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solicitors and estate agents

14 Seafield Court, Grantown on Spey, PH26 3LE  
Offers Over £290,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

A beautifully appointed three-bedroom bungalow in a peaceful, sought-after location within walking distance of the amenities of the town. The property, part of a mature and quiet development, offers a compelling mix of private and elegantly finished living spaces. The bungalow's layout, spread across a single floor, includes a bright and spacious sitting room with an open fire, creating a cosy and inviting atmosphere. The kitchen is well-equipped, featuring a breakfast bar, ideal for casual dining or morning coffee. Additionally, there's a dining room with patio doors leading outside, offering a lovely space for entertaining, enhanced by the natural light and views of the garden. Practical needs are met with a useful utility room whilst the family bathroom is well-designed, including a separate shower enclosure for added convenience. The property comprises three bedrooms, with the principal bedroom benefiting from an en-suite bathroom. The outside space is equally impressive with a front garden that boasts planting and a patio area, adding to the property's curb appeal and providing a pleasant outdoor space for relaxation. There's also off-street parking and a single garage. The rear garden is a secluded haven, mainly laid to lawn with a patio area – perfect for outdoor dining or relaxation. Mature planting adds to the garden's charm and privacy, while a covered wood store is a thoughtful addition. An access point to the rear leads to an area of woodland. Located within the Cairngorms National Park, this property is not just a home but a lifestyle choice, offering the chance to be part of a vibrant community in a stunning natural setting. The combination of its condition, location, and the features it offers makes it a rare and attractive opportunity for those seeking a quality home in the Highlands. EPC E Council Tax Band E

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## Grantown On Spey

Grantown on Spey is a charming town nestled in the heart of the Scottish Highlands, known for its picturesque beauty and rich cultural heritage. Located in the Cairngorms National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills. The town itself boasts a range of historic landmarks and attractions, including the Grantown Museum, the Craigellachie Nature Reserve, and the Grantown Heritage Trail. Visitors and residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, and golfing, or simply take in the stunning scenery with a leisurely stroll around town.

Grantown on Spey also offers a range of shops, restaurants, and amenities, making it a convenient and comfortable place to call home. The town has a strong sense of community, with a range of social and cultural events throughout the year, including the popular Grantown Show, Thunder in the Glens Ride out and the annual Christmas market. Whether you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquility of the Scottish countryside, Grantown on Spey offers something for everyone.

### Transport Links

From Grantown on Spey, you can conveniently access various transportation options to explore the wider UK:

#### Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

#### Train Stations:

Carrbridge Railway Station: About 10 miles from Grantown on Spey, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 14 miles away, with regular services to Inverness, Glasgow, Edinburgh and London, as well as connections to the wider UK rail network.

#### Road Routes:

A95: This arterial road connects Grantown on Spey to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Grantown on Spey to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Grantown on Spey serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

### Entrance Vestibule

1.67m x 1.68m (5'5" x 5'6")

The property is accessed via a front door, flanked by a side window that bathes the entrance vestibule in natural light. This vestibule offers practical storage for shoes and coats and there is laminate flooring and ceiling lights. Beyond this, another door leads to the hall.

### Hall

The hallway is spacious and serves as the central access point to most rooms in the property. It features two practical cupboards; one is dedicated to coat and shoe storage, while the other houses the water cylinder, efficiently utilising the space. Additionally, there's a loft access hatch. The hall is carpeted, adding a cosy feel underfoot, and includes a control panel for the alarm system, ensuring security and peace of mind. Ceiling lighting in the hallway provides ample illumination, creating a welcoming and functional space.

### Sitting Room

4.01m x 5.34 (13'1" x 17'6")

The sitting room is both spacious and warm, characterised by a large expanse of glazing at the front that floods the room with natural light. This feature not only enhances the sense of space but also creates a bright and inviting atmosphere. Central to the room's charm is the open fireplace, which has a decorative granite hearth and surround. This is elegantly encased with a beautiful oak mantle, adding a touch of sophistication while contributing to a warm and cosy ambiance. The carpet flooring underfoot adds comfort and a sense of luxury, complementing the overall decor while ceiling lighting further enhances the room, making it a comfortable and relaxing space perfect for unwinding or entertaining guests.

### Kitchen

3.42m x 4.40m (11'2" x 14'5")

The kitchen is spacious and exudes quality with its oak finish. It features a comprehensive range of shaker style base, drawer, and wall units, complemented by contrasting worktops. A breakfast bar is included, providing a convenient space for casual dining or additional preparation area. This fresh and modern kitchen comes equipped with an oven, a ceramic hob with an illuminated extractor fan above, and a one-and-a-half bowl sink fitted with a modern mixer tap. Additionally, there is a fridge freezer and dishwasher, enhancing the kitchen's functionality. A door leads through to the sun room, and the presence of a double window allows for natural light to enhance the space.

### Dining Room

3.05m x 3.67m (10'0" x 12'0")

This space is fantastically bright and warm, benefiting greatly from an expanse of glazing that fills the room with natural light. Additionally, patio doors at the front of the property open out onto a sheltered patio area, seamlessly blending indoor and outdoor living spaces. The room is spacious enough to accommodate dining furniture, making it an ideal spot for entertaining. It features oak flooring, which adds a touch of elegance and warmth to the overall ambiance while ceiling lighting ensures the room is well-lit, enhancing its welcoming feel. A further door in this room leads through to the utility room, adding to the practicality and flow of the home's layout.

### Utility Room

3.04m x 1.61m (9'11" x 5'3")

This useful utility room with good work surface space and storage cupboards offers excellent amenity. There is plumbing for a washing machine, space for a tumble dryer and there is a sink with mixer tap, drainer and splash back tiling. A high performance door provides access to the side and rear garden and there is a window to the side, oak flooring, ceiling lighting and an extractor fan.

### Principal Bedroom

4.42m x 3.47m (14'6" x 11'4")

The double bedroom is spacious and inviting, featuring a large window that overlooks the rear garden grounds, providing a pleasant view and filling the room with natural light. The inclusion of a twin integrated wardrobe in the room offers excellent storage options with both shelving and hanging space which helps keep the room organised and clutter-free. The bedroom is comfortably finished with carpet flooring, adding warmth underfoot while ceiling lighting ensures the room is well-lit, enhancing its welcoming ambiance. Additionally, a door in the bedroom leads to an en-suite bathroom, providing added convenience and privacy for the occupants.

### En-Suite Bathroom

3.00m x 2.49m (9'10" x 8'2")

This beautifully presented bathroom is elegantly accented with half-height tiling throughout, adding a touch of sophistication and ease of maintenance. The room features a shower cubicle equipped with a mains pressure shower, offering a high-quality bathing experience. Additionally, there is a wash hand basin with a mixer tap and a WC, complemented by a bath, catering to various preferences for relaxation and convenience. The bathroom is also thoughtfully accessorised with a mirror and a shaver point, enhancing functionality. An opaque window to the rear ensures privacy while allowing natural light to filter in, creating a serene ambiance while recessed ceiling lighting provides ample illumination, enhancing the overall aesthetic appeal.



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### Bedroom Two

3.99m x 3.47m (13'1" x 11'4")

Another delightfully quiet double bedroom with views to the rear gardens and enjoying a spacious integrated double wardrobe with sliding doors providing excellent hanging and shelved storage. There is carpet flooring and ceiling lighting.

### Bedroom Three

3.42m x 3.69m (11'2" x 12'1")

Another peaceful double bedroom with carpet flooring, ceiling lighting and a window to the front overlooking the garden and green space.

### Bathroom

2.94m x 2.75m (9'7" x 9'0")

The bathroom is stylish and well-proportioned, featuring modern and sleek sanitary ware in white. This includes a pedestal wash hand basin accompanied by an illuminated mirror and a vanity unit, adding to the room's functionality and aesthetic appeal. The chrome mixer tap complements the clean and contemporary look. In addition, there's a WC equipped with a dual flush system, bath with twin mixer taps, offering convenience and a touch of elegance. A separate shower enclosure with a mains shower is also included, providing an alternative bathing option and catering to different preferences. The room is well-lit with ceiling lighting, creating a bright and welcoming atmosphere and an opaque window to the side ensures privacy while allowing natural light to enter. An integral storage cupboard with shelving is a practical addition, offering ample space for toiletries and bathroom essentials, helping to keep the area tidy and organised.

### Garage

5.25m x 2.81m (17'2" x 9'2")

The attached garage opens from an up and over garage door to the front and benefits from a window to the rear, power and light, concrete flooring and a further door opens to the rear garden.

### Outside

The property is situated on a generous plot and boasts private gardens that offer numerous tranquil spots for outdoor relaxation and enjoyment. The front garden, primarily laid to gravel, features shrub planting, adding a touch of greenery and natural beauty. A driveway leads to off-street parking in front of the garage, providing convenient and secure vehicle storage. The rear gardens are a standout aspect of the property. They are beautifully presented, creating a visually appealing and relaxing environment. These gardens are adorned with colourful, mature shrubbery and a well-maintained lawn area, all enclosed by

timber ranch fencing. This setup ensures privacy, as there are no neighbors directly behind the property. Adding to the charm of the rear garden is a sunny patio area, offering delightful views of the surrounding hills and woodland. The property also includes practical outdoor amenities like an outside tap, an oil tank, and a boiler. Additionally, there is a timber shed measuring approximately 1.79m x 2.4m, which provides ample space for storing garden tools, sports equipment, and other outdoor necessities.

### Services

It is understood that there is mains water, drainage and electricity. There is fibre broadband available and there is oil fired central heating with radiators throughout.

### Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

EPC Rating E

### Entry

By mutual agreement.

### Price

Offers over £290,000 are invited

### Viewings and Offers

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

Masson Cairns

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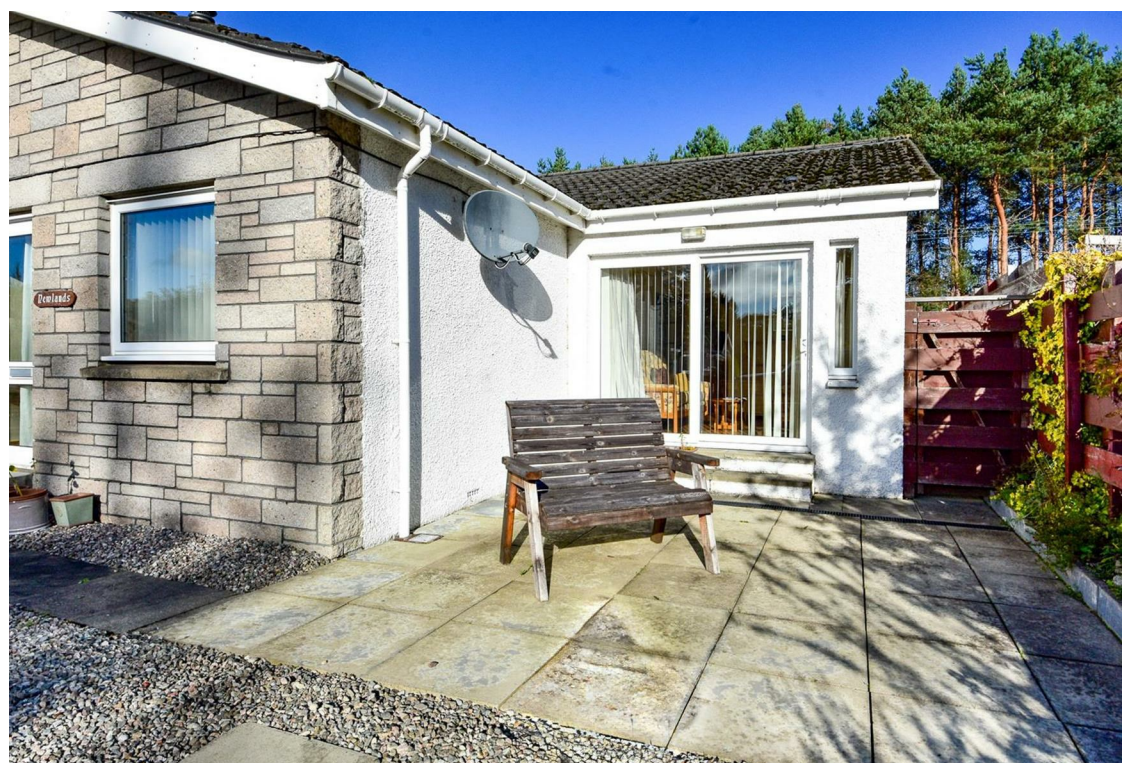
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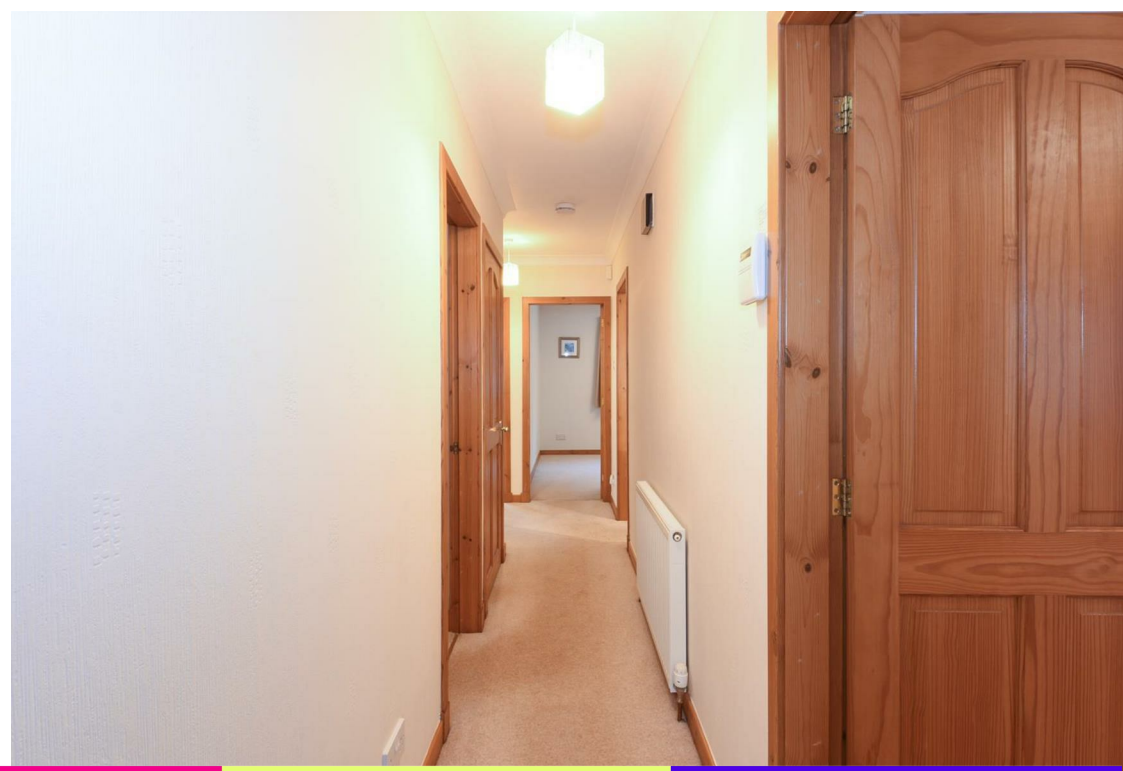


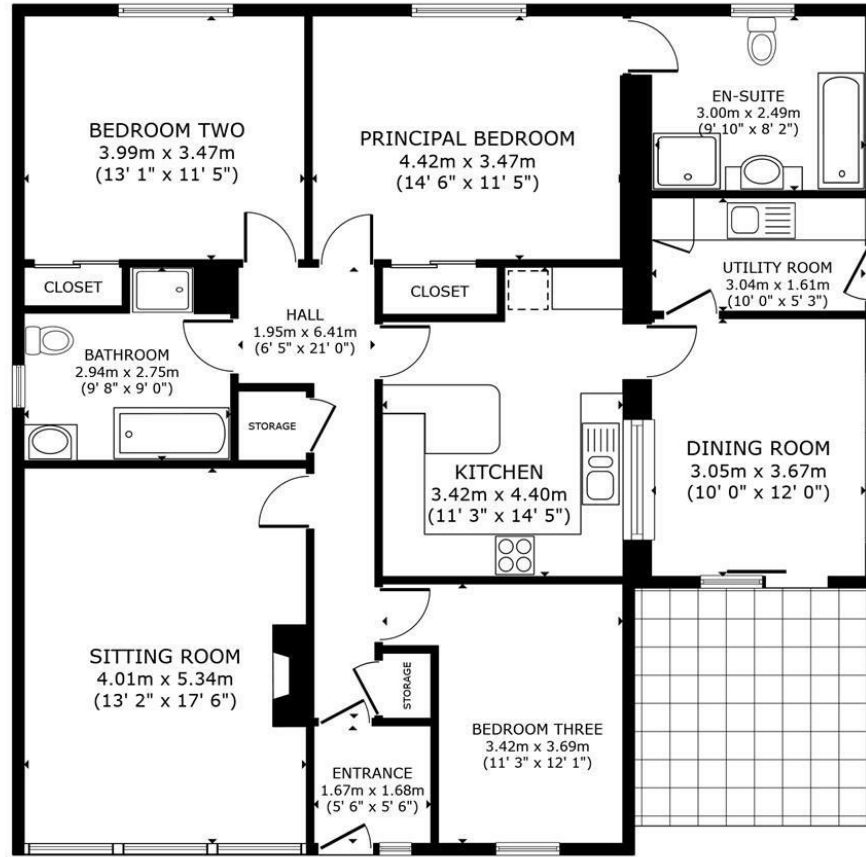












FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 127.2 m<sup>2</sup> (1,369 sq.ft.)  
 TOTAL : 127.2 m<sup>2</sup> (1,369 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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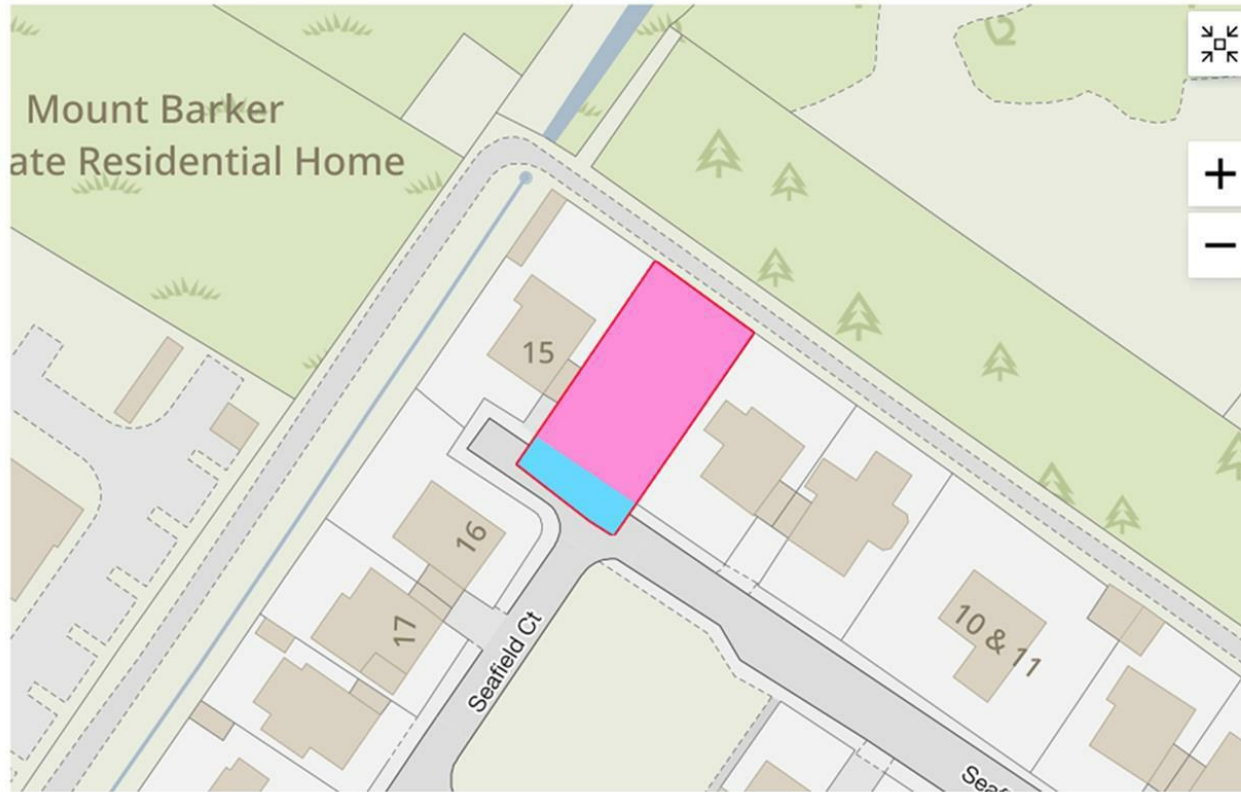
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## SCOTLIS TITLE PLAN




14 SEAFIELD COURT, GRANTOWN ON SPEY



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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            | <b>74</b>   |
| (55-68) <b>D</b>                                   | <b>54</b>                  |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>Scotland</b>                                    | EU Directive<br>2002/91/EC |  |



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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