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Netherby, Mossie Road, Grantown On Spey, PH26 3HW
Offers over £295,000

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An exceptionally well presented home offering bright and contemporary accommodation which exudes quality throughout enjoying a peaceful position set in private and sheltered garden grounds. This delightful and warm bungalow enjoys bright and airy living spaces with a large lounge with wood burning stove, bespoke kitchen with special features in addition to a spacious dining area with patio doors which lead to a covered sitooterie, a useful utility room, a fashionable bathroom and three double bedrooms with the master bedroom enjoying a stylish en-suite shower room. Outside there is a sizeable driveway with parking for several vehicles and garage with insulated workshop which would be perfect for home working or as a games room. This fantastic family home is in immaculate condition throughout and enjoys a fantastic and sought after location within this popular Highland Town with viewing highly recommended. Energy Performance Certificate Rating E, Council Tax Band F

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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.

Porch

0.97m x 2.07m 3'2" x 6'9"

A timber door with glazed panels leads from the outside into the porch which has tiled flooring and ceiling lighting. A further timber and glazed door leads through the hallway.

Hallway

An extremely wide, bright and welcoming hallway with doors opening to the lounge, bathroom and all three bedrooms. Storage is generous with four cupboards, one housing the main fuse board and another housing the hot water pressure tank. There is a hatch to the attic space in addition to oak flooring and recessed down lighting.

Lounge

3.70m x 6.00m 12'2" x 19'8"

A beautifully spacious and luxurious lounge with large sliding doors leading out to a raised deck with astro turf to the front of the property. There is a wood burning stove which creates a lovely warming ambience and the oak flooring and recess down lighting complete this comfortable and relaxing room. A further door leads through to the kitchen / dining room.

Kitchen/Dining Room

3.33m x 8.71m 10'11" x 28'7"

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 in addition to the sliding patio doors which lead to sitooterie outside. The ultra-modern kitchen with uninterrupted lines is highlighted with midnight black gloss units and complimentary worktops with many special features including double oven, dishwasher, five plate hob with illuminated extractor and space for a double door fridge/freezer. There is a sink with drainer and mixer tap in addition to a breakfast bar. 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 oak flooring and recessed ceiling lighting.

Utility Room

3.33m x 1.53m 10'11" x 5'0"

This useful utility area enjoys worktop space and there is plumbing and space for a washing machine and tumble dryer. There is an external door to the rear and a coat rack provides excellent storage for

outerwear. There is tiled flooring and ceiling lighting.

Master Bedroom

3.33m x 2.82m 10'11" x 9'3"

A beautiful and welcoming bedroom with windows to the rear and benefitting from a twin sliding door wardrobe providing an abundance of hanging and shelved storage. There is recessed ceiling lighting and carpet flooring. A further door leads to the en-suite shower room.

En-suite Shower Room

1.16m x 2.51m 3'10" x 8'3"

A stylish and bright shower room with luxurious full height tiling and comprising a wc, wash hand basin with mixer tap and shower cubicle housing an electric shower and contemporary wet wall. An opaque window is situated to the side and there is a ladder towel radiator, recessed ceiling lighting and an extractor fan.

Bedroom Two

2.42m x 3.53m 7'11" x 11'7"

Another double bedroom with a window to the side of the property, wardrobe with sliding doors, carpet flooring and ceiling lighting.

Bedroom Three

3.00m x 4.87m 9'10" x 16'0"

This is a fantastically spacious and bright double bedroom with good integral storage space, a window to the front with carpet flooring and ceiling lighting.



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Bathroom

1.95m x 2.54m 6'5" x 8'4"

The luxuriously appointed bathroom provides an indulgent space to relax and unwind with a jacuzzi bath with central chrome taps and tiling surround with a mains pressure shower over. There is quality tiling to the walls and floor as well as an integrated wash hand basin with vanity unit, w.c, wall mirror and opaque window to the side of the property which floods the room with natural light

Outside

The entrance to the front of the property leads into a spacious gravel driveway which runs along the side of the property to the garage at the rear and provides parking and turning for several vehicles. The wrap around gardens are mostly laid with stone chip for ease of maintenance and benefits from a raised deck with seating area to the front and a covered sitooterie providing a space which allows for alfresco dining whatever the weather or to sit in the sunshine with a drink and relax in this wonderful peaceful private haven. There is a hot tub and a barbecue hut (included with no guarantees) which look great and provide excellent outdoor amenity in all seasons. To the front of the property the raised decking area is accessible from the lounge and via steps to the front. There is a glass and steel balustrade and it offers a great spot to sit outside.

Garage and Workshop

5.61m x 5.48m 18'5" x 18'0"

Originally a double garage, the workshop is accessed by a door to the front and has been internally lined and insulated to offer a fantastic workshop with shelving, a further door leads into

the garage which has an up and over door to the front. This is a really useful space which benefits from windows to the front and side to offer superb amenity for numerous uses including home working, art or craft or games room in addition to ample storage space. With power and light this space offers fantastic added value and convenience.

Services

It is understood that there is mains water, drainage and electricity. There is oil central heating.

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 mutual agreement.

Price

Offers over £295,000 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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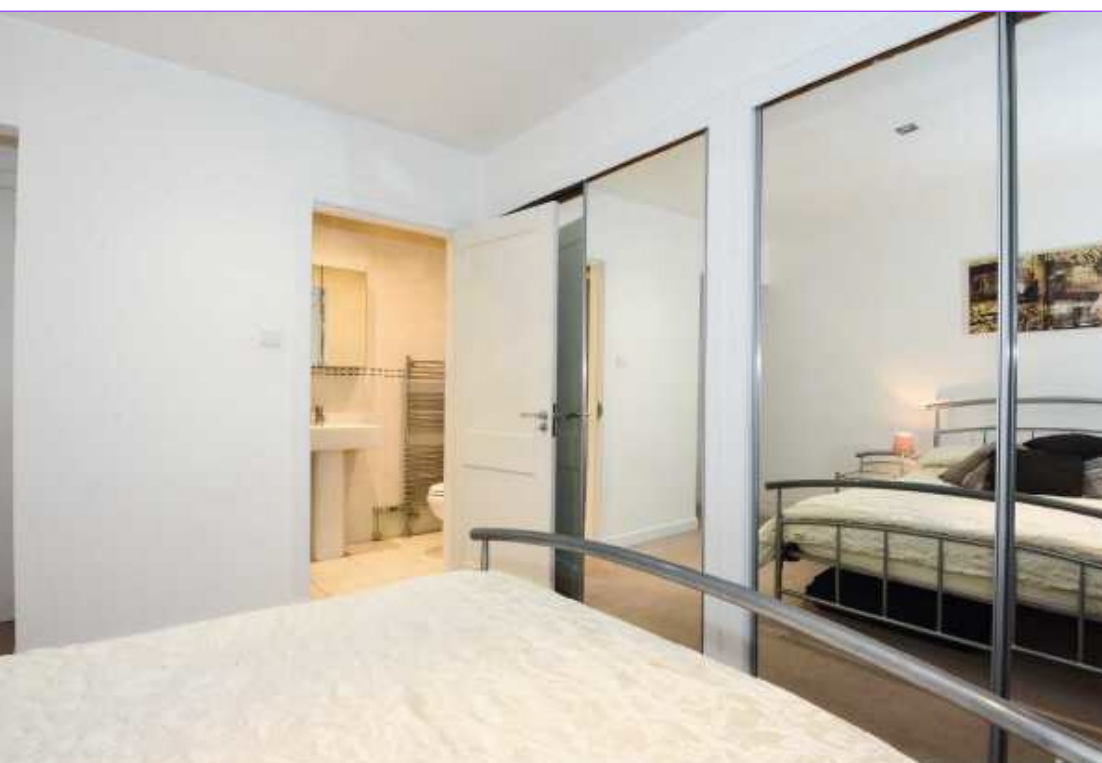
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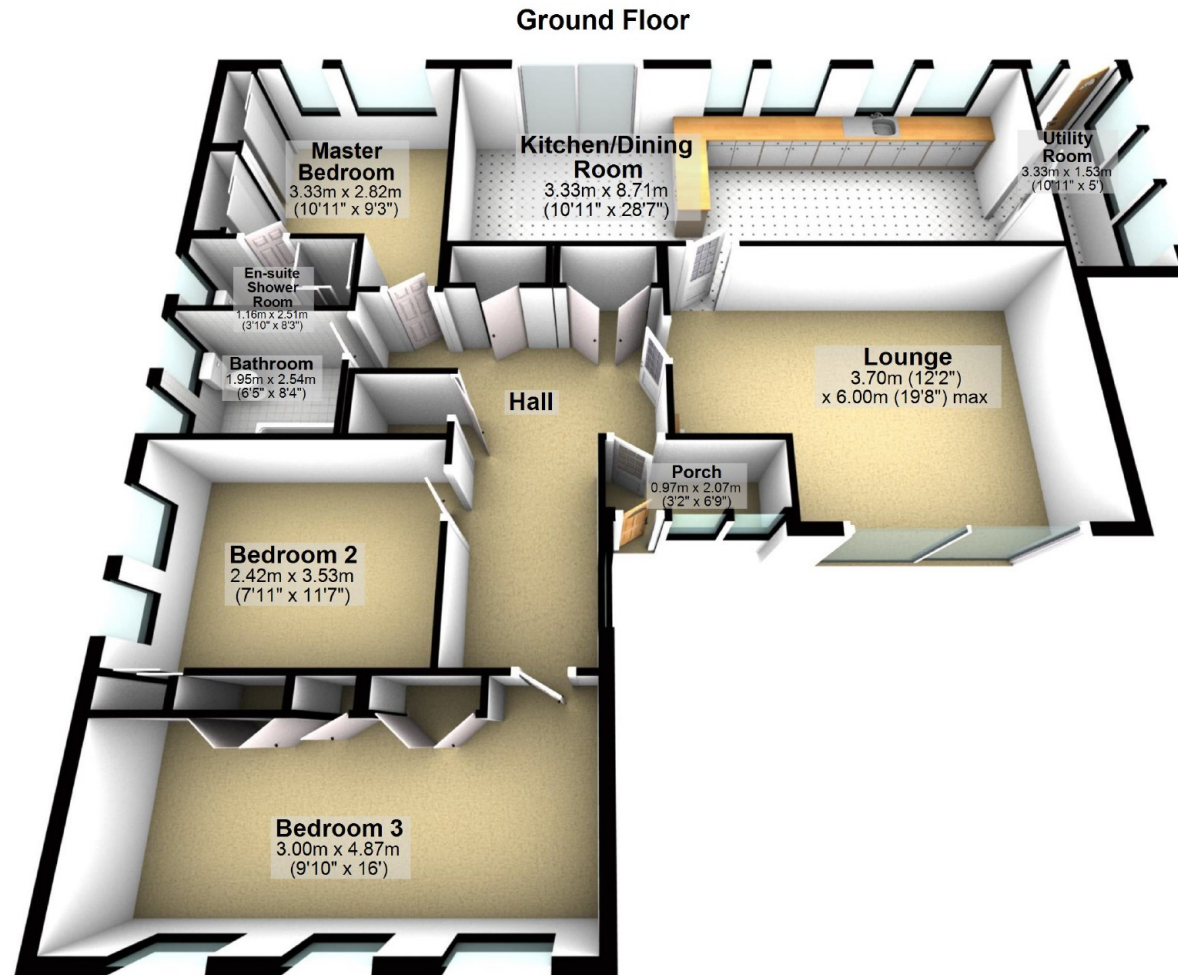












Plans not to scale, for illustration only



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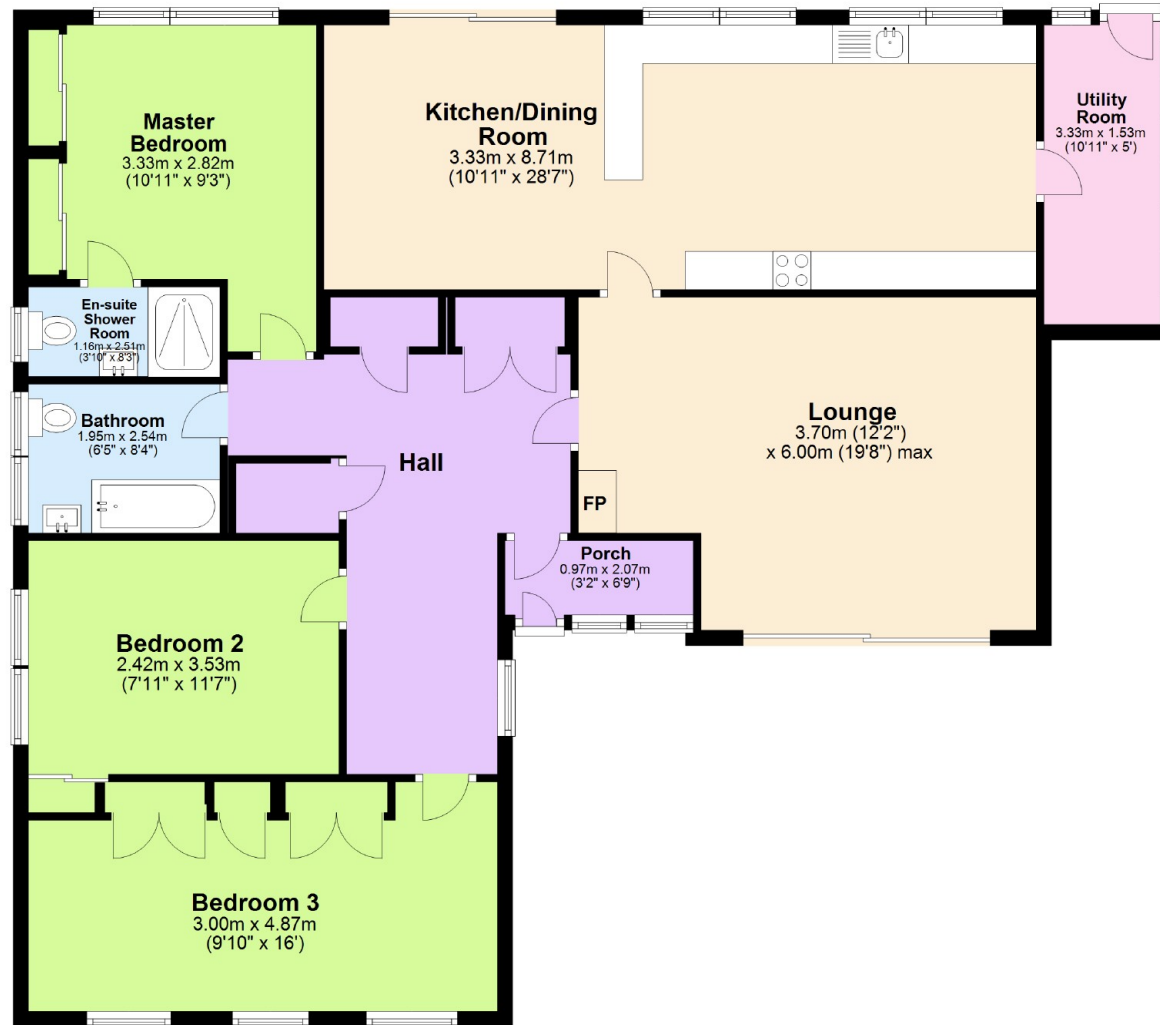
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Ground Floor



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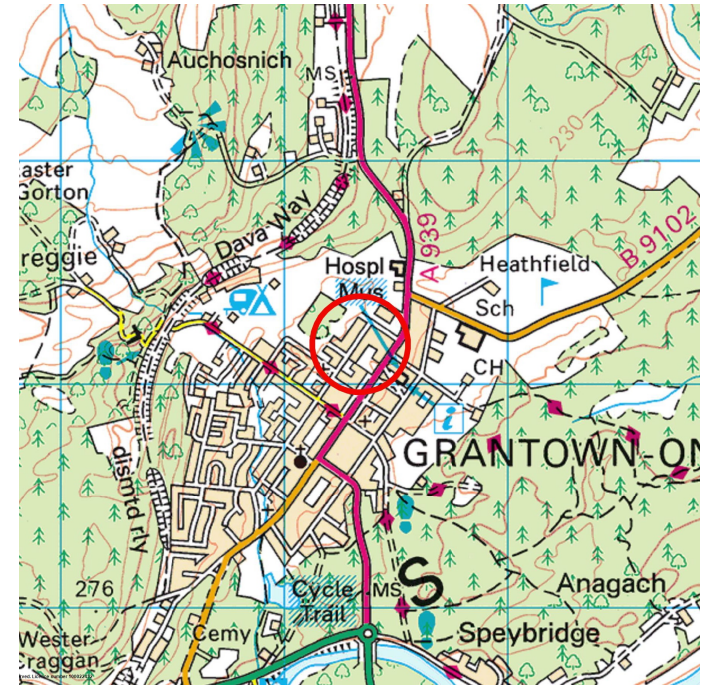
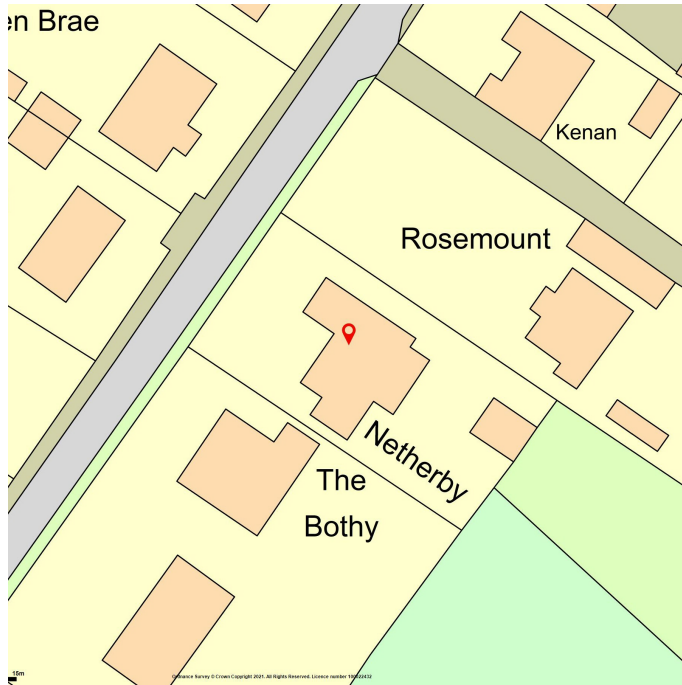
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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