



masson
cairns ESTD 1988

solicitors and estate agents

5 Anagach Hill, Old Spey Bridge, Grantown on Spey, PH26 3NF

Offers Over £425,000

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

Nestled amidst the verdant expanses of the Scottish Highlands, this charming 4 bedroom detached home, complete with a contemporary extension, epitomises the harmonious blend of character and modernity. With its close proximity Anagach Woods, the River Spey and views of the surrounding countryside, this property is highly desirable. As you approach the property, you will immediately notice the attention to detail that has been put into its upkeep. The well-manicured lawns are a true delight, creating a peaceful and relaxing environment. Whether you're seeking a peaceful retreat or an active outdoor lifestyle, this home has it all. This accommodation has everything you need for a comfortable lifestyle. The open plan kitchen and dining space provides ample room for entertaining, with large windows offering views of the surrounding gardens. The kitchen is a true highlight of the property, with ample storage space for all your cooking needs. The utility room provides a practical space for laundry and storage, while ensuring muddy boots and outdoor gear are kept separate from the rest of the house. The cosy sitting room is the ideal space to relax after a long day, with plenty of room for a comfortable sofa and armchairs, and also features a wood burning stove. The snug, a secondary living space features sliding patio doors offering a seamless transition to the rear garden and outdoors. There are four generously sized bedrooms, each offering views of the gardens and surrounding countryside. The bathroom includes a full-sized bathtub with shower over. The property offers a fantastic range of amenities, making it ideal for families or those who enjoy an active lifestyle. Located just outside of Granttown on Spey, the town offers a range of shops, restaurants, and cafes, while the surrounding countryside offers endless opportunities for outdoor pursuits such as hiking, fishing, and skiing. Energy Performance Certificate Rating E, Council Tax Band F

Offers Over £425,000



masson
cairns PLC

Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

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 & Hall

Step into the inviting entrance hall, serving as the ideal introduction to this beautiful home. Welcomed by a glazed timber door, the hall boasts a Velux window, allowing natural light to flood the space, complemented by wall-mounted down lighting that sets a cosy and inviting ambience. As the central hub of the house, the hall seamlessly connects to most of the ground floor accommodation. Whether you're making your way to the sitting room, snug, kitchen, dining area, or upstairs bedrooms, the hall serves as the perfect starting point for navigating through this beautiful home. Elegant and durable timber flooring adds a touch of sophistication to the surroundings.

Sitting Room

4.11m x 4.40m (13'5" x 14'5")

A large window to the front of the property, ensures an abundance of natural light fills the space whilst providing views over the front garden. The carpet flooring provides a warm and welcoming feel to the room whilst the wood-burning stove set in an original fireplace with slate hearth is the perfect centrepiece. The sitting room is the ideal space to relax after a long day, with plenty of room for a comfortable sofa and armchairs. Whether you're curling up with a good book, watching your favourite show, this room is the perfect place to do it.

Snug

3.04m x 3.01m (9'11" x 9'10")

Enter the inviting comfort of this delightful snug, a secondary sitting room, through twin glazed doors. With an intimate and cosy ambience, this room serves as the perfect haven for relaxation and leisurely conversation. The large glazed patio doors spanning the rear flood the space with generous sunlight, creating a sense of warmth and openness. Whether you're sharing stories with loved ones, or simply enjoying a quiet moment to yourself, this snug offers an ideal retreat for all occasions.

Kitchen

5.17m x 3.33m (16'11" x 10'11")

This kitchen is bright, spacious, and inviting. The timber base, drawer, and wall units are contemporary and stylish, with complementary worktops that provide plenty of space for food preparation. Integral appliances, including an oven with grill and electric hob make cooking and cleaning a breeze. There is undercounter space for a fridge freezer, and under counter space and plumbing for a dishwasher. The illuminated extractor ensures that the air in the kitchen is always fresh and clean. The seamless wood effect flooring is not only beautiful, but also durable enough to withstand the demands of a busy kitchen.

Dining Area

4.18m x 4.66m (13'8" x 15'3")

If you're a fan of modern, airy spaces, then this dining area is sure to impress. With plenty of natural light streaming in through triple aspect windows, twin Velux windows set in the vaulted ceiling, and feature lighting that illuminates every corner, this room is bright, spacious, and inviting. Seamless wood effect flooring leads from the entrance hall, through into the dining area and into the kitchen beyond. There is enough room to easily accommodate a 6-8 person dining suit.

Utility Room

2.02m x 1.60m (6'7" x 5'2")

Step into the utility room, where practicality meets streamlined living. This versatile space features additional work surfaces and a sink with a drainer, offering ample room for essential tasks. Undercounter space for a washing machine and tumble dryer ensures efficiency in laundry care. Adding to its functionality, the room boasts a large storage cupboard behind sliding doors, providing convenient storage for household essentials while also housing the hot water tank. For added peace of mind, the wall-mounted oil-fired boiler with heating controls below ensures comfortable living throughout the home. Durable timber flooring adds warmth and character to the room, while a timber and glazed door at the rear provides easy access to the outdoor area, making tasks such as hanging laundry or tending to outdoor chores a breeze.

WC

2.02m x 0.91m (6'7" x 2'11")

The WC features a two-piece suite that includes a WC and adjacent wash hand basin. A privacy window to the rear invites in natural light, whilst also providing ventilation ensuring the space remains fresh and moisture-free.

Landing

Ascending to a bright, welcoming and spacious landing, where a tall window bathes the area in natural light. The switchback staircase, a feature in its own right, adds an element of interest, creating a focal point that elevates the aesthetic of the space. Traditional pine doors, rich in character and warmth, lead you from this central hub to the home's private spaces. With a bathroom and four bedrooms just steps away, the layout is as convenient as it is elegant.

Principal Bedroom & En-suite

3.29m x 3.35m & 1.46m x 1.65m (10'9" x 10'11" & 4'9" x 5'4")

Discover the principal bedroom, a true sanctuary designed for rest and relaxation. The spacious bedroom layout creates a sense of tranquillity and space, allowing for a generous sleeping area and room for additional furniture, in addition to the integral double wardrobe space, providing excellent storage. The décor enhances the natural light, coming in through the picture window overlooking the front garden. An added convenience is the direct access to an en-suite shower room which is a seamless blend of convenience and style. It features a pedestal wash hand basin and an adjacent WC, providing essential facilities in a well-designed space. A corner shower enclosure offers excellent amenity and a window to the side ensures the space is naturally well-lit, enhancing the fresh, clean ambience of the room. The window also provides ventilation, keeping the space fresh and steam-free.

Bedroom Two

3.31m x 3.06m (10'10" x 10'0")

A tranquil and inviting double bedroom, bathed in natural light streaming in through the window that frames idyllic views of the verdant gardens and wider countryside. This space is a serene retreat with ample room to accommodate a double bed and additional furniture. An integral double wardrobe provides ample storage.

Bedroom Three

3.22m x 3.06m (10'6" x 10'0")

Step into this delightful double / twin bedroom, a cosy and comfortable sanctuary designed with restful nights in mind. The room is spacious enough to accommodate a double or two single beds, perfect for siblings, guests or simply having the extra space. The window situated at the rear of the room allows for plenty of natural light. An integral double wardrobe provides ample storage.

Bedroom Four

3.25m x 3.35m (10'7" x 10'11")

This last bedroom offers another cosy and comfortable sanctuary, providing ample space for a single bed and additional furniture, making it ideal for siblings, guests, or simply enjoying extra space. The window positioned at the rear ensures plenty of natural light floods the room, enhancing its inviting atmosphere. An integral single wardrobe offers ample storage, adding to the room's practicality and functionality.



masson
cairns PLC

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

Bathroom

2.25m x 1.91m (7'4" x 6'3")

Step into this spacious and inviting bathroom, where functionality and relaxation harmoniously blend. The room features a full sized bath, complete with mixer tap and a shower attachment for a soothing soak or a quick rinse. The pedestal wash hand basin, adorned with a twin taps and wall mirror, with shaver light over, adds a touch of practicality to the space. The WC sits adjacent to the basin for convenience. Natural light floods the space through the opaque window, providing privacy while illuminating the room with a warm, ambient glow. This spacious bathroom is more than just a place to wash and refresh - it's a haven of comfort and relaxation, where you can unwind and rejuvenate after a long day.

Outside

Experience an enchanting retreat just outside the wonderful Granttown on Spey. As you pass through the welcoming gates, you're greeted by a generous tarmac driveway leading up to the front and side of the house offering ample parking, whether its in the separate garage, undercover carport or simply outside. This space is tastefully bordered by fencing, ensuring privacy while adding a rustic charm. The property, lies in its magnificent front, side and rear gardens with a plot extending to approximately 0.28 acres. Carefully curated lawns combine seamlessly with areas of patio, inviting you to unwind and relax, and provide ample space for seating and outdoor entertaining. This peaceful haven is perfect for enjoying a quiet afternoon or hosting intimate gatherings. With the gentle rustling of leaves and the soothing sound of the countryside, this location truly encapsulates the serene beauty of Granttown on Spey.

Garage & Carport

3.50m x 6.90m & 3.40m x 6.90m (11'5" x 22'7" & 11'1" x 22'7")

Welcome to the single car garage and adjacent carport, providing convenient and secure parking solutions for your vehicles. The garage is accessed through a partially glazed up-and-over door, offering easy entry and exit. Additionally, a rear door provides convenient access to the garage from the outside. Natural light fills the garage through a window, creating a bright and welcoming space. Equipped with power and lighting, this garage ensures functionality for various tasks and projects. Constructed with durable block walls and a concrete floor, it offers sturdy and reliable storage for your vehicle and belongings. Adjacent to the garage, the carport provides additional covered parking space, offering protection from the elements.

Services

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

EPC Rating E

Entry

By mutual agreement.

Price

Offers over £425,000 are invited

Viewings and Offers

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

Strathspey House

Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

www.massoncairns.com



masson
cairns EST

Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents









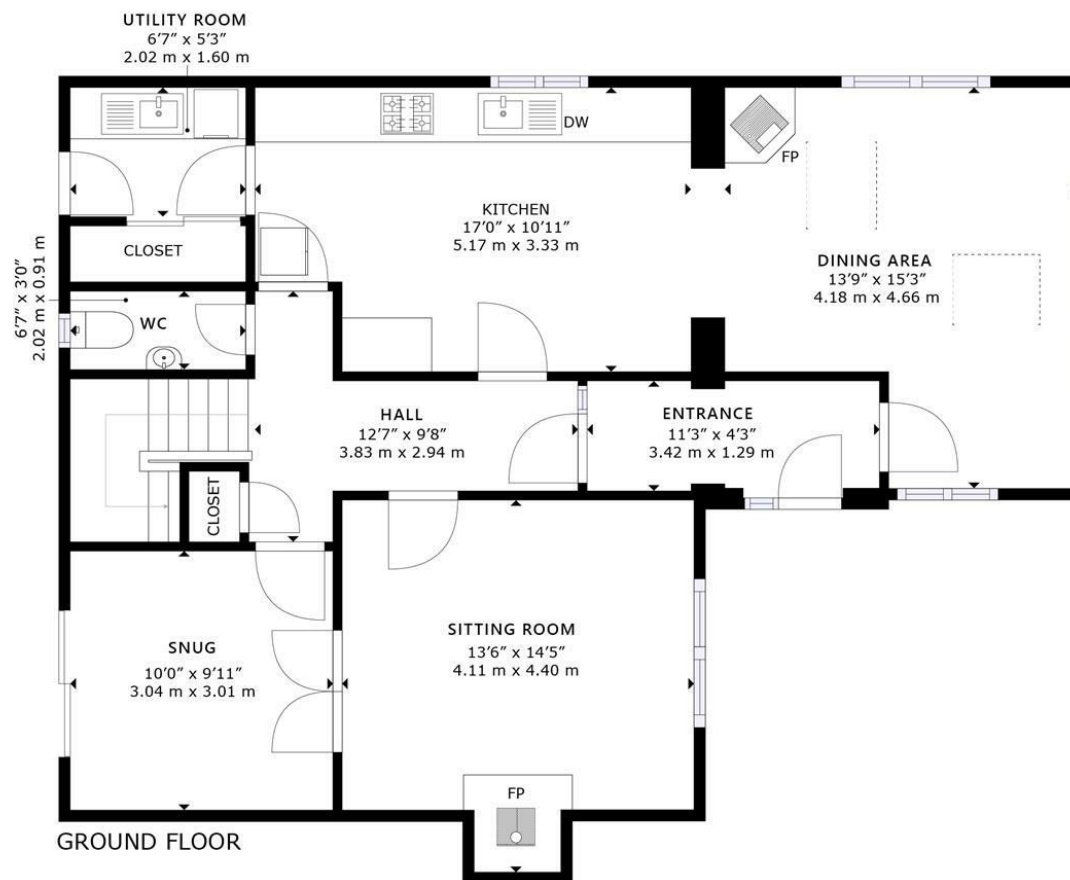












GROSS INTERNAL AREA
GROUND FLOOR: 903 sq. ft, 84 m²,
FLOOR 1: 665 sq. ft, 62 m²
TOTAL: 1,568 sq. ft, 146 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



masson
cairns LTD

solicitors and estate agents

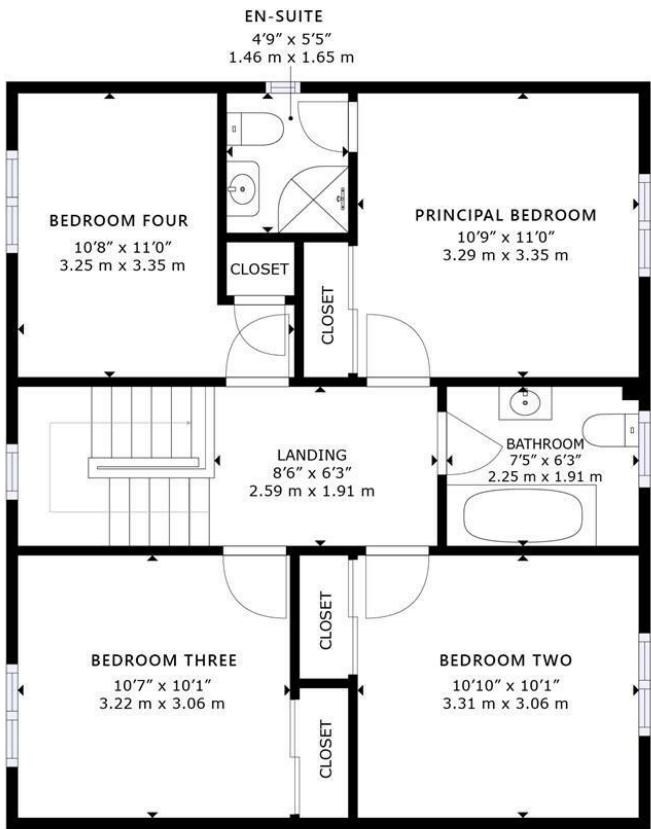
Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



FLOOR 1



GROSS INTERNAL AREA
GROUND FLOOR: 903 sq. ft, 84 m²
FLOOR 1: 665 sq. ft, 62 m²
TOTAL: 1,568 sq. ft, 146 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

www.massoncairns.com



masson
cairns ^{LLP}

solicitors and estate agents


Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 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



masson
cairns PLC

solicitors and estate agents

Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>