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solicitors and estate agents

1 Rhuarden Court, Grantown on Spey, PH26 3DA

UNDER OFFER £380,000

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

UNDER OFFER - A beautifully presented four-bedroom bungalow, complete with an attached garage, set within approximately a third of an acre in a highly sought-after cul-de-sac in this picturesque Highland town. Offering an ideal blend of tranquillity and convenience, this property enjoys an enviable location and is immaculately presented throughout. The home offers bright and airy accommodation, all thoughtfully arranged on a single floor with interiors finished to an exceptional standard, including quality floor coverings and contemporary fittings, including elegant oak doors, chrome ironmongery, and striking vaulted ceilings that enhance the sense of space and light. The home opens into a spacious vestibule and L-shaped hallway that sets the tone for the impressive living spaces including the heart of the home which is the stylish kitchen, complete with a breakfast bar that provides a perfect spot for casual dining. Adjoining this is a light filled sunroom/dining area, featuring a vaulted ceiling that adds to the room's sense of grandeur. The dual-aspect sitting room is a comfortable and inviting space, ideal for relaxation and entertaining alike and there are four generously sized double bedrooms, offering ample space for family and guests. Two of the bedrooms benefit from luxurious en-suite facilities, while the main bathroom is a beautifully appointed four-piece suite that exudes a sense of luxury and space. Externally, the property continues to impress with its expansive gardens, which are meticulously landscaped and well-stocked with mature planting, offering a private and peaceful outdoor space. A gravel driveway provides ample parking and leads to the single attached garage, while a charming garden room adds an extra touch of versatility, perfect for use as a home office, studio, or simply a peaceful retreat. EPC D, Council tax Band F
To obtain a copy of the home report, please visit our website massoncairns.com where a copy can be downloaded

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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 D

Entrance Vestibule

1.78m x 1.44m (5'10" x 4'8")

As you enter the home through a timber and glazed door, you are welcomed into a spacious entrance vestibule, beautifully finished with oak flooring that adds a touch of warmth and elegance to the space. This area is not only inviting but also practical, featuring a large storage cupboard equipped with ample shelving and hanging space, perfect for keeping coats, shoes, and other essentials neatly organised. A further timber and glazed door leads seamlessly into the main hallway

Hallway

The spacious L-shaped hall serves as the central hub of the home, providing access to the majority of the accommodation. It features elegant oak flooring that enhances the sense of warmth and continuity throughout the space. and there is ample storage provided by well-placed cupboards.

Sitting Room

3.70m x 5.48m (12'1" x 17'11")

The cosy sitting room is a welcoming retreat, featuring a large window that frames the gardens at the front of the home, allowing natural light to fill the space and offering a pleasant view. The room is comfortably carpeted, adding warmth and softness underfoot while doors provide easy access to both the kitchen and the hall, ensuring a smooth flow throughout the living areas. A wall-mounted contemporary gas stove serves as a stylish focal point, combining modern design with the comfort of a traditional fireplace.

Kitchen / Breakfast / Sunroom / Dining

6.08m x 5.48m / 3.52m x 3.38m (19'11" x 17'11" / 11'6" x 11'1")

The beautifully equipped kitchen is a true highlight of the home, offering an excellent range of base, wall, and drawer units that provide ample storage and are complemented by sleek worktops, adding both style and functionality. The kitchen features a range cooker with a hob and an illuminated extractor, ensuring a top-quality cooking experience while an inset 1.5 bowl sink with a chrome mixer tap and a separate dish wash tap adds convenience and practicality to the space. A large window frames a picturesque view of the rear gardens, filling the kitchen with natural light and the breakfast bar provides a casual dining option and seamlessly

integrates the kitchen with the adjacent sunroom dining area. This open-plan space is enhanced by a vaulted ceiling with Velux windows, allowing light to flood in from above, and also has triple dual-aspect windows that further brighten the room. Doors lead directly out to the gardens, creating a wonderful flow between indoor and outdoor living.

Utility

2.35m x 3.36m (7'8" x 11'0")

The well-proportioned utility room is thoughtfully designed with base units offering ample storage, complemented by a worktop and a sink with a chrome mixer tap and drainer. A bright double window to the rear combines with a velux window in the vaulted ceiling and allows natural light to illuminate the space, creating a pleasant and spacious feel. The room is plumbed for a washing machine and provides space for both a tumble dryer and a fridge freezer. while a further door conveniently leads directly to the garden, adding practicality and ease of access for outdoor tasks.

Bathroom

2.02m x 2.30m (6'7" x 7'6")

The luxuriously appointed bathroom is designed for ultimate comfort and style, featuring a double-ended bath perfect for relaxing soaks. The suite includes a sleek WC and a vanity unit with an inset wash hand basin, paired with a mirrored vanity unit for additional storage. The shower enclosure is a standout feature, offering both a rainforest shower head and a separate wall mounted shower for a spa-like experience. An opaque window ensures privacy while allowing natural light to filter in, and a heated towel rail adds a touch of warmth and luxury.

Principal Bedroom

6.37m x 3.35m (20'10" x 10'11")

The principal bedroom is spacious and bright, featuring a large rear-facing window that floods the room with natural light. The vaulted ceiling with a Velux window enhances the sense of space and adds a touch of architectural elegance. Soft carpet flooring underfoot ensures a cosy atmosphere and a further door leads to the en-suite shower room, which is conveniently Jack and Jill and also accessible from the utility room, offering both privacy and practicality.

Jack & Jill En-Suite

2.35mx 1.20m (7'8"x 3'11")

The shower enclosure features a sleek wet wall surround and an extractor fan for efficient ventilation. The suite includes a modern WC, a vanity unit with a stylish countertop sink and chrome mixer tap, and a wall-mounted mirrored vanity unit for additional storage and there is a heated chrome towel radiator. This Jack and Jill bathroom, with two lockable doors, offers versatile access—perfect for guests or as a private en-suite from the principal bedroom.



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Bedroom Two

3.90m x 3.65m (12'9" x 11'11")

This spacious double bedroom features soft carpet flooring and a large double window that fills the room with natural light. The room includes twin integral wardrobes, providing ample hanging and shelved storage for all your needs. A further door leads directly to the en-suite shower room.

En-Suite

2.53m x 1.05m (8'3" x 3'5")

The stylish en-suite is beautifully designed, featuring a full-height tiled shower enclosure, with half-height tiling extending throughout the rest of the room for a cohesive look. The back-to-wall WC with a concealed cistern is seamlessly integrated into vanity storage, which includes a practical display shelf. The pedestal wash hand basin, fitted with a sleek chrome mixer tap, is complemented by an illuminated mirror and a glass display shelf and an opaque window provides privacy while still allowing natural light to brighten the space.

Bedroom Three

3.02m x 4.56m (9'10" x 14'11")

This comfortable double bedroom features soft carpet flooring and a window to the front, allowing plenty of natural light to create a bright and inviting atmosphere. The room also includes a loft hatch with ladder access, providing convenient entry to the attic space.

Bedroom Four

3.02m x 3.56m (9'10" x 11'8")

This additional double bedroom is both spacious and inviting, featuring a large picture window that fills the room with natural light. The soft carpet flooring adds warmth and comfort underfoot. The room also includes a double integral wardrobe, offering ample hanging and shelved storage.

Outside

Nestled within approximately one-third of an acre, this exquisite property offers a harmonious blend of privacy and elegance. The front of the home greets you with a spacious gravel driveway, providing ample parking and leading to the garage. A paved pathway guides you to the welcoming front door and continues to a side gate, seamlessly connecting the front to the rear gardens. The front landscaping boasts mature trees and thoughtfully curated shrubbery, adding to the home's charming curb appeal. Step into the rear of the property and discover a private oasis, meticulously designed for relaxation and outdoor living. The lawn is interspersed with mature trees and an array of vibrant shrubs, create a pretty visual appeal. A raised deck offers the perfect spot for entertaining, while a paved patio and timber pergola provide additional space for al fresco dining.

For those with a green thumb, raised vegetable planters and a greenhouse await. The property also features a timber garden room with a downlit veranda, offering a cosy retreat with power and lighting, perfect for a home office, studio, or simply a place to unwind. Additional outbuildings include a shed for extra storage. The double gates at the rear allow for convenient vehicular access, making this garden as functional as it is beautiful. This property is a rare find, combining ample space, privacy, and the potential for both indoor and outdoor living.

Garage

Designed with both functionality and convenience in mind. The garage features a sturdy roller door to the front, a concrete base, and is fully equipped with power and lighting. A door and window at the rear provide easy access and natural light. Within the garage, you'll find the biomass boiler, along with the accompanying tank and hopper, ensuring efficient and sustainable heating for the home. In addition to its primary function, the garage offers valuable storage space, including a floored attic, perfect for storage.

Services

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

Entry

By mutual agreement.

Price

UNDER OFFER - Offers over £380,000 are invited

Viewings and Offers

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

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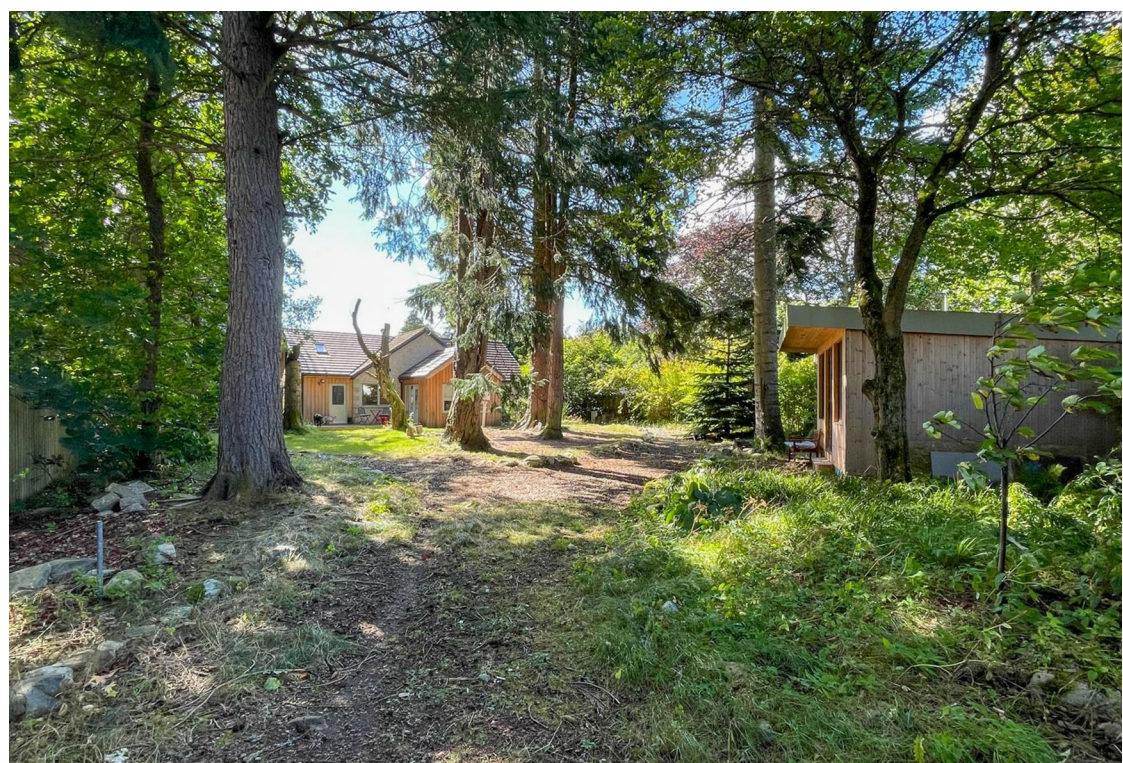
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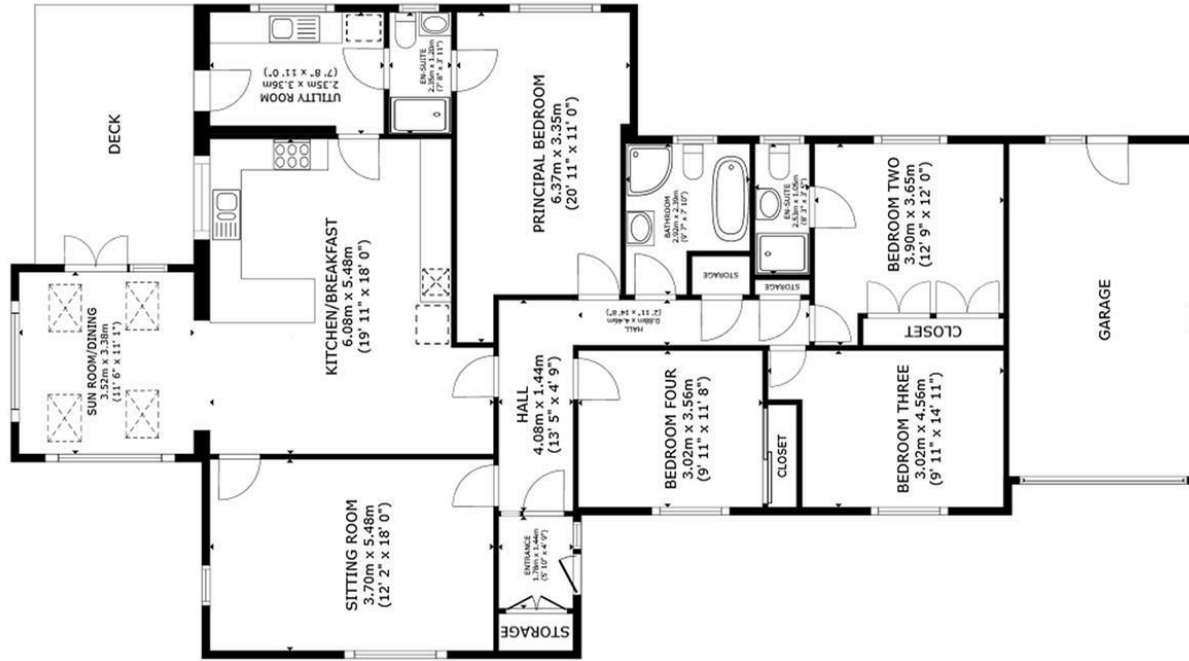












GROSS INTERNAL AREA
 FLOOR PLAN 172.4 m² (1,856 sq.ft.)
 EXCLUDED AREAS : GARAGE 23.6 m² (254 sq.ft.)
 TOTAL : 172.4 m² (1,856 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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		
(55-68) D	55	66
(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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