



masson
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solicitors and estate agents

4 Woodpark, Woodside Avenue, Grantown on Spey, PH26 3JR
Offers Over £150,000

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

Tucked away just off a sought-after street in the charming town of Granttown on Spey, in the heart of the breath taking Cairngorms National Park, lies this captivating two-bedroom first floor maisonette. This delightful home, constructed of traditional stone and slate, combines timeless elegance and modern amenities in a harmonious blend that oozes warmth and character. Upon entering the house, you are greeted by a genial hallway that guides you to a cosy sitting room, a haven that gracefully balances spaces for dining and unwinding, creating an atmosphere of homely comfort. Stepping out from the sitting room, an opening door leads you into the well equipped kitchen. Ascending the stairs, the landing connects to the principal bedroom with storage and a chic bathroom, both designed with relaxation and rejuvenation in mind. The bedroom radiates comfort, promising a restful night's sleep, while the bathroom's stylish design encourages indulgence. A substantial, secure, block-built outdoor store provides a generous area for bike and equipment storage and the property also comes with two designated parking spaces in the car park, offering added convenience for your transport requirements. The property would suit a variety of purchasers including those looking for their first home or downsizing. Energy Performance Rating F, Council Tax Band C. To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

Offers Over £150,000



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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

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

EPC Rating F

Entrance Hall

Welcome into the bright, inviting hallway of this charming home, where timber laminate flooring enhances the cosy atmosphere. Doors lead into the cosy sitting room with well-equipped kitchen beyond and the second bedroom. A staircase to the first floor is readily accessible, and the space beneath it houses a clever storage area for tidying away belongings. Opposite another double door cupboard features hanging and shelved storage.

Sitting Room

3.0m x 5.41m (9'10" x 17'8")

Experience tranquility and functionality in the inviting sitting room, flooded with light from a large bay window offering a view of the front garden. Spacious enough to accommodate lounge furniture and a cosy dining set, this room perfectly blends relaxation and entertainment needs.

Kitchen

2.21m x 2.92m (7'3" x 9'6")

Bathed in natural light from a side-facing window, the well-equipped kitchen is both stylish and functional. An array of base, wall, and drawer units offers abundant storage for all your cooking necessities. A tiled splashback adds a sophisticated touch, enhancing the overall aesthetic of the room. The kitchen is practically arranged, with an integral oven and hob, a dedicated fridge space, and plumbing for a dishwasher, catering to all your culinary needs. A sturdy sink equipped with a chrome mixer tap and a drainer enhances the functionality of the room. Meanwhile, durable laminate flooring provides a practical, easy-to-clean surface, ideal for withstanding daily kitchen activities. This well-thought-out kitchen combines style, practicality, and functionality, offering an ideal setting for cooking.

Bedroom Two

2.77m x 3.54m (9'1" x 11'7")

Step into this charming double /twin bedroom, tastefully blending comfort with style. The room is flooded with natural light courtesy of a side-facing window, imbuing the space with an inviting warmth. Storage needs are well catered for by a spacious double integral wardrobe, cleverly designed with both hanging space and shelving to ensure a clutter-free, organised environment.



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Landing

Bathed in natural light from a rear-facing Velux window, the carpeted stairwell leads to a welcoming landing with access to the principal bedroom, bathroom, and two storage cupboards. The landing features timber laminate flooring, ceiling lighting.

Principal Bedroom

3.18m x 2.48m (10'5" x 8'1")

This comfortable double bedroom features a window to the rear, allowing for ample natural light and views of the peaceful outdoor surroundings. The room is fitted with ceiling lighting and timber laminate flooring. Space in the eaves has been utilised to house twin double wardrobe spaces ensuring the room remains organised and clutter free.

Bathroom

1.69m x 1.85m (5'6" x 6'0")

The bathroom offers a well-appointed space complete with a wash hand basin featuring a chrome mixer tap. Splashback tiling adds a touch of elegance, complemented by a mirror and a shaver light. The room is further enhanced by a full-sized bath, surrounded by full-height wet wall panelling, with a chrome mixer tap and an electric shower over versatile bathing options. A dual flush WC contributes to water efficiency, while a chrome towel radiator adds a touch of luxury. An opaque window to the rear provides privacy in addition to ventilation.

Outside

The outdoor space features a mainly laid to gravel, communal fenced garden space to the side of the property, a great setting for relaxation, dining, or hosting gatherings. For practicality, a convenient rear gate provides straightforward access. The property features

two dedicated parking spaces in the private carpark. An exclusive secure outdoor store which can easily house sports and garden equipment also forms part of the property.

Services

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

Entry

By mutual agreement.

Price

Offers over £150,000 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

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Email: property@lawscot.com

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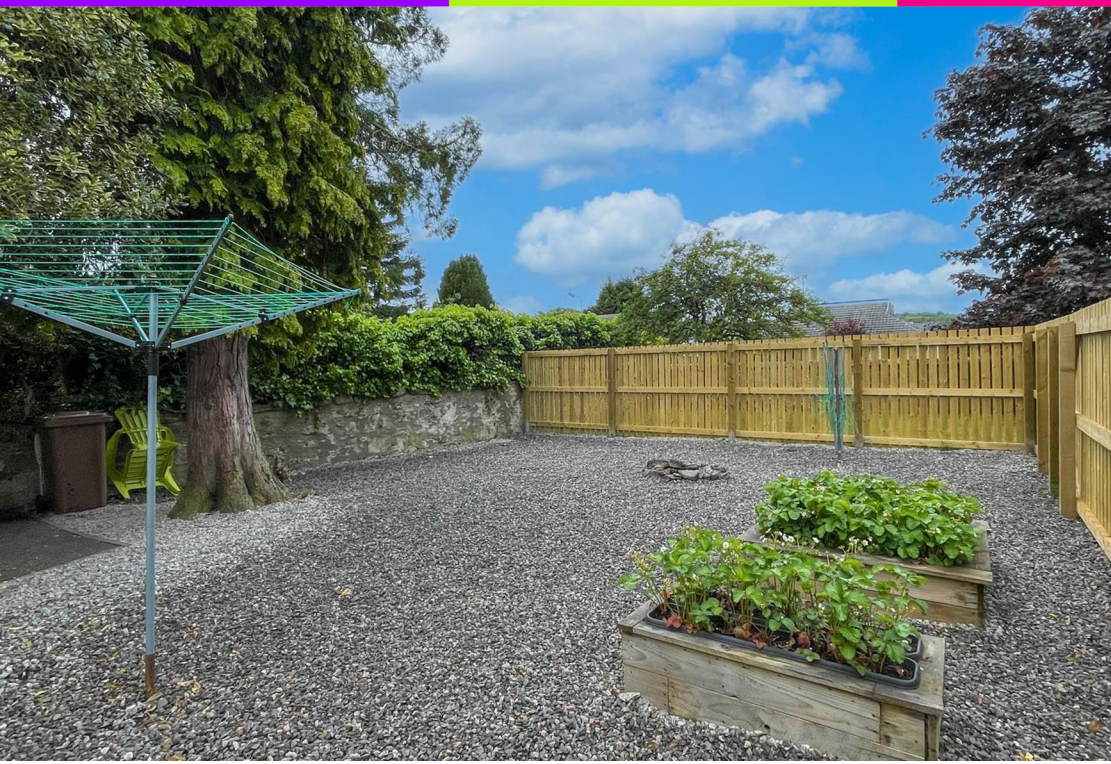
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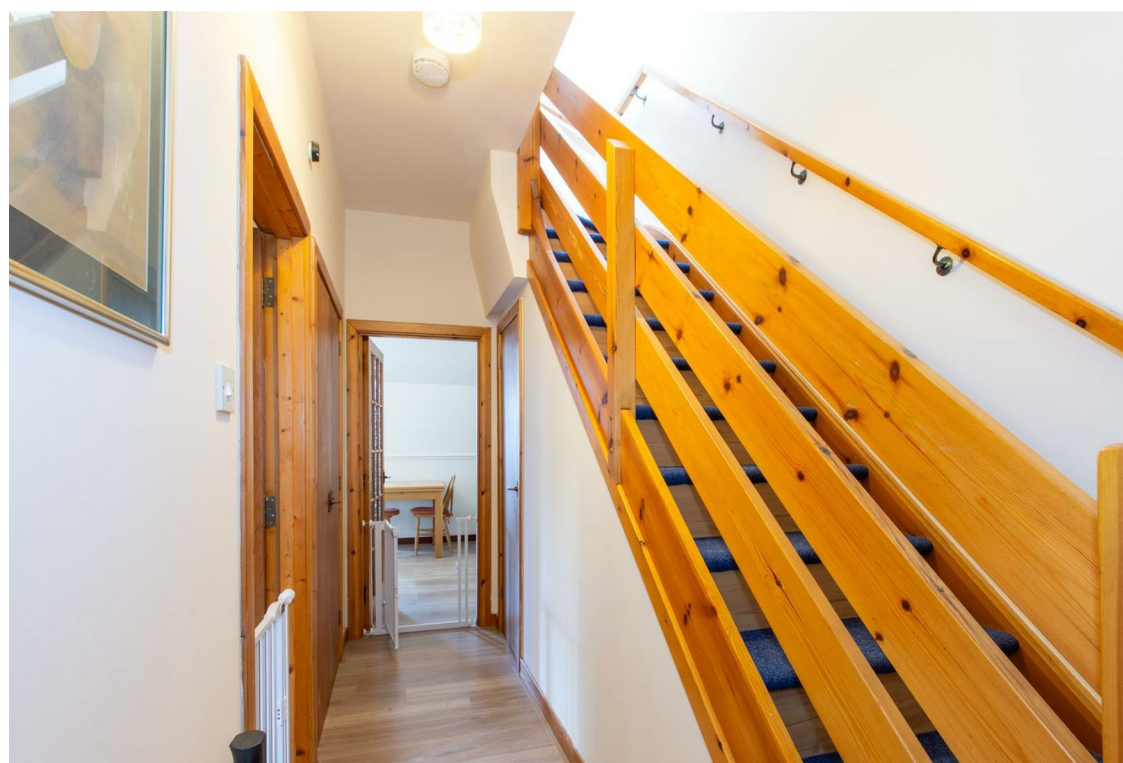
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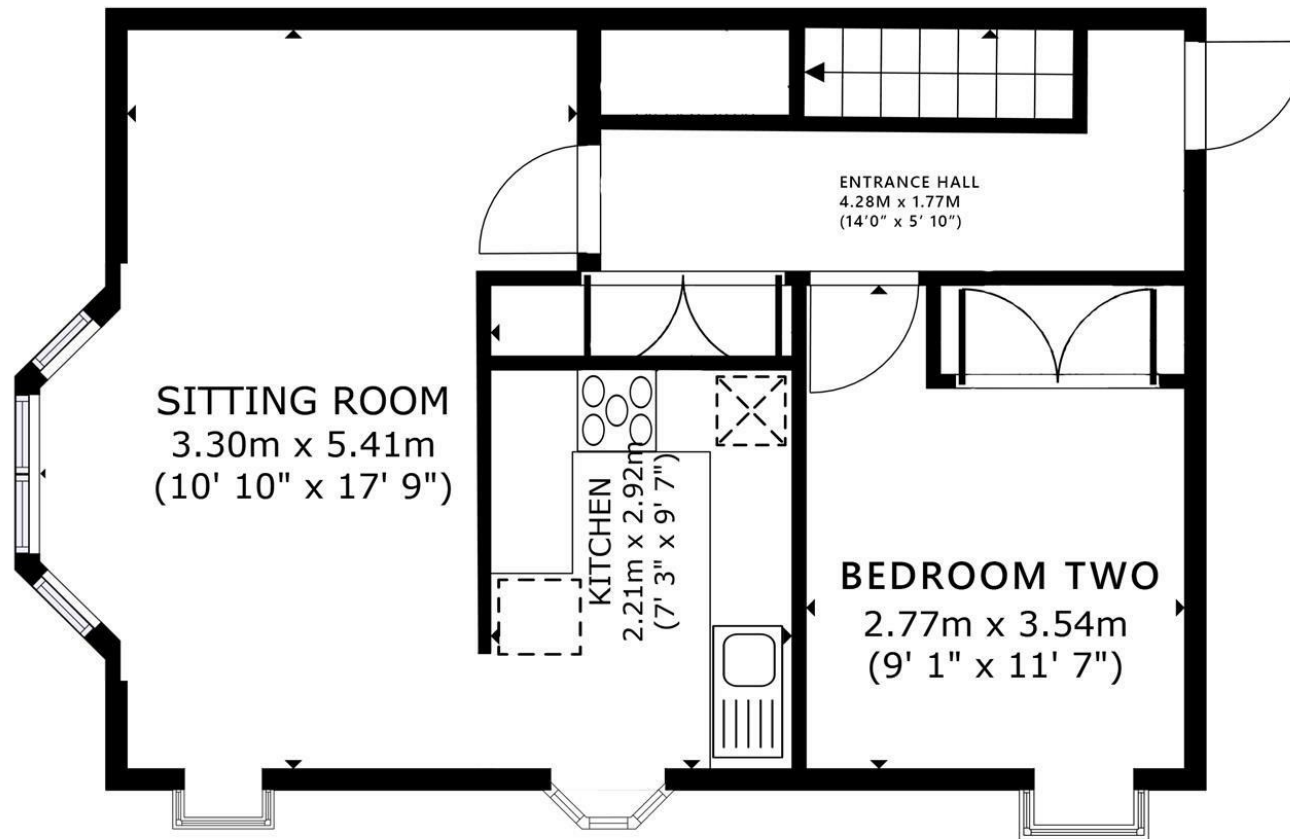
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SITTING ROOM
3.30m x 5.41m
(10' 10" x 17' 9")

KITCHEN
2.21m x 2.92m
(7' 3" x 9' 7")

ENTRANCE HALL
4.28M x 1.77M
(14' 0" x 5' 10")

BEDROOM TWO
2.77m x 3.54m
(9' 1" x 11' 7")

FLOOR PLAN 1



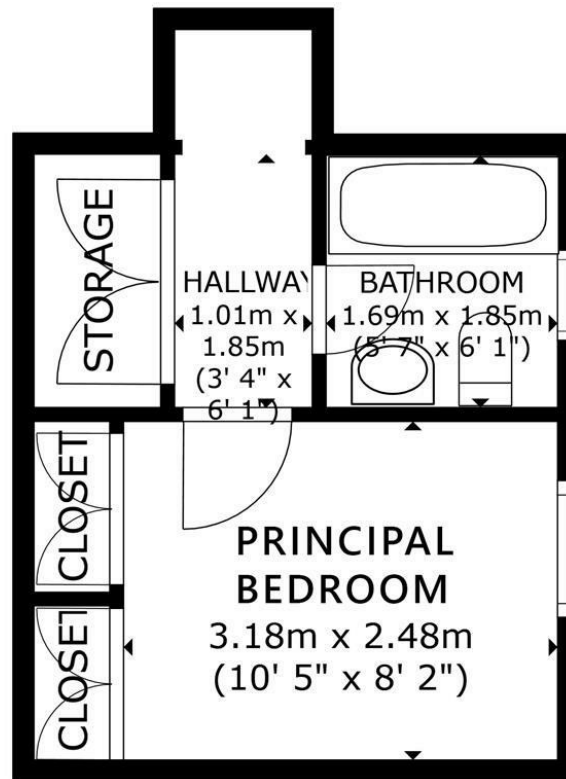
GROSS INTERNAL AREA
FLOOR PLAN 1 45.2 sq.m. (486 sq.ft.) FLOOR PLAN 2 17.9 sq.m. (193 sq.ft.)
TOTAL : 63.1 sq.m. (679 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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FLOOR PLAN 2



GROSS INTERNAL AREA
 FLOOR PLAN 1 45.2 sq.m. (486 sq.ft.) FLOOR PLAN 2 17.9 sq.m. (193 sq.ft.)
 TOTAL : 63.1 sq.m. (679 sq.ft.)
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		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	32	
(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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