious and relaxing lounge which makes the most of its location with large large picture windows to the front and side which flood the room with natural light and enjoy remote control blinds when greater privacy is required. A lovely focal feature of the room is the modern Morso wood burning stove set on a slate hearth which has log storage underneath. Integral shelving provides good display space and there is luxury carpet flooring, a smoke alarm, ceiling lighting and a stunning five piece feature light to enhance the atmosphere.

Kitchen / Breakfast Room

5.68m x 5.36m 18'8" x 17'7"

The eat-in kitchen is almost certainly one of the best around. Not only is it contemporary and sleek but it oozes substance and attention to detail. Every last thing has been thought out making it superb for every occasion. For the cook, this huge bespoke kitchen comes complete with a vast amount of units and counter space including a large and bright Atrium window flooding the space with natural light. There is an extensive range of matte slate soft close handle less larder and drawer units, white base units and a matching centre island with complementary Quartz worktop and featuring a contemporary grey oak breakfast bar. Integrated within this beautiful kitchen is a Rangemaster stainless steel sink with modern chrome pull out tap and appliances include a Hoover fridge / freezer, Bosch dishwasher, two Bosch oven / grills, a Bosch microwave and warmer drawer and a Samsung washing machine.

The fabulous centre island benefits with remote control changeable mood lighting and features a Bosch Schott Ceran hob, a Bosch pop up extractor fan, recycling bins and further fantastic storage. Full height glazing to the

rear and side create a wonderful bright and open space and glazed patio doors allow access out into the rear garden providing a wonderful place to entertain. There is tile effect flooring throughout as well as recessed ceiling lighting, a programmable Rointe panel heater and a smoke alarm.

Bathroom

2.03m x 3.34m 6'8" x 10'11"

A spacious, elegant and contemporary fully tiled bathroom with the wow factor and many bespoke features. Comprising of a modern WC, a bath with mixer tap, a generous sliding door shower enclosure housing mains pressure rainfall shower with integral chrome controls. There are his and hers wash hand basin's with chrome mono block taps and gloss grey integrated vanity units. Featured above these, there is a beautiful full width illuminated USB bluetooth mirror which allows for connection of your device to facilitate listening to music of your choosing whilst soaking your cares away. An opaque window to the side allows for privacy and light. This stylish bathroom is further enhanced by two modern anthracite ladder towel radiators and there is recessed ceiling lighting and an extractor.

Master Bedroom

2.60m x 4.85m 8'6" x 15'11"

A bright and airy master bedroom enjoying lovely twin windows to the front flooding the room with natural light and benefiting from a spacious integral wardrobe with sliding mirror doors providing great shelving and hanging storage. There is carpet flooring, ceiling lighting and Rointe programmable panel heater.

Bedroom Two

2.84m x 3.44m 9'4" x 11'3"

A charming double bedroom with plentiful storage through a large integral wardrobe with mirrored sliding doors which allows both shelving and hanging storage. A window to the side allows lovely levels of natural light into the room and there is carpet flooring, ceiling lighting and Rointe programmable panel heater.



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Bedroom Three

2.87m x 2.69m 9'5" x 8'10"

A comfortable double bedroom with a window overlooking the lovely private rear garden and benefitting from an integral wardrobe with double mirrored sliding doors providing both shelving and hanging space. There is carpet flooring, ceiling lighting and a Rointe programmable panel heater.

Bedroom Four

2.87m x 2.92m 9'5" x 9'7"

An attractive double bedroom with an integral wardrobe benefitting from sliding mirror doors allowing great shelving and hanging storage. A window to the rear allows natural light into the room and there is carpet flooring, ceiling lighting and Rointe programmable panel heater.

Shower Room

1.80m x 2.20m 5'11" x 7'3"

A fresh and stylish fully tiled shower room enjoying sumptuous under floor heating and comprising of a modern WC, a grey vanity unit with storage houses a wash hand basin with mixer tap and features an illuminated mirror with integral shaver point. A large walk in shower enclosure with a mains pressure rainfall shower and integral chrome controls with a glazed screen offers indulgent relaxation and an opaque window to the rear allows in natural light. There is recessed ceiling lighting and an extractor fan.

Garage

5.84m x 3.19m 19'2" x 10'6"

A fabulous spacious garage accessed through an up and over door at the front and with a upvc glazed door at the rear. The garage enjoys a window to the rear allowing in good levels of natural light and benefits from concrete flooring, power and light.

Outside

An impressive tarmac drive leads in at the front of the property through the impressive stone pillared entrance

and accommodates parking and turning for several vehicles. The fabulous spacious front garden is mainly laid with lawn and is bounded by a low level wall, from here a gravel path runs along one side of the property allowing access to the rear garden. The rear garden is mainly laid with lawn and enjoys excellent privacy provided by a high level timber fence creating a wonderful haven where you can sit out in the sunshine. A particular feature of the garden is a spacious decked area which is easily accessed from the kitchen / breakfast room and is the perfect place for entertaining. There is a large timber log store.

Services

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

The property benefits from Rointe programmable and efficient heaters which can be remotely controlled via an app on your smart phone / tablet allowing for maximum flexibility.

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 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

Grantown on Spey

Moray

PH26 3EQ

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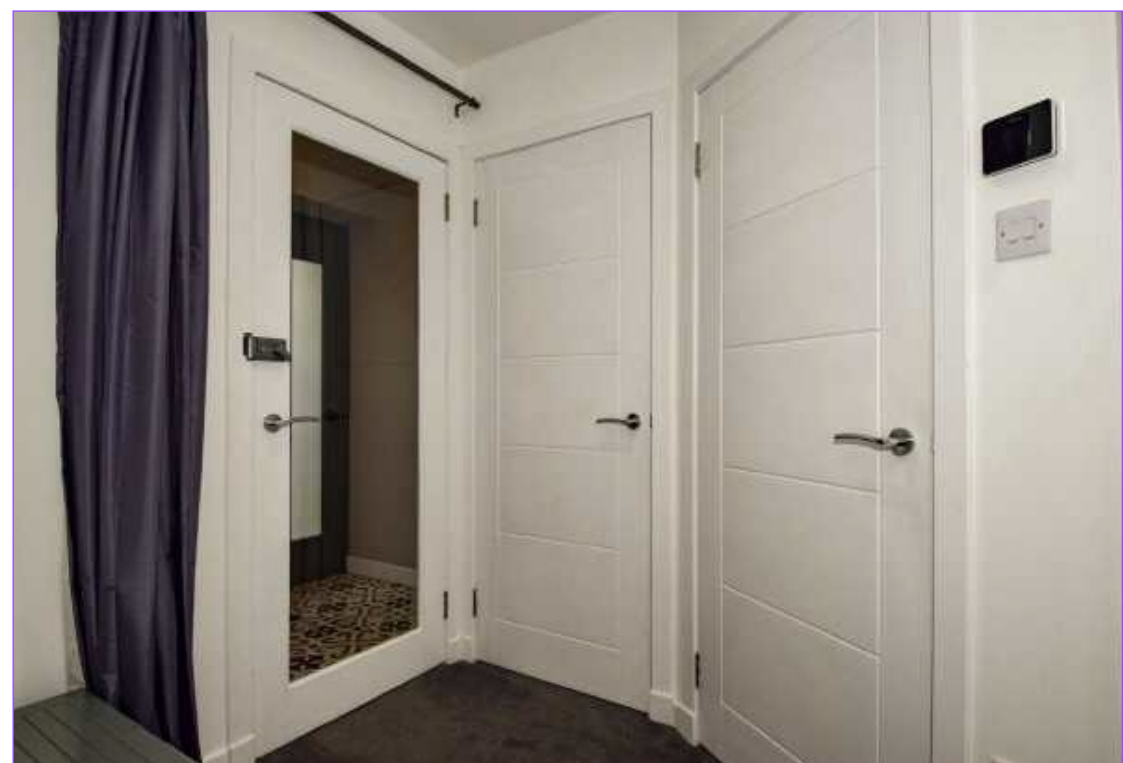




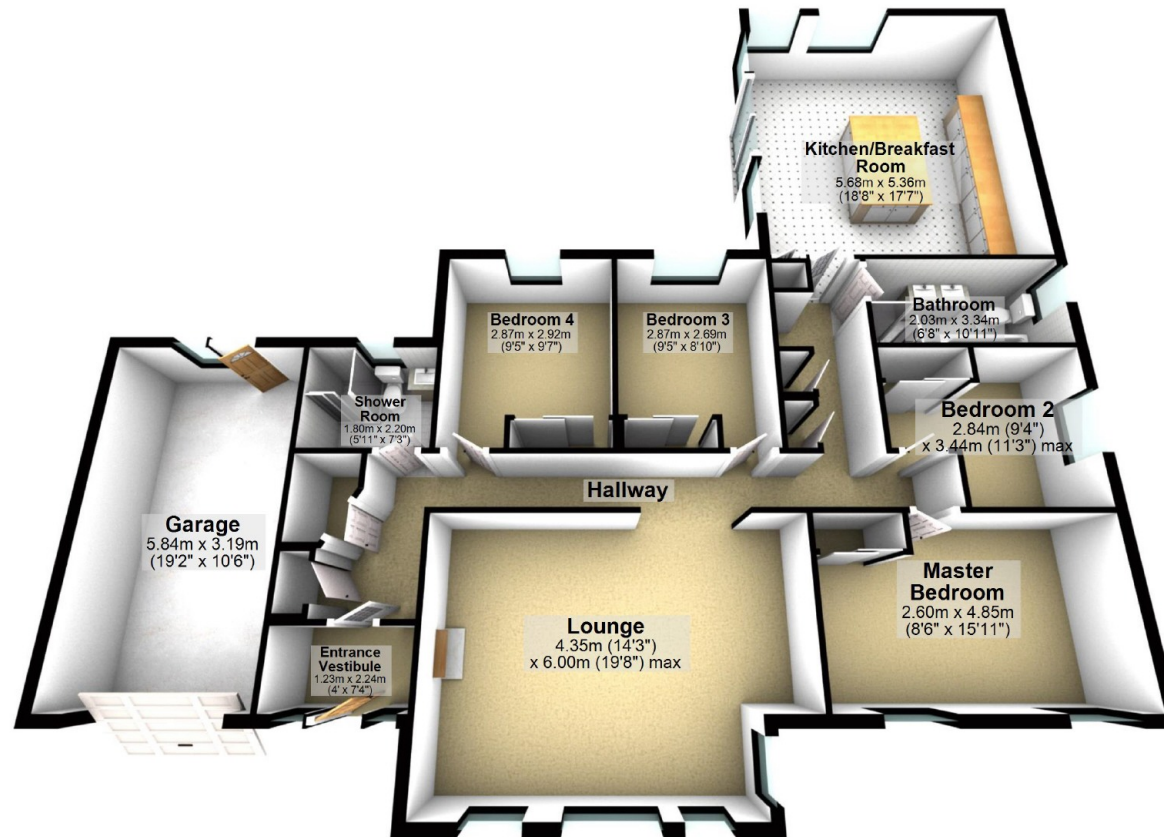








3D Floor Plan



Plans not to scale, for illustration only



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2D Floor Plan



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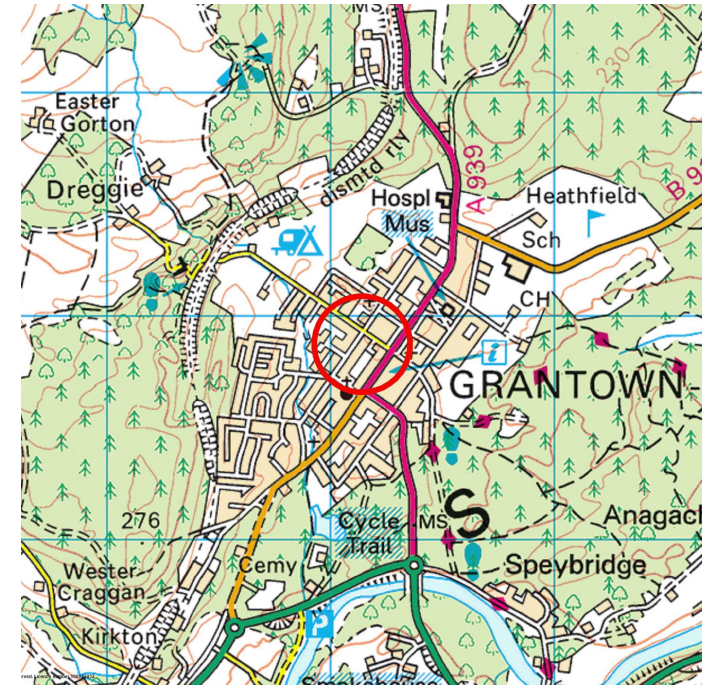
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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