



masson
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solicitors and estate agents

23 Cairngorm Avenue, Granttown On Spey, PH26 3EX
Offers over £160,000

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

A fantastic opportunity to acquire this affordable, spacious, sunny and well presented semi-detached three bedroom family home benefitting from a quiet location close to mature woodland on the edge of the popular Highland town of Grantown on Spey. The well proportioned accommodation is arranged over two floors and comprises of a large and airy lounge with multi-fuel stove, modern and stylish white gloss kitchen with a dining/utility room, three bedrooms, a wet room and larger than average gardens with a new timber studio. The property benefits from double glazing and would suit a variety of purchasers including those looking for a first home or for use as an easily maintained family or investment property within the beauty of the Cairngorm National Park. Energy Performance Certificate Rating D, Council Tax Band C

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Grantown On Spey

Grantown on Spey is a fine example of Georgian town planning with beautiful architecture and protected buildings which is cradled by the magnificent Spey Valley in the Cairngorms National Park. The town has a good range of individual shops and services, including hotels, restaurants, leisure centre with swimming pool, community hospital, health centre and a petrol station. There are endless walks in and around the town and a purpose built cycle trail in the Anagach Woods for everyone to enjoy and get the most out of this beautiful area with wildlife that can be seen throughout the year including red squirrel, deer, birds of prey, pine marten and many others. There are daily train services to Inverness and the south from Aviemore, and Inverness Airport provides a variety of domestic and European flights. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

Entrance Vestibule

1.61m x 1.01m 5'3" x 3'4"

A timber door with glazed panel provides access into the light and airy entrance vestibule, there is a handy cloak cupboard with ample hanging space for outerwear and it also houses the electric meters. A further door leads through to the hall and there is carpet flooring and ceiling lighting.

Hall

The hall provides access to the kitchen and lounge with a carpeted staircase leading to the first floor accommodation. There is carpet flooring and ceiling lighting.

Lounge

4.41m x 3.81m 14'6" x 12'6"

A well proportioned and bright room with large windows to the front providing excellent levels of natural light. There is a feature fireplace with inset multi fuel stove offering cosy warmth plus serving the radiators. There is carpet flooring and ceiling lighting.

Kitchen

3.65m x 2.65m 12'0" x 8'8"

A stylish and spacious kitchen which opens up to the utility/dining area providing a fantastic range of white gloss effect base, drawer and wall units with chrome handles, complimentary worktops and tiled back splash. A sink with a chrome mixer tap is placed perfectly at the window overlooking the rear garden in addition to a large under stair cupboard with shelving providing extra storage. There is a four plate hob with oven and illuminated extractor in addition to tile effect laminate flooring, recessed down lighting and a door leading to the rear porch.

Dining/Utility

2.65m x 2.36m 8'8" x 7'9"

This handy and bright room offers plenty of space for a dining table and chairs or could be further utilised as a family room. There are twin windows to the rear of the house overlooking the gardens and there is attractive flooring, ceiling lighting and plumbing for a washing machine.

Landing

A bright open area providing access to the three bedrooms, wet room and there is a loft hatch.

Bedroom One

3.23m x 2.76m 10'7" x 9'1"

A comfortable double bedroom with a large window to the rear which offers excellent natural light levels. There is an integral mirrored wardrobe with hanging and shelved storage in addition to carpet flooring and ceiling lighting.

Bedroom Two

3.65m x 3.23m 12'0" x 10'7"

Another double bedroom located at the front of the property with windows looking over the rooftops to the Cromdale hills in the distance. There is an integral mirrored wardrobe with hanging and shelved storage and a further high level cupboard in addition to carpet flooring and ceiling lighting.



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Bedroom Three

2.91m x 2.50m 9'7" x 8'2"

A relaxing bedroom with large window to the front offering good natural light levels in addition to a integral storage wardrobe with shelved and hanging space.

Wet Room

2.65m x 1.71m 8'8" x 5'7"

Currently set out as an accessible wet room which benefits from full height wet wall, a sink and a back to wall wc with cistern and dual flush in addition to shower area, vinyl flooring, high level opaque window to the rear, ceiling lighting and extractor fan.

Rear Porch & Coal Store

2.58m x 1.37m 8'6" x 4'6"

There is an external door from the kitchen to the enclosed rear porch which provides a dry area to store outerwear and boots etc and there is a further enclosed store area which has been used for coal storage in the past but could equally be utilised for secure bike / equipment storage.

Outside & Timber Studio

The property enjoys well maintained and attractive gardens which are mainly laid to lawn with areas of mature shrub planting which is bounded with stone wall and timber fencing to offer excellent amenity. There is a separate timber studio (3.61m x 3.0m) which is timber framed inside to offer an easy opportunity to fully insulate and line and

potentially utilise as a home working space or studio.

Services

It is understood that there is mains water, drainage and electricity. There is a stove in the lounge which provides heating to the radiator system offering Eco friendly renewable comfort for the property.

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 D

Entry

By mutual agreement.

Price

Offers over £160,000 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

Moray

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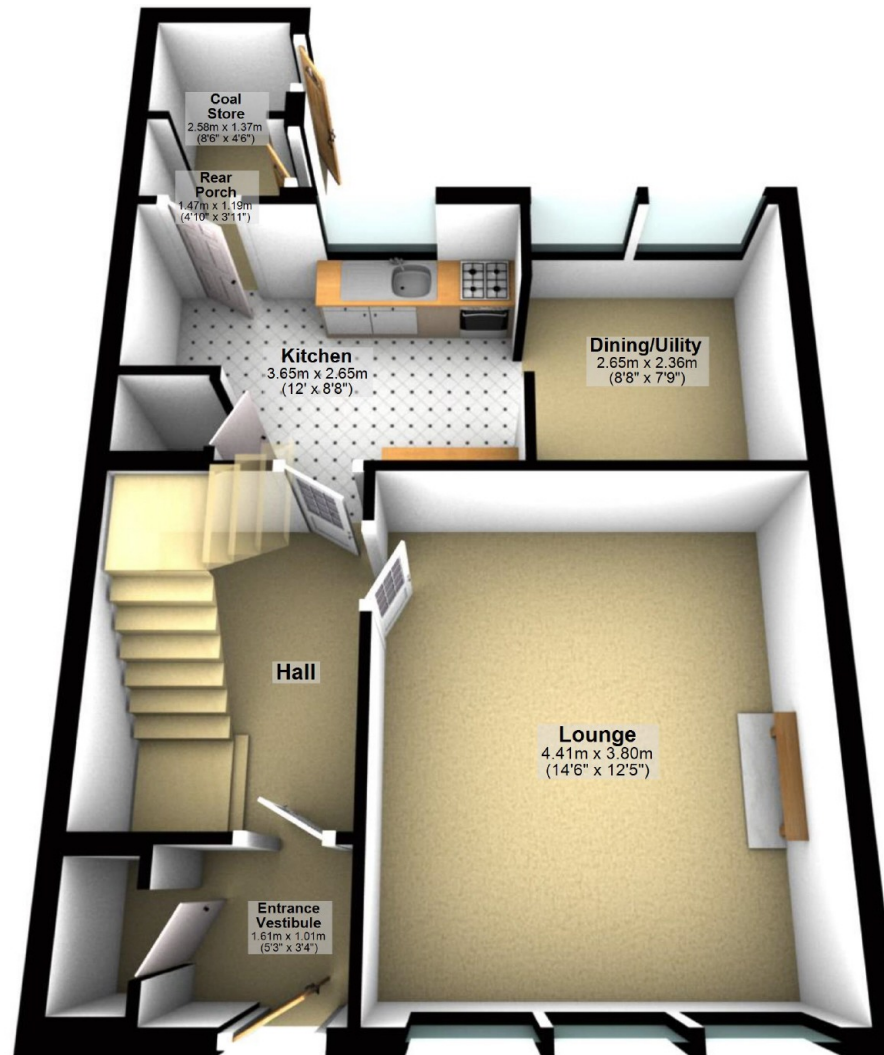
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Ground Floor



Plans not to scale, for illustration only



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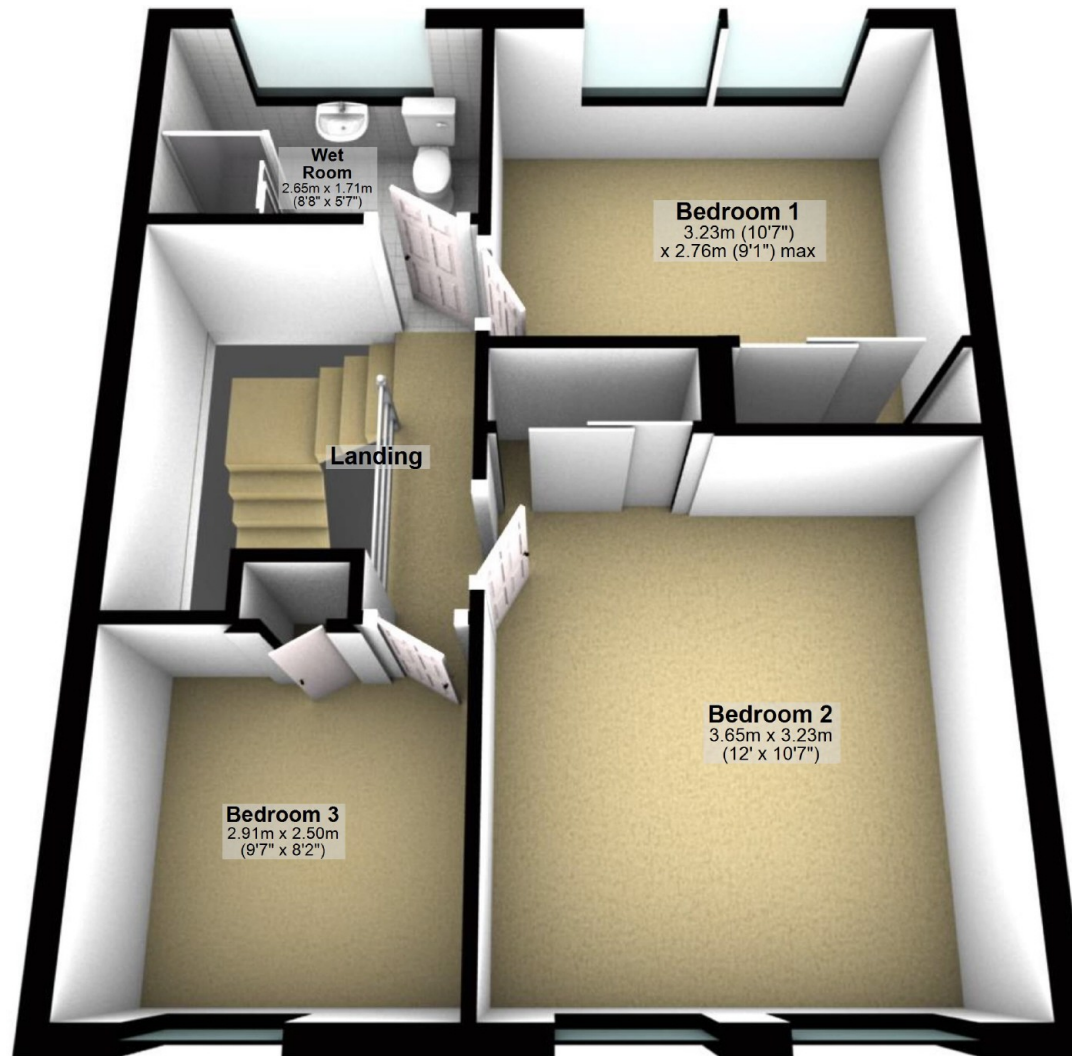
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First Floor



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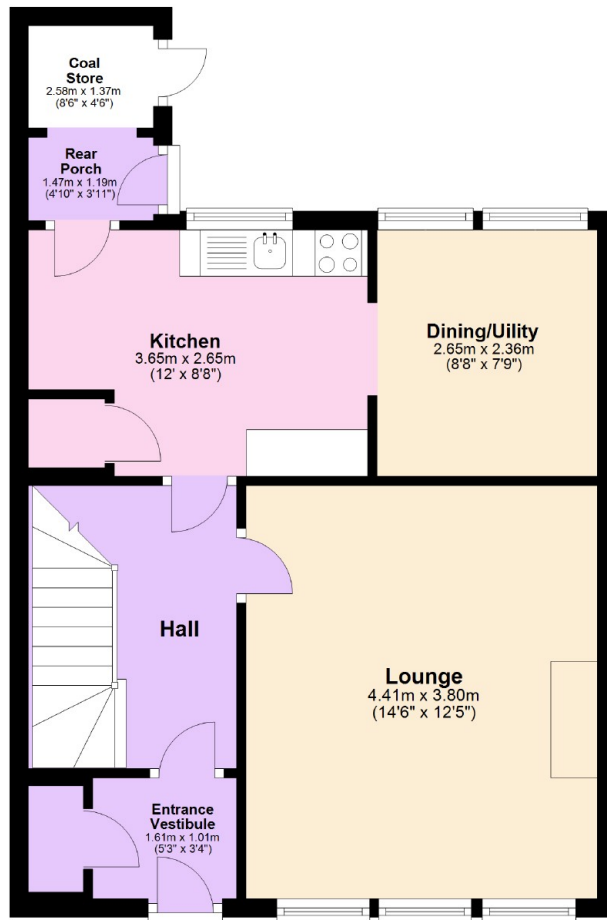
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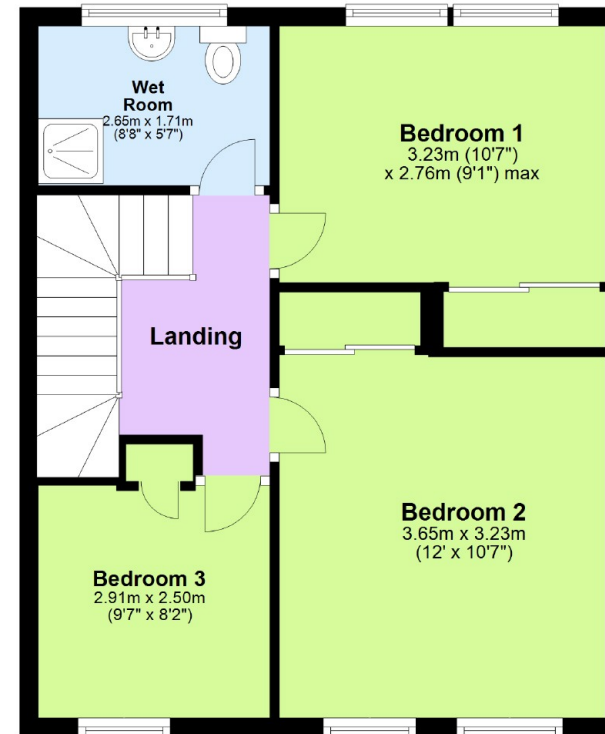
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