

An Sgoran

SOUTH STREET, GRANTOWN ON SPEY, PH26 3JA



*A BRILLIANT 3 BEDROOM DETACHED PROPERTY
IN THE HEART OF GRANTOWN-ON SPEY*



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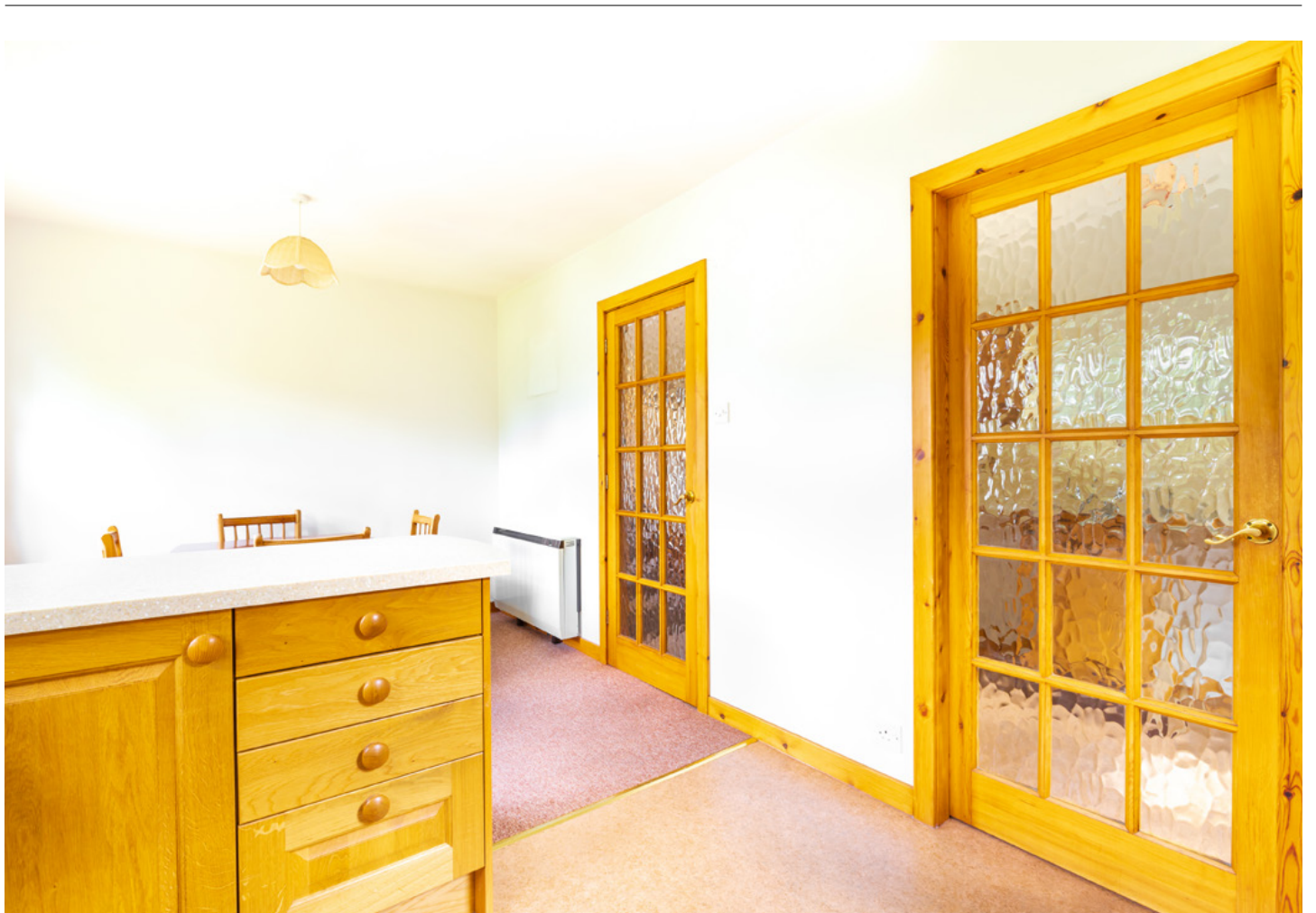
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Welcome to An Sgoran, a brilliant 3-bedroom detached property nestled in the heart of Grantown-on-Spey. This outstanding residence offers not only a fantastic living space but also an enviable residential location.

Step into the bright lounge, with light streaming in through dual-aspect windows. Also on the ground floor, you'll find two generously sized bedrooms, offering flexibility in accommodation, perfect for guests or creating additional living space. A convenient shower room and separate WC ensure practicality and ease of living. The kitchen with a dining area provides a cosy spot for family meals or entertaining guests.





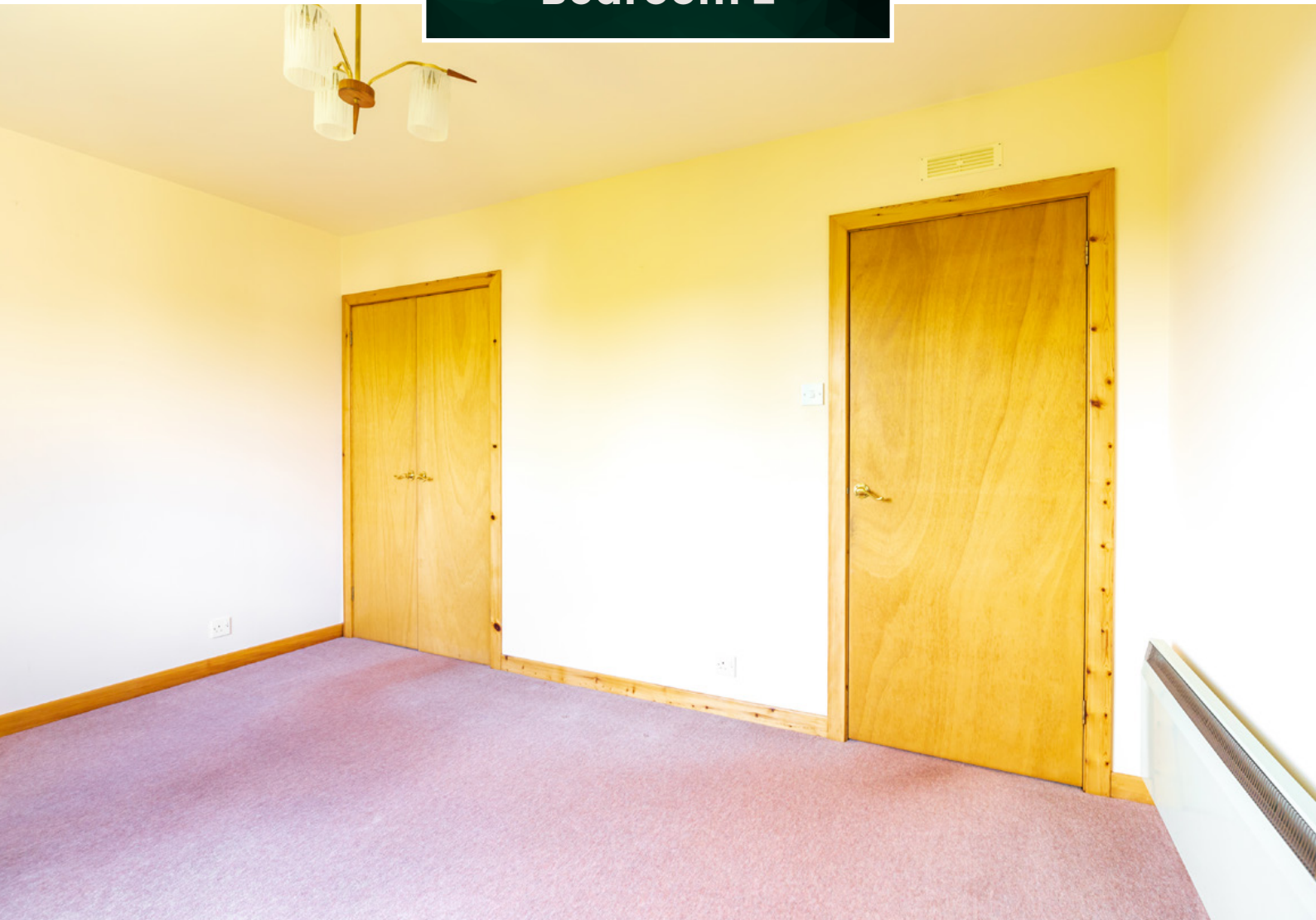


Bedroom 1





Bedroom 2







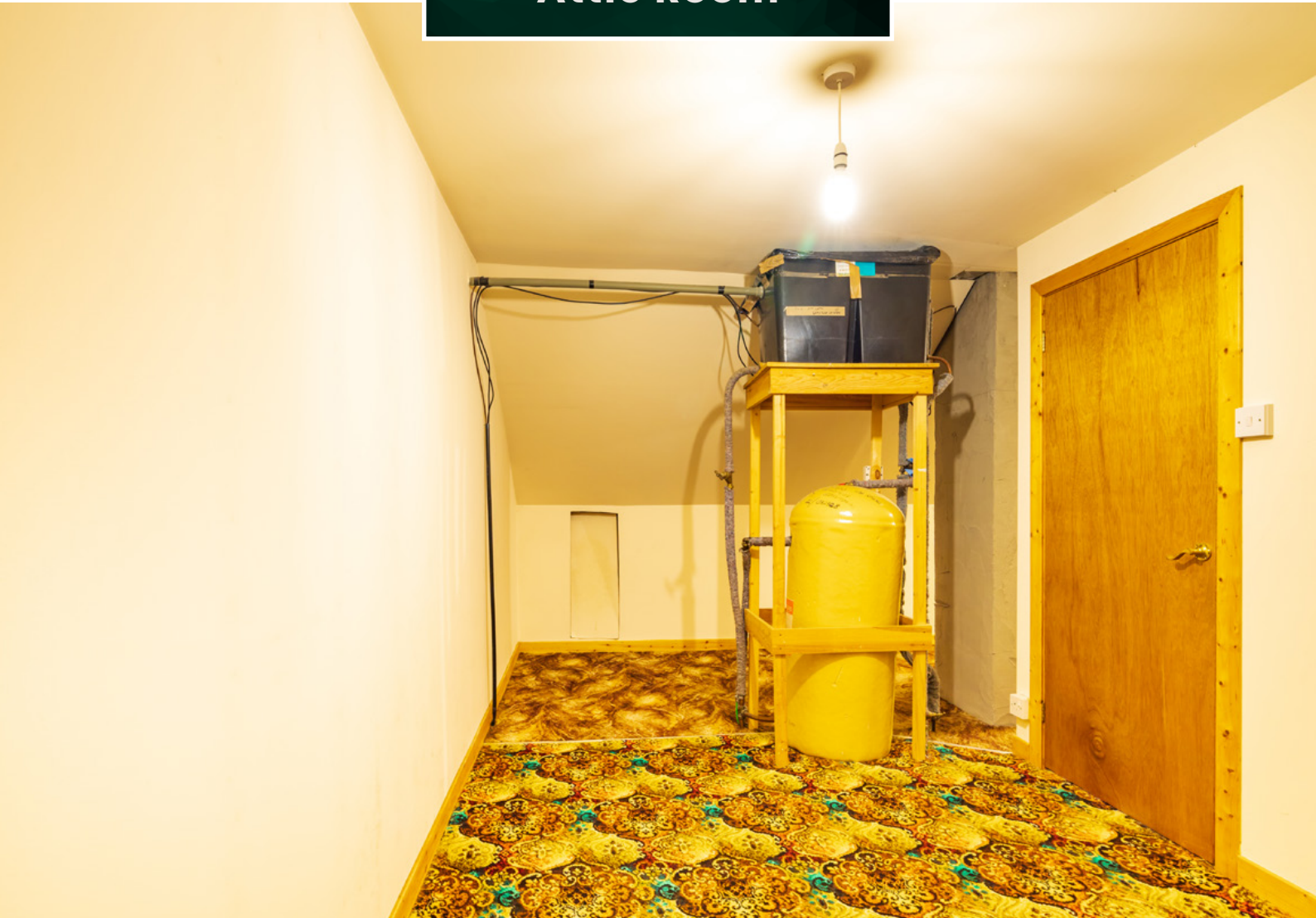


Venture upstairs to discover another spacious bedroom, offering ample space for rest and relaxation and then a loft room that could be used for storage or an office area.



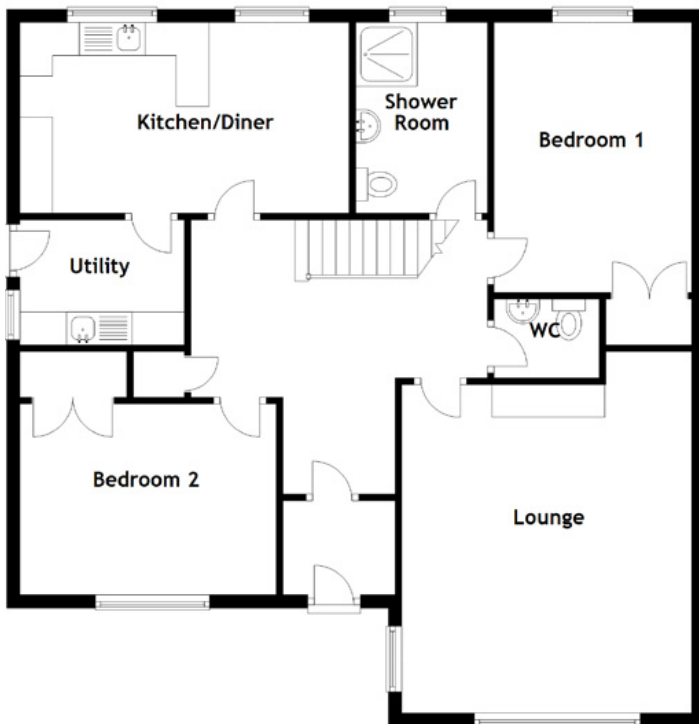


Attic Room

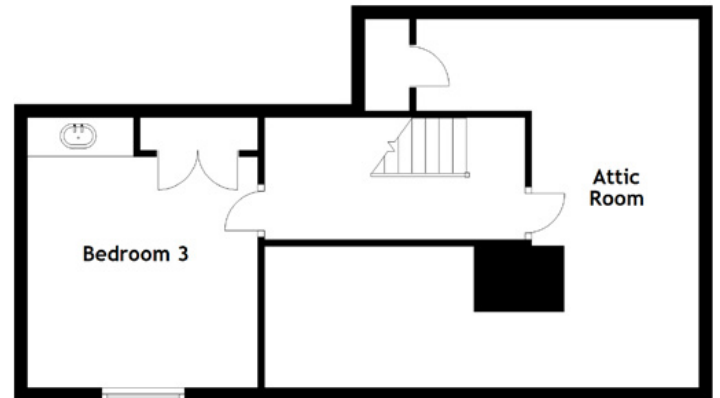




Ground Floor



First Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18') x 4.40m (14'5")	Shower Room	2.90m (9'6") x 2.00m (6'7")
Kitchen/Diner	5.00m (16'5") x 2.90m (9'6")	Utility	2.50m (8'2") x 1.90m (6'3")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")	WC	1.60m (5'3") x 1.20m (3'11")
Bedroom 2	3.90m (12'9") x 2.90m (9'6")		
Bedroom 3	4.00m (13'1") x 3.50m (11'6")	Gross internal floor area (m ²):	129m ²
Attic Room	6.60m (21'8") x 5.60m (18'4")	EPC Rating:	E

Externally, An Sgoran boasts secluded and well-maintained front and rear gardens, offering peace and tranquillity amidst nature. With driveway parking and a detached single garage at the rear, convenience meets functionality seamlessly. Don't miss the opportunity to make An Sgoran your new home, where brilliant living meets an unbeatable location.

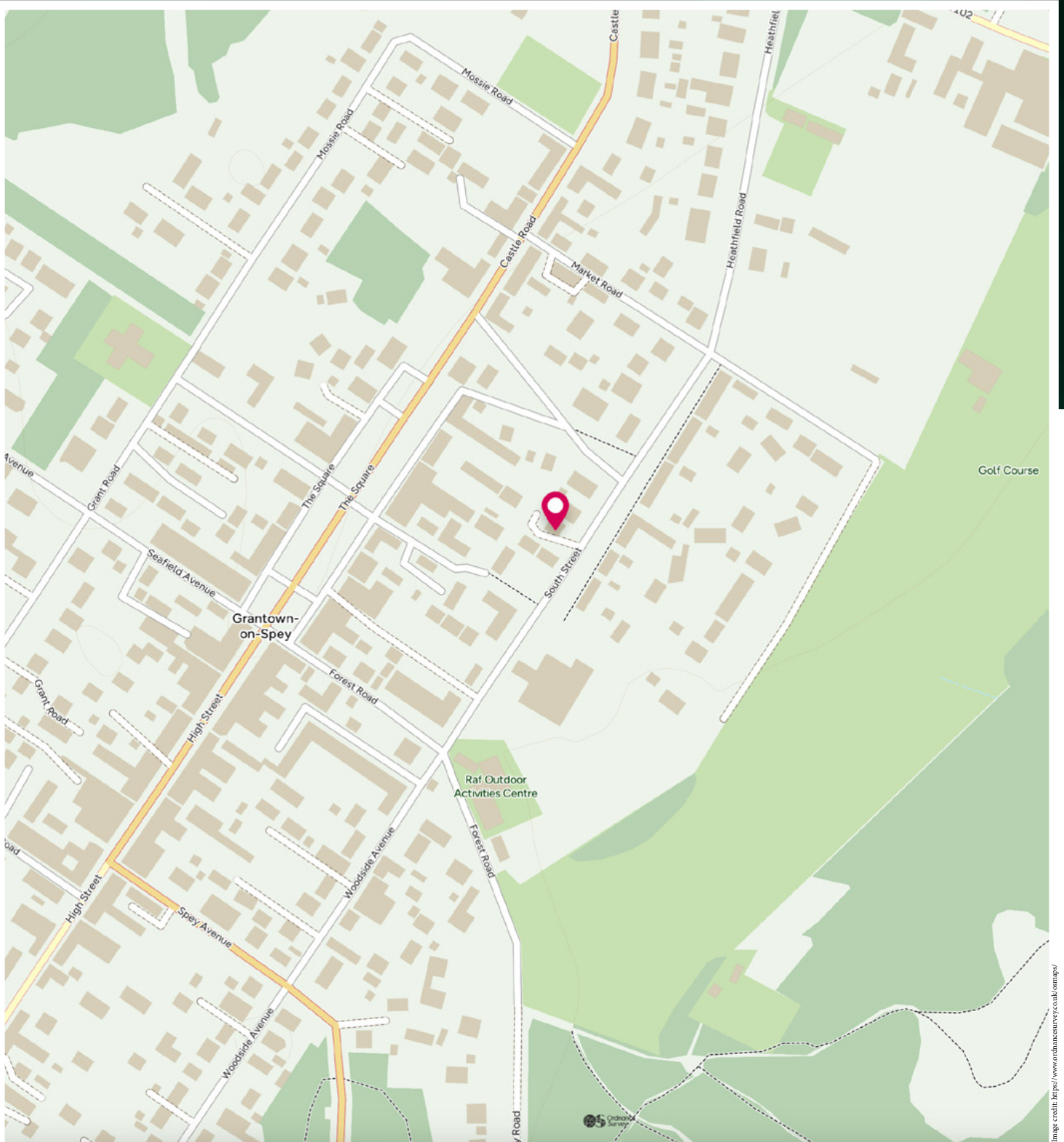




Grantown On Spey epitomises the charm of Highland living, nestled halfway between the breathtaking Cairngorm National Park and the exhilarating Lecht Ski Centre. Just 14 miles from the bustling hub of Aviemore, this town offers a perfect blend of serene landscapes and vibrant amenities. Meander through the thriving traditional high street, adorned with a superb range of shops, complemented by an array of inviting restaurants and bars. Outdoor enthusiasts are spoiled for choice with an extensive selection of activities, from skiing and snowboarding to mountain biking, quad biking, climbing, and hill walking.

Nearby waterways such as Loch Insh, Loch Morlich, and the majestic River Spey offer opportunities for various water sports. Embark on unforgettable adventures with visits to the Cairngorm Mountain Railway, the Cairngorm Reindeer Centre, or the Highland Wildlife Park at Kingussie. Delve into local history at the Grantown Heritage Museum, explore the wonders of Landmark Forest Adventure Park, or marvel at the avian splendour of the RSPB Reserve at Loch Garten. Sports enthusiasts can tee off at the challenging Spey Valley golf course or indulge in the leisurely offerings of the Dalfaber Resort.

The Location



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