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Arisaig House, 6 Chapel Road, Grantown on Spey, PH26 3EP

Offers Over £275,000

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

solicitors and estate agents

Situated in Granttown on Spey, within the mesmerising beauty of the Cairngorms National Park, this three bedroom detached family home presents an ideal family home. Upon entry, you are greeted by a spacious hall providing access to a living space brimming with character and a captivating fireplace creating an atmosphere of warmth and comfort. The neighbouring kitchen and dining area retain the charm of the property while hosting amenities for your culinary needs. Bifold glazed doors lead from the sitting room to the large conservatory which is bathed in natural light, providing a serene space for socialising, reading, or working. Upstairs, you'll discover two delightful bedrooms, with the third being on the ground floor. Large windows fill the rooms with light, enhancing the spaciousness and airy feel. Externally, the property extends to approximately 0.17 acres and boasts a mature garden with a variety of planting, lawn area and decking. There is off street parking and a detached garage. The property is ideally located a short walk away from the town centre, the captivating River Spey, Anagach Woods, tennis courts, leisure centre and golf course. Energy Performance Certificate Rating E, Council Tax Band E

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 Hall

The hall features ceiling mounted down lighting that creates a warm and welcoming atmosphere, while the carpet flooring adds a touch of warmth underfoot. The hall is the central hub of the house, with openings leading to most of the accommodation with access to the sitting room, kitchen and conservatory beyond, WC and upstairs bedrooms and bathroom. The hall also features a storage cupboard providing space for shoes, boots and hanging outerwear, ensuring the space remains clutter free. The staircase is open plan with the hallway and allows for excellent levels of natural light to enter the space as well as providing room for additional storage.

Sitting Room

5.01m x 4.25m (16'5" x 13'11")

The large glazed bifold doors to the rear of the property provide access to the conservatory, whilst the high level window to the side, ensures an abundance of natural light filling the space. The carpet flooring provides a warm and welcoming feel to the room whilst the wood-burning stove with granite hearth and timber mantle is the perfect centrepiece, providing a warm atmosphere and a touch of charm. The sitting room is the ideal space to relax after a long day, with plenty of room for a comfortable sofa and armchairs.

Conservatory

4.15m x 3.87m (13'7" x 12'8")

The bright conservatory features views overlooking the rear garden. Double glazed windows on all sides fill this space with natural light. There is timber laminate flooring and ceiling lighting. The space also

serves as an additional entrance to the property and offers seamless access to the garden and the adjacent decking area.

Kitchen / Diner

3.28m x 4.25m (10'9" x 13'11")

With plenty of natural light streaming in through dual aspect windows, and ceiling lighting that illuminates every corner, this kitchen is bright, spacious, and inviting. There is a good range of base, wall and drawer units providing plenty of storage, with complementary worktops that provide plenty of space for food preparation. Integral appliances, including an oven with grill and electric hob make cooking a breeze. There is space for a large freestanding fridge freezer, and under counter space and plumbing for a dishwasher and washing machine. There's ample space for a 4-6 person dining table and the ceramic tile flooring is durable enough to withstand the demands of a busy kitchen.

WC

1.78m x 1.26m (5'10" x 4'1")

Tucked away for privacy and convenience, the WC offers a functional and well-designed space. It features a wall mounted corner basin with twin taps for easy usability. Above the WC, a wall-mounted mirrored cabinet enhances the sense of space while serving a practical purpose. The room also includes an privacy window to the front, ensuring the area remains well lit and ventilated.

Bedroom Three

3.51m x 2.98m (11'6" x 9'9")

The room has been designed with an integral double wardrobe, providing ample storage space for all your clothes and belongings. There is a picture window overlooking the garden, providing plenty of natural light.

Landing

A bright, welcoming and spacious landing, where windows bathe the area in natural light. The open riser switchback staircase, a feature in its own right, adds an element of interest, creating a focal point that elevates the aesthetic of the space. Timber doors, rich in character and warmth, lead you from this central hub to the home's private spaces, with a bathroom and two bedrooms just steps away. Two large storage cupboards provide plenty of storage, ensuring the space remains tidy and clutter free. There is also a hatch providing access to the loft area.



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Principal Bedroom

3.04m x 4.16m (9'11" x 13'7")

This comfortable double bedroom has a large window to the rear of the room which allows plenty of natural light to flood the space. The window also provides a beautiful view of the garden and there is ample space for a free standing desk, chest of drawers or vanity unit. This is in addition to the integral wardrobe space which provides hanging and shelved storage.

Bedroom Two

2.96m x 3.40m (9'8" x 11'1")

Another double bedroom that radiates brightness, courtesy of a window strategically positioned to the rear, ensuring a steady influx of natural light. The room's design incorporates a two double integral wardrobes, optimising space while maintaining a clean, uncluttered appearance.

Bathroom

2.20m x 1.84m (7'2" x 6'0")

There is a bath with shower overhead including floor to ceiling tiling ensuring a versatile bathing experience. The pedestal wash hand basin, accompanied by a tiled splashback has a wall mirror and there is a WC.

Outside

Step outside to a private garden space with a lawn that's adorned with mature beds, housing a vibrant mix of planting and shrubbery. For outdoor relaxation or entertaining, there is a decking area. Here, you can enjoy the pretty surroundings. To the front of the property the garden's amenities are complemented by a shed and garage (5.30m x 2.80m) keeping garden tools and sports equipment neatly tucked away. Good privacy is maintained thanks to mature hedging and fencing that bounds the property. The house also benefits from off-road parking space for several vehicles on a gravel drive, adding to the convenience. The entire plot extends to approximately 0.17 acres.

Garage

5.3m x 2.8m (17'4" x 9'2")

There is a detached single car garage constructed from block and render, featuring a pitched and tiled roof. Inside, it offers ample space for vehicle storage and additional items.

Services

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

Entry

By mutual agreement.

Price

Offers over £275,000 are invited

Viewings and Offers

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

Masson Cairns
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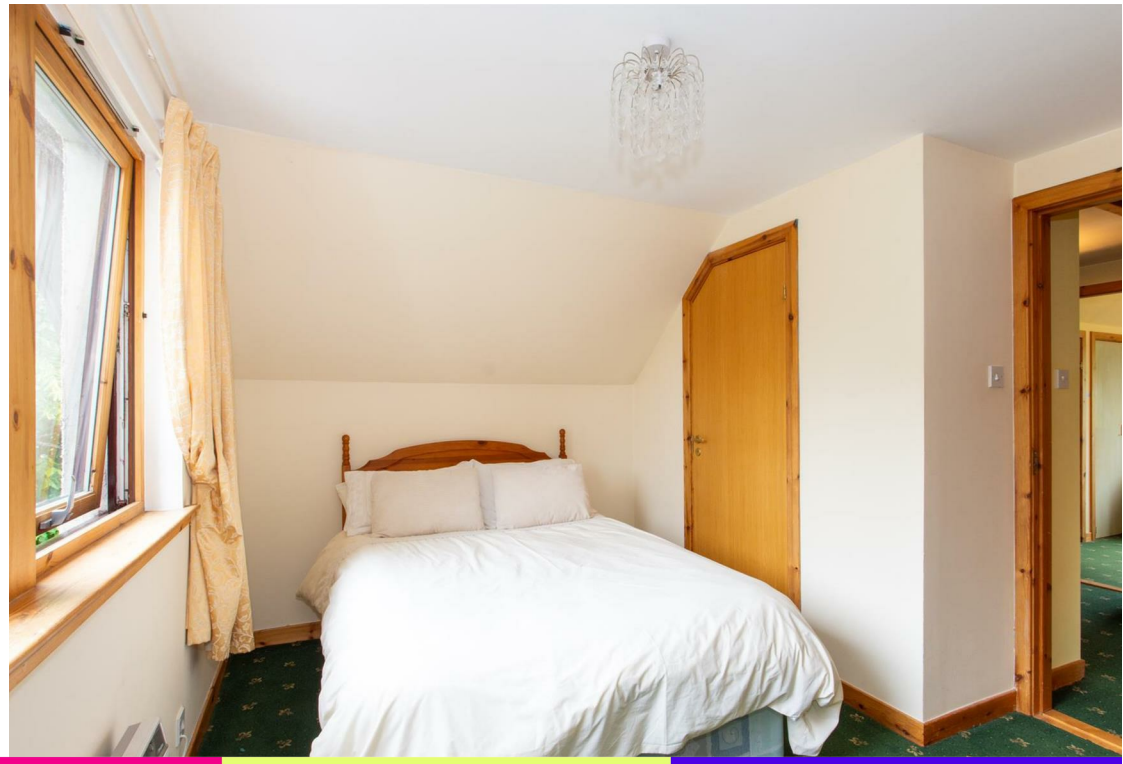
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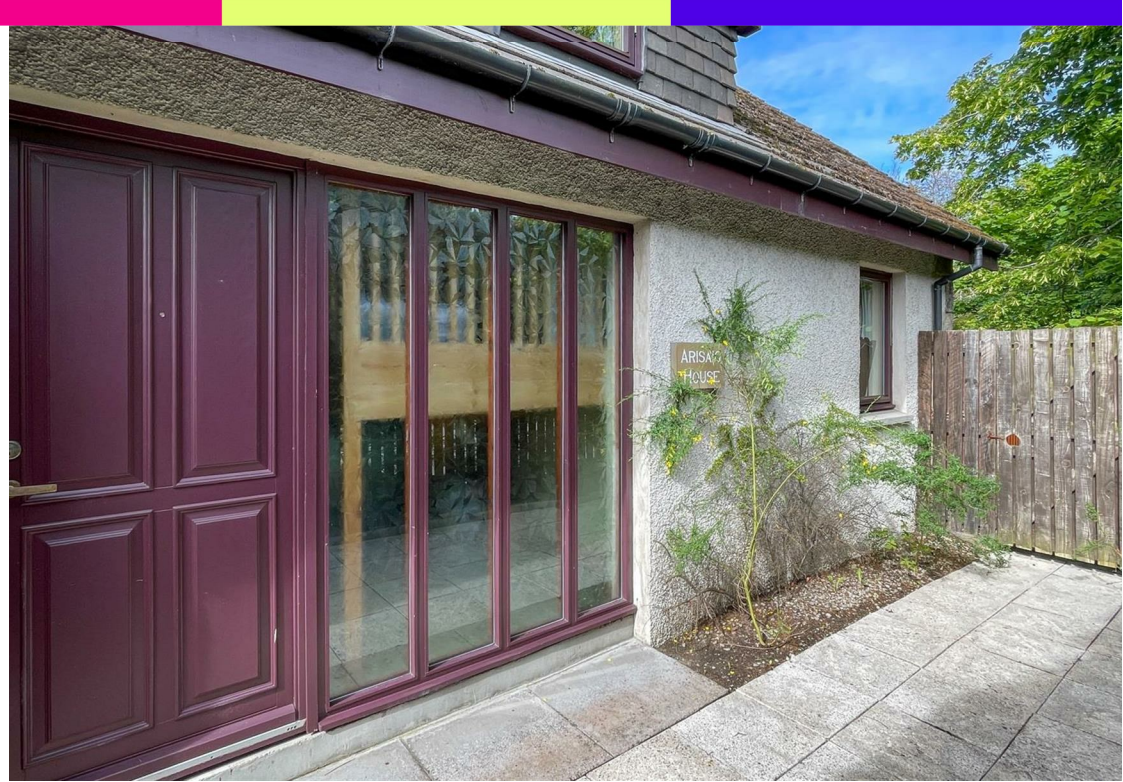


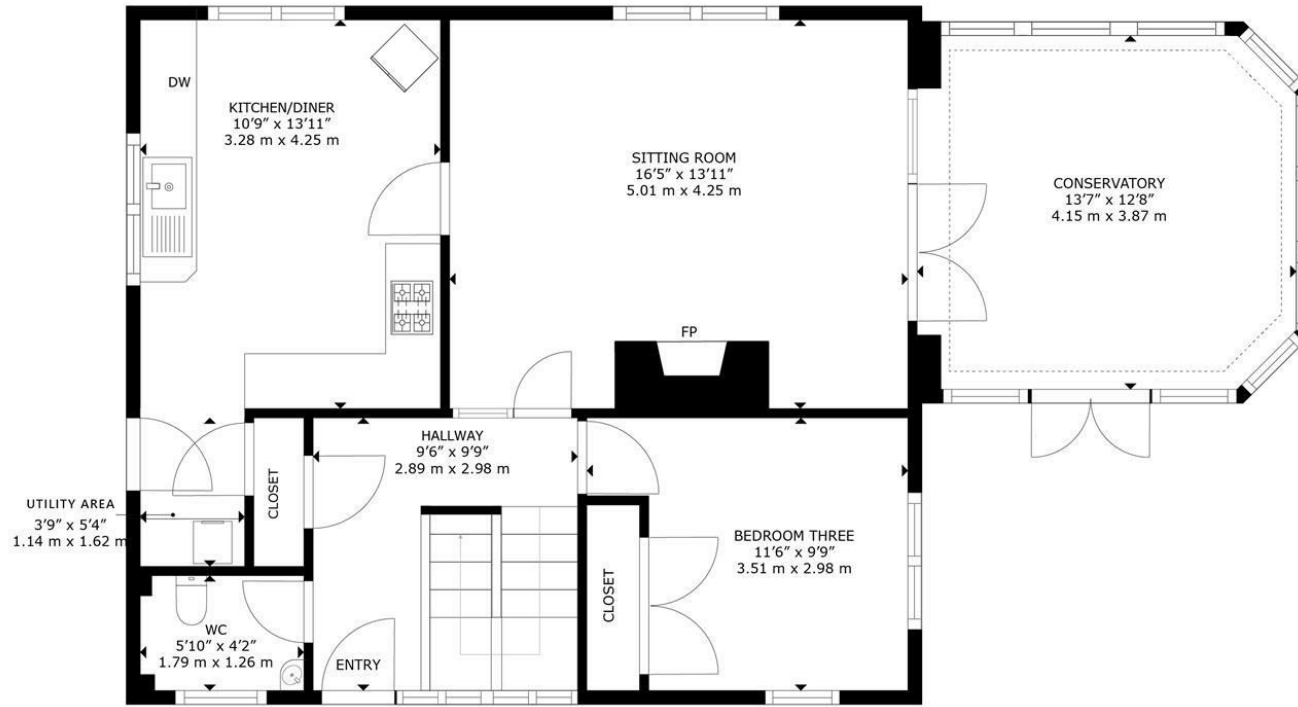












FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 835 sq. ft, 78 m², FLOOR 2: 420 sq. ft, 39 m²
 TOTAL: 1,255 sq. ft, 117 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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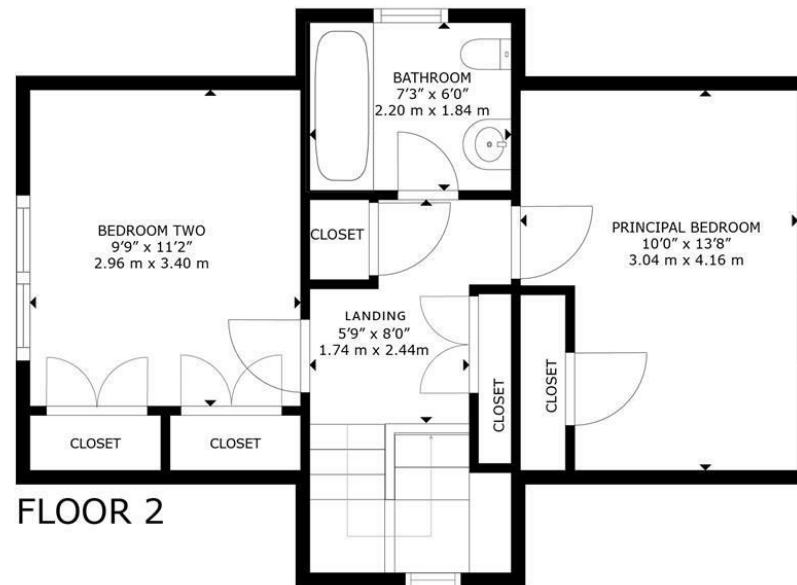
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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



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