



masson
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solicitors and estate agents

26 Coppice Court, Grantown on Spey, PH26 3LF
Offers Over £120,000

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

This one-bedroom bungalow, positioned centrally yet in a peaceful location, showcases meticulous presentation and comprehensive upgrades for a contemporary and low-maintenance lifestyle in a desirable town within the Cairngorms National Park. The renovation includes new windows, a modern bathroom, updated kitchen, fresh flooring, and decor, enhancing the warmth and appeal of the home. The layout features an entrance vestibule leading to a hall, with a large walk-in cupboard, providing access to all rooms. A luxurious bathroom, a spacious double bedroom with integral storage, and an airy sitting room with a large picture window and garden access offer comfortable living spaces while the modern kitchen boasts a good range of units and space for a small dining set, perfect for culinary activities and casual meals. Externally, the property features a well-kept lawn with a path and flower bed, while the rear hosts an enclosed garden with a patio and store, ideal for outdoor enjoyment and storage. This property is a must-see, appealing to a broad range of buyers seeking quality living in a picturesque setting. EPC Rating E, Council Tax Band B

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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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.

Home Report

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EPC Rating E

Entrance Vestibule & Hall

Entry to the property is via a UPVC door, opening into a carpeted vestibule equipped with ceiling lighting, which then leads into the hall. This central corridor provides access to all rooms within the home and features two storage areas: one cupboard for general storage and another, larger walk-in space. This larger cupboard enjoys carpet flooring, ceiling lighting and a loft hatch and not only accommodates

the water cylinder but also offers shelved storage and plenty of room for outerwear, shoes, and boots, making it a practical addition to the home. The hall itself is laid with laminate flooring and illuminated by ceiling lighting, creating a welcoming and functional entryway.

Sitting Room

3.25m x 4.45m (10'7" x 14'7")

The sitting room is a bright and inviting space, characterised by a large picture window that offers a view of the rear garden, bringing in ample natural light and connecting the indoors with the outdoors. Laminate flooring adds a contemporary touch and ensures easy maintenance, while ceiling lighting provides a warm ambiance during the evenings. A door leading directly to the garden enhances the room's openness, making it easy to step outside and enjoy the outdoor space, whether for relaxation or entertaining.

Kitchen

2.34m x 3.73m (7'8" x 12'2")

The kitchen is thoughtfully designed with a comprehensive range of base, wall, and drawer units, complemented by worktops and a tiled splashback, offering both style and practicality. An integral oven with a grill, a ceramic hob, and an illuminated extractor hood are included, catering to all your cooking needs. It's equipped with space for a fridge freezer and is plumbed for a washing machine, with additional space for a tumble dryer, making household chores more manageable. The one-and-a-half bowl sink features a sleek black mixer tap and is positioned beneath a large picture window that overlooks the rear, allowing for natural light to enhance the space. There's also room for a small dining set, making this kitchen not just a place for meal preparation but also for dining and socialising. The laminate tile-effect flooring is both durable and easy to clean, and ceiling lighting ensures the area is well-lit at all times.



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Bedroom

3.25m x 3.50m (10'7" x 11'5")

This bright double bedroom features a large window to the front, filling the room with natural light and creating an inviting atmosphere. The carpeted flooring adds warmth and comfort underfoot, while ceiling lighting ensures the space is well-lit. A key feature is the triple integral mirrored wardrobe, which not only makes the room appear larger by reflecting light but also provides ample storage with both hanging space and shelves. This well-appointed bedroom combines functionality and style, making it a cosy and practical space.

Bathroom

2.34m x 2.07m (7'8" x 6'9")

The bathroom stands out with its impressive fixtures and finishes, including a WC and an integral vanity unit that houses a wash hand basin with a chrome mixer tap. The vanity is complemented by a tiled splashback, drawers for storage, a separate storage unit, and wall cabinets, offering ample space for toiletries and bathroom essentials. The bath area is enhanced with full-height tiling, a glazed screen, and a shower, creating a clean and modern look. Tiled flooring continues the sleek design, and ceiling lighting provides bright, even illumination. An opaque window to the front ensures privacy while allowing in light, and an extractor fan is included to maintain a fresh environment.

Outside

The front garden features a neatly kept lawn area, which is divided by a path leading directly to the front door. Alongside, there's a planted flower bed, adding a splash of colour while an enclosed timber built bin store is also thoughtfully placed for convenience and aesthetic appeal, keeping the area tidy. At the rear, the garden is

enclosed by a timber fence with a gate, defining a private outdoor space that includes a patio and a gravel area, designed for low-maintenance living and easy care. This setup is perfect for outdoor relaxation and entertaining. Additionally, a secure timber store is available, offering a practical solution for storing garden tools and outdoor equipment, ensuring they are kept safe and out of sight. This arrangement of the outdoor spaces provides a blend of functionality, ease of maintenance, and aesthetic appeal, making the most of both the front and back areas of the property.

Services

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

Entry

By mutual agreement.

Price

Offers over £120,000 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

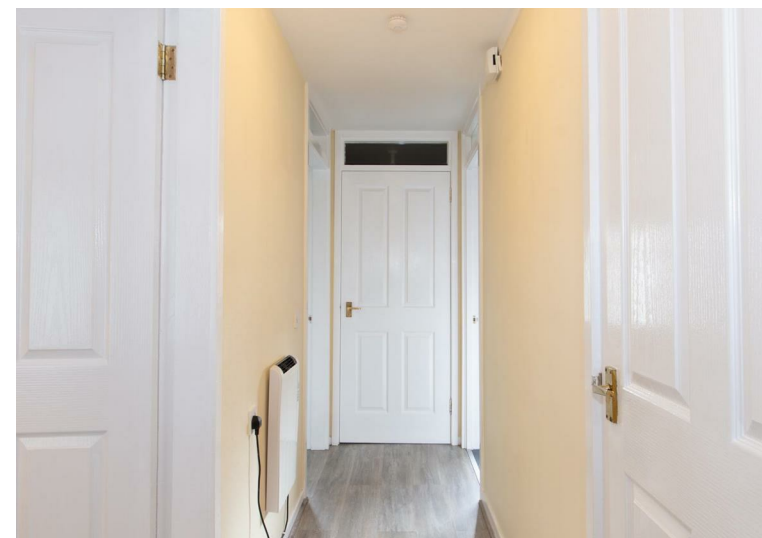
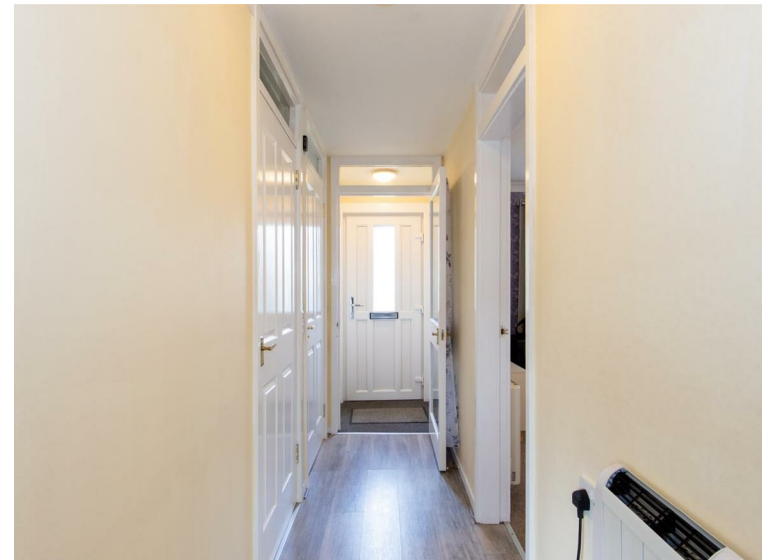
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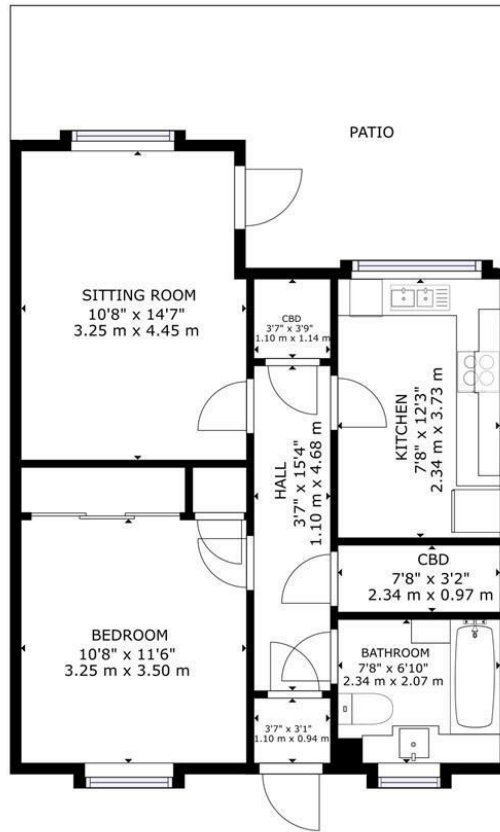
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GROSS INTERNAL AREA
FLOOR 1: 578 sq ft, 53.71 m²
EXCLUDED AREAS:
PORCH: 64 sq ft, 5.98 m², PATIO: 200 sq ft, 18.57 m²
TOTAL: 578 sq ft, 53.17 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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



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