



masson
cairns ESTD 1988

solicitors and estate agents

12 Seafeld Court, Grantown on Spey, PH26 3LE

UNDER OFFER £310,000

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

UNDER OFFER - This beautifully appointed three-bedroom bungalow is nestled in a sought-after, tranquil area, just a short walk from the town's amenities. Offering a perfect blend of privacy and style, this home is thoughtfully designed on a single level to maximize comfort and convenience. The spacious sitting room features an inset wood burning stove, creating a warm and inviting atmosphere, perfect for relaxing evenings. The well-equipped kitchen includes a breakfast area, ideal for casual dining or enjoying your morning coffee. Adjacent to the kitchen, the separate dining room provides an intimate space for family meals, while the sun room, filled with natural light, offers a peaceful spot to unwind and take in the garden views throughout the year. The property comprises three well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of an en-suite. The shower room is stylishly designed with a walk in enclosure. Outside, the front garden enhances the bungalow's curb appeal with its thoughtful planting and lawns. There's ample off-street parking, along with a single garage for additional storage or vehicle shelter. The rear garden is a secluded oasis, with a lovely patio area perfect for outdoor dining or simply relaxing in the peace and quiet. Mature planting adds to the garden's beauty and privacy, while a covered wood store and shed is a practical touch. An access point at the rear leads directly to a nearby woodland area, ideal for nature walks. Located within the breathtaking Cairngorms National Park, the combination of its prime location, excellent condition, and charming features makes this bungalow a rare find and would suit a variety of purchasers. EPC 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.

UNDER OFFER £310,000



masson
cairns ESTD 1981

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

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 E

Entrance Vestibule

1.68m x 1.47m (5'6" x 4'9")

Upon entering the property, you are greeted by a spacious double-width entrance vestibule, accessed through elegant twin timber and glazed doors. The vestibule features beautiful wood flooring that adds warmth and character to the space, while providing ample room for storing outerwear and shoes. Overhead ceiling lighting creates a bright and welcoming atmosphere and a further timber door with glazed panels leads seamlessly into the main hall, enhancing the flow and inviting you into the home.

Hall

The L-shaped hall features rich timber flooring that adds continuity and elegance to the space. It offers access to most of the accommodation and includes two convenient storage cupboards. A loft hatch provides access to additional storage and there is ceiling lighting.

Sitting Room

3.85m x 5.00m (12'7" x 16'4")

The sitting room is both spacious and warm, characterised by a large window at the front that floods the room with natural light. This feature enhances the sense of space, creating a bright and inviting atmosphere with a central focus around the fireplace with an inset wood-burning stove, complemented by a decorative slate hearth and a tiled surround, topped with a classic timber mantle. The soft carpet flooring underfoot adds an extra layer of comfort and completes the space.

Kitchen / Breakfast

3.31m x 4.26m (10'10" x 13'11")

The kitchen is well-appointed with a good range of oak base, wall, and drawer units, offering ample storage. The complementary worktops and tiled splash back add both style and practicality to the space and includes modern conveniences such as plumbing for a washing machine, space for a fridge freezer, and a stainless steel 1.5 sink with a chrome mixer tap and drainer. Cooking is a pleasure with the integral double oven with grill, ceramic hob, and illuminated extractor fan, along with a built-in dishwasher for easy clean-up. A large window to the side allows natural light to brighten the room, while openings to both the sun room and dining room enhance the flow of the space. There's also room for a breakfast table and chairs, making it a perfect spot for casual dining. The laminate wood flooring and recessed down lighting complete the kitchen's warm and functional design.

Dining Room

4.31m x 3.30m (14'1" x 10'9")

There is ample space for a large dining table and chairs, making it an ideal setting for family meals or entertaining guests. There is a recessed display area with shelving and a cylindrical wood-burning stove in the corner adds both warmth and a cosy ambiance to the space, making it a perfect spot to enjoy year-round while natural light floods the room through a Velux window, enhancing the bright and airy atmosphere.

Sun Room

2.81m x 5.39m (9'2" x 17'8")

To the side of the home is a sizeable sun room, offering plenty of space for lounge furniture and creating a comfortable, light-filled retreat. Large windows flood the room with natural light, making it a bright and inviting space to relax in while a door provides direct access to the garden patio, seamlessly blending indoor and outdoor living. The tiled flooring adds a practical and stylish touch, while ceiling lighting ensures the room remains well-lit and welcoming at all times of day.

Shower Room

2.86m x 1.97m (9'4" x 6'5")

The shower room is stylish and bright, featuring full-height tiling that adds a sleek and modern touch. The walk-in shower enclosure is a standout feature, equipped with both a rainforest shower head and an additional wall-mounted shower for a luxurious experience. A



masson
cairns ESTD 1981

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

contemporary vanity unit with an inset sink provides ample storage, complemented by an illuminated mirror and a glass display shelf for added convenience. The room also includes a WC and an opaque window that ensures privacy while allowing natural light to filter in. Recessed down lighting adds to the room's elegant ambiance and additionally, a double airing cupboard houses the water cylinder and provides useful shelving for linen and other essentials.

Principal Bedroom

3.88m x 3.30m (12'8" x 10'9")

This comfortable double bedroom features a window overlooking the rear garden, an integral wardrobe for storage, and a door leading to the en-suite. The room has carpet flooring and ceiling lighting, creating a cozy and well-lit space.

En-Suite Shower Room

1.39m x 2.54m (4'6" x 8'3")

The en-suite is equipped with a shower enclosure featuring a glazed screen, a WC, and a pedestal wash hand basin with chrome taps. Additional features include a wall mirror, a glass display shelf, and a shaver light with a socket. The room is finished with half-height tiling, an opaque window for privacy, and an extractor fan to ensure ventilation.

Bedroom Two

3.89m x 3.92m (12'9" x 12'10")

Bedroom Two is situated at the rear of the home, featuring a large window that brings in plenty of natural light. The room includes twin storage wardrobes and a double mirrored integral wardrobe with both hanging space and shelving, offering ample storage. The space is finished with carpet flooring and ceiling lighting.

Bedroom Three

3.31m x 3.42m (10'10" x 11'2")

This double bedroom features a window facing the front of the home, providing natural light and a pleasant view. The room is finished with carpet flooring and ceiling lighting, creating a comfortable and inviting space.

Outside & Garage

The front garden is beautifully framed by an attractive low-level stone wall and features a lock block driveway, a well-maintained

lawn, and tasteful tree and shrub planting. A vertical timber fence with a gate provides access to the side of the property, where a patio surrounds the sun room, creating a perfect spot for outdoor relaxation. The back garden is mainly laid to gravel for ease of maintenance and includes a shed, woodstore, and greenhouse. There is also rear door access to the garage. This setup ensures privacy, with no neighbors directly behind the property, offering a peaceful and secluded outdoor space. The attached garage (5.25m x 2.81m) opens from an up and over garage door to the front and benefits from a window to the rear, power and light, concrete flooring and a further door opens to the rear garden.

Services

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

Entry

By mutual agreement.

Price

UNDER OFFER

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 ESTD 1984

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>





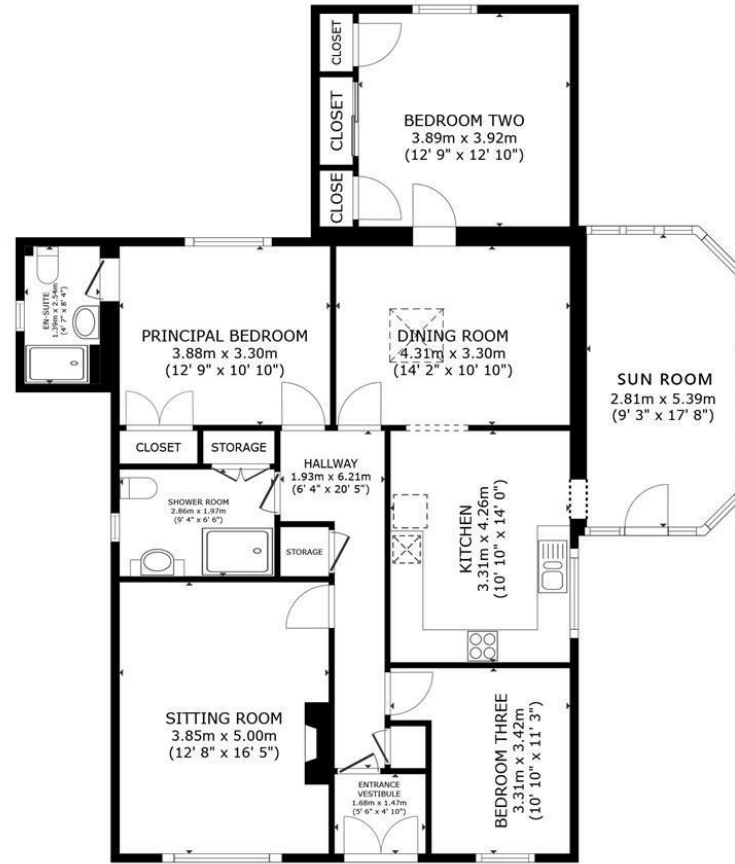












FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 133.0 m² (1,432 sq.ft.)
 TOTAL : 133.0 m² (1,432 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



masson
 cairns LD

solicitors and estate agents

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


Tel: 01479 874800

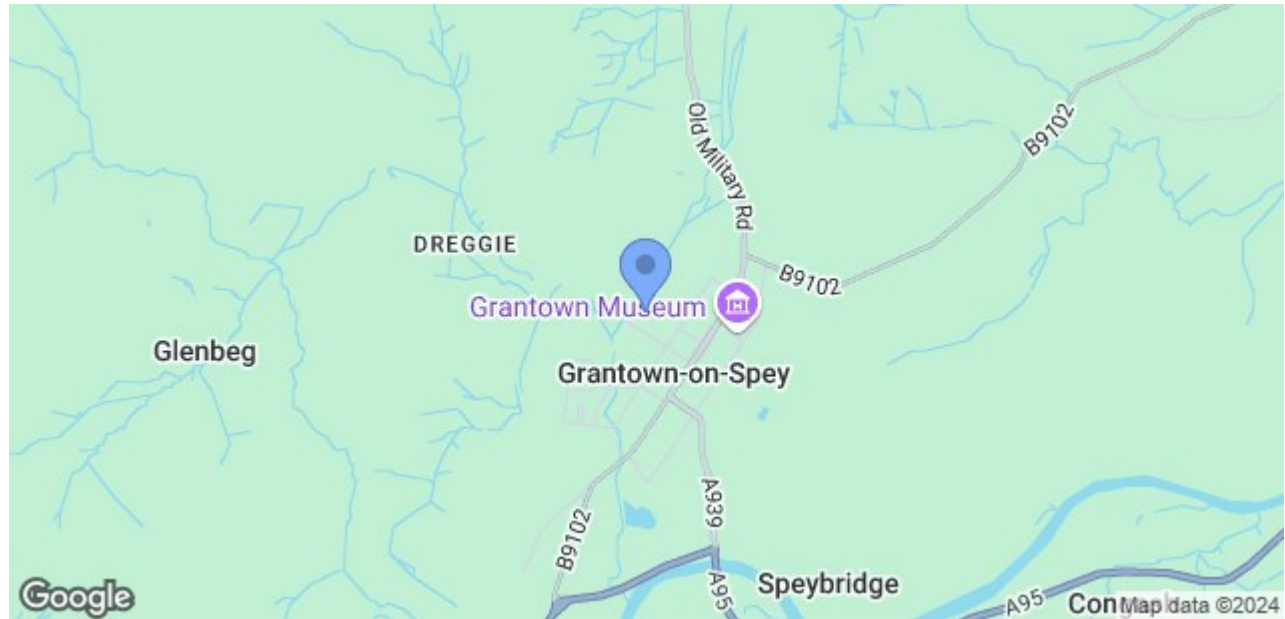
Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	47	
(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

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