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solicitors and estate agents

67 Strathspey Drive, Grantown on Spey, PH26 3EY
Offers Over £249,500

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

BELOW HOME REPORT VALUATION - This beautifully presented two-bedroom detached bungalow is thoughtfully designed for comfortable and modern living with quality fittings throughout whilst enjoying an excellent situation in a quiet cul-de-sac. As you step into the home, the central hallway provides a warm welcome and seamlessly connects all main living areas. To the left, the sitting room stands out as a bright and inviting space, featuring large picture windows that flood the room with natural light and a wood-burning stove that creates a cosy ambiance. Moving through to the rear of the property, the kitchen and dining area offers both style and practicality. This spacious and modern kitchen is fitted with sleek work surfaces, ample storage units, and contemporary finishes in addition to a dining space, making it perfect for preparing meals and hosting gatherings. Adjacent to the kitchen, the rear vestibule houses a convenient utility space, adding further practicality with room for laundry and extra storage. The bathroom is centrally located and well fitted including a full-size bath and overhead shower. The home features two well-proportioned double bedrooms, with the principal equipped with built-in storage. Externally, the property boasts a well-maintained front lawn and a sizeable, private rear garden, offering peaceful outdoor spaces for relaxation or gardening. A driveway and a garage provide ample parking and storage options, making this home as practical as it is attractive. With its thoughtful layout, modern amenities, and excellent condition throughout, this bungalow is a perfect choice for those seeking a stylish and low-maintenance home in a peaceful setting. EPC D, Council Tax Band D

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Tel: 01479 874800

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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 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

Hallway

From the main door, you are greeted by a light and bright hallway that sets the tone for this welcoming home. A tiled area near the entrance provides a practical space to remove shoes, seamlessly transitioning into carpet for added warmth and comfort. The hallway has recessed downlighting, creating a modern and inviting atmosphere and from here, doors lead to all rooms. The hallway also features two built-in cupboards and a loft hatch with a fitted ladder, providing access to the attic space, which adds versatility and additional storage.

Sitting Room

5.09m x 3.46m (16'8" x 11'4")

Step into the sitting room, where a feature wood-burning stove adds warmth and comfort. Brightened by windows on two sides, the room is filled with natural light and an opening seamlessly connects the sitting room to the kitchen-dining area, allowing for easy flow and connectivity between spaces. There is soft carpeting underfoot and recessed downlighting overhead, creating a welcoming atmosphere.

Kitchen / Dining

5.09m x 2.79m (16'8" x 9'1")

This kitchen has been thoughtfully planned to provide a bright and well proportioned room which enjoys excellent levels of natural light from windows to the front and side to create a sociable and attractive space in which to relax with family or entertain friends. Boasting an array of units including base, wall, display, and drawers, complemented by stylish worktops and a sink with drainer. Cooking is a breeze with the oven, electric hob, and an illuminated extractor. An integral fridge streamlines daily routines, while a shelved airing cupboard provides additional storage. A breakfast bar offers a casual dining option, and there's plenty of space for a dining table and chairs near the large picture window to the front of the space. A mixture of carpet in the dining area, tile flooring in the kitchen and recessed ceiling lighting combine practicality with style, and doors lead conveniently to the utility room and hall, ensuring easy flow through the home.

Utility / Rear Vestibule

2.00m x 0.94m (6'6" x 3'1")

A useful space with a window to the side which floods the space with natural light. There is space for a tumble dryer and there are hanging rails for outerwear in addition to a door to the side. There is carpet flooring and ceiling lighting.



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Principal Bedroom

3.14m x 3.38m (10'3" x 11'1")

Located at the rear of the property, the principal bedroom offers views over the private rear garden, creating a tranquil and relaxing retreat. The room features ceiling lighting and carpet flooring, adding to the cosy and welcoming atmosphere whilst a built-in integral wardrobe with glazed doors provides ample hanging and shelved storage.

Bedroom Two

3.56m x 2.77m (11'8" x 9'1")

The second double bedroom enjoys abundant natural light through a large triple window overlooking the private rear garden, making it a bright and airy space. The room is finished with soft carpet flooring and ceiling lighting.

Bathroom

1.98m x 2.24m (6'5" x 7'4")

The bathroom is well-appointed with a three-piece suite, including a bath with an overhead shower and a glazed screen, complemented by full-height tiling. The wash hand basin features twin taps and a tiled splash back and there is a wc. Additional features include ceiling lighting, vinyl flooring, and an opaque window, which allows natural light to enter while maintaining privacy.

Outside & Garage

3.5m x 5.3m (11'5" x 17'4")

Outside, the property is bordered at the front by a low-level wall, creating a welcoming and well-defined boundary. A gravel driveway with turning space provides ample parking for several vehicles and leads to a single garage equipped with an up-and-over door, a concrete base, and a window to the rear, offering additional light

and practicality. The front garden features a neat lawn area, adding a touch of greenery and kerb appeal whilst to the rear, a large enclosed lawn provides an ideal outdoor space for relaxation, play, or gardening, surrounded by timber ranch fencing for privacy and security. This well-maintained outdoor space complements the home perfectly.

Services

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

Entry

By mutual agreement.

Price

Offers over £249,500 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

PH26 3EQ

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Fax: (01479) 874806

Email: property@lawscot.com

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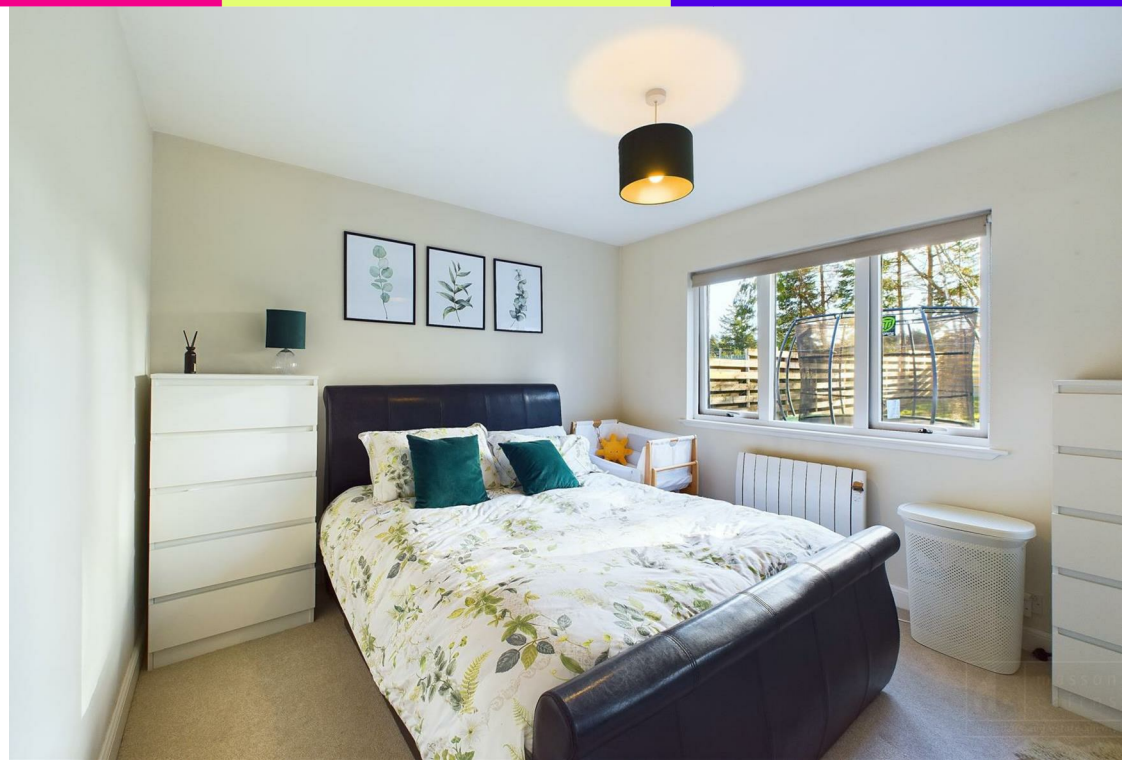
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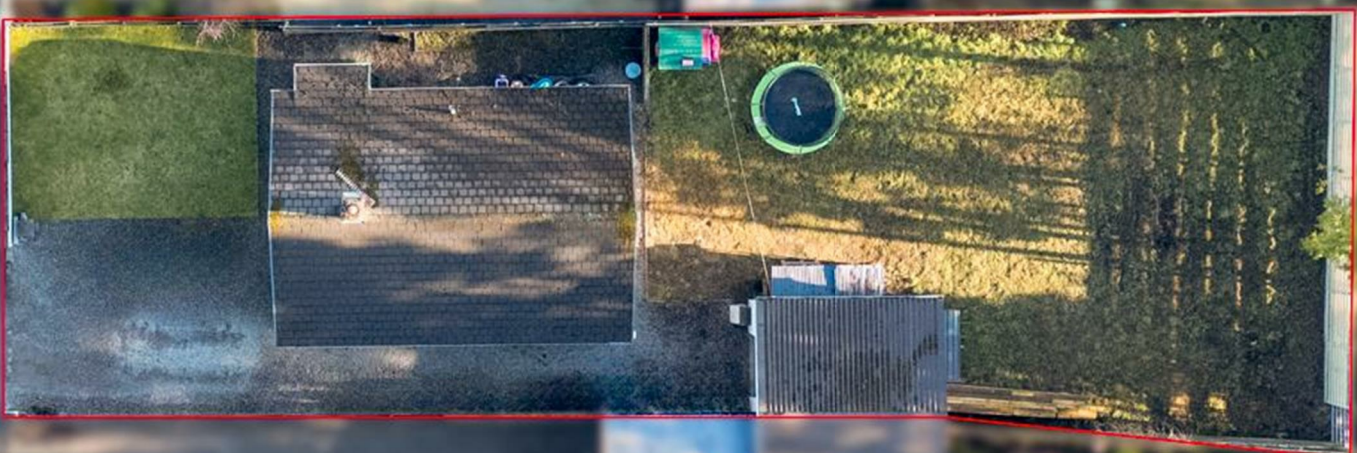
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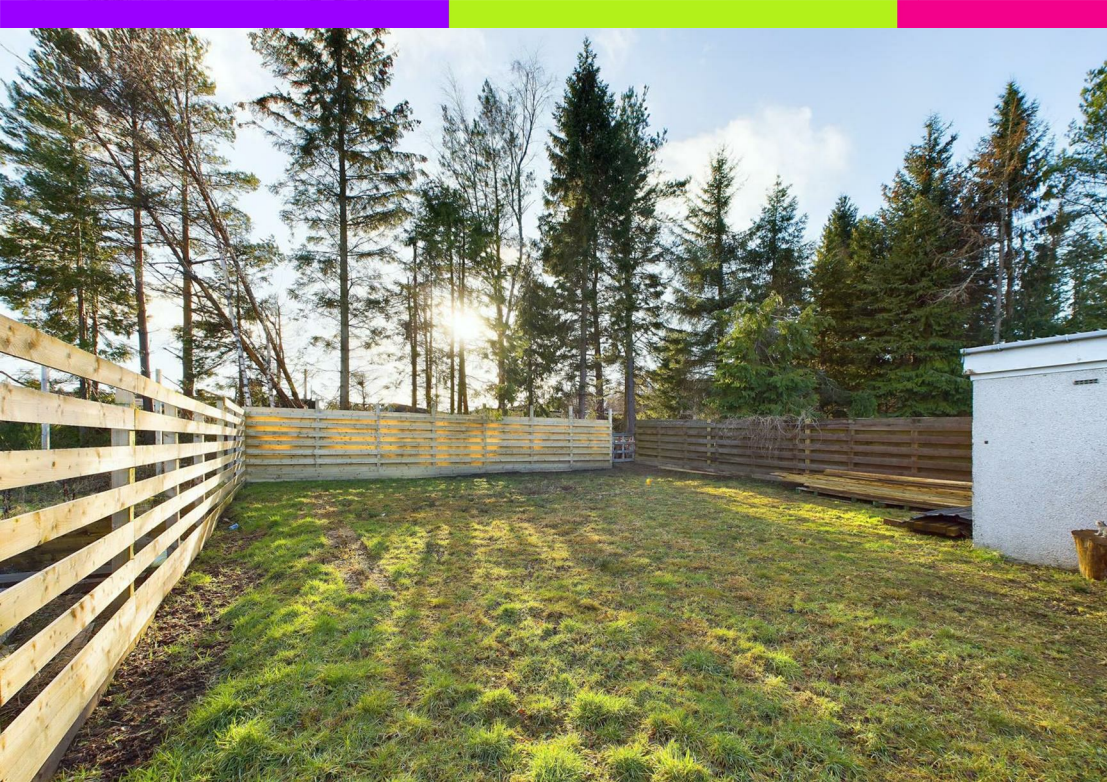
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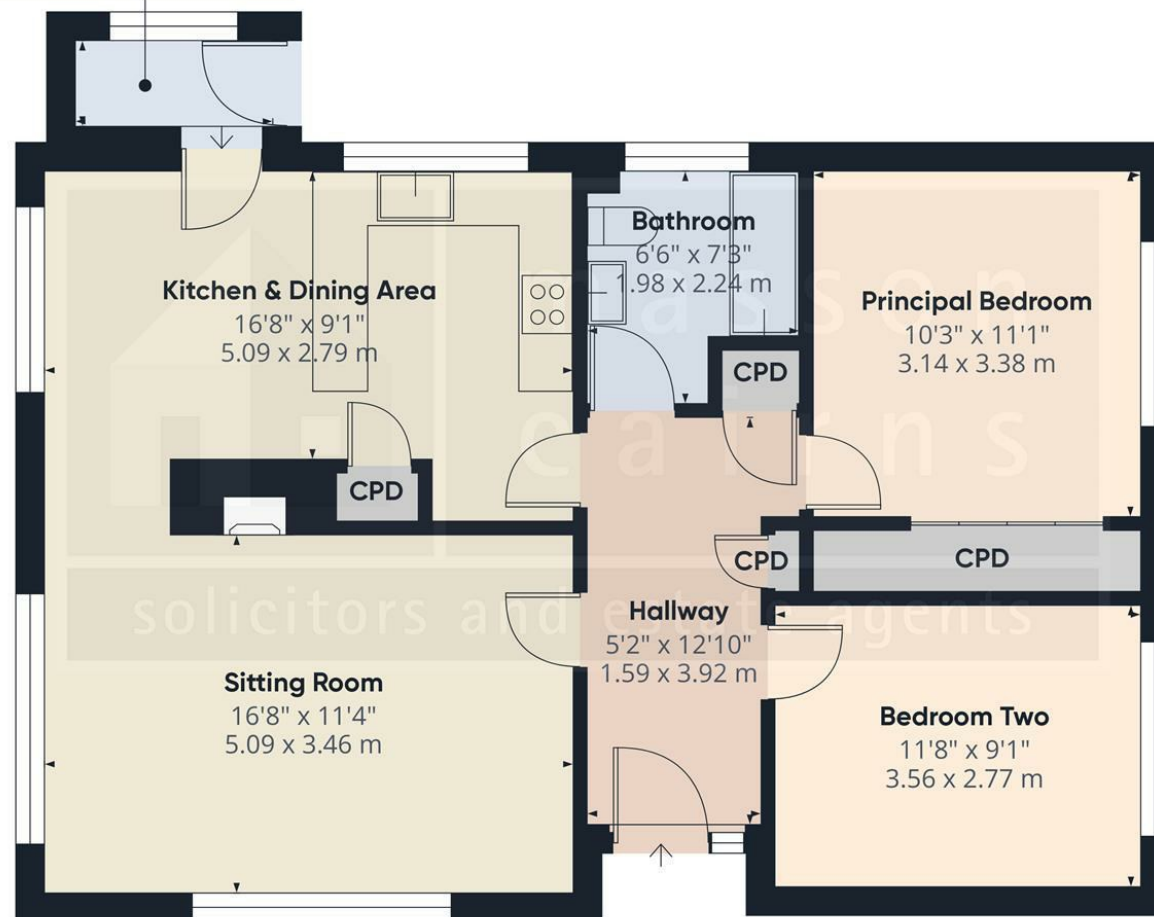








Rear Vestibule / Utility
6'6" x 3'1"
2.00 x 0.94 m



Approximate total area⁽¹⁾
754.12 ft²
70.06 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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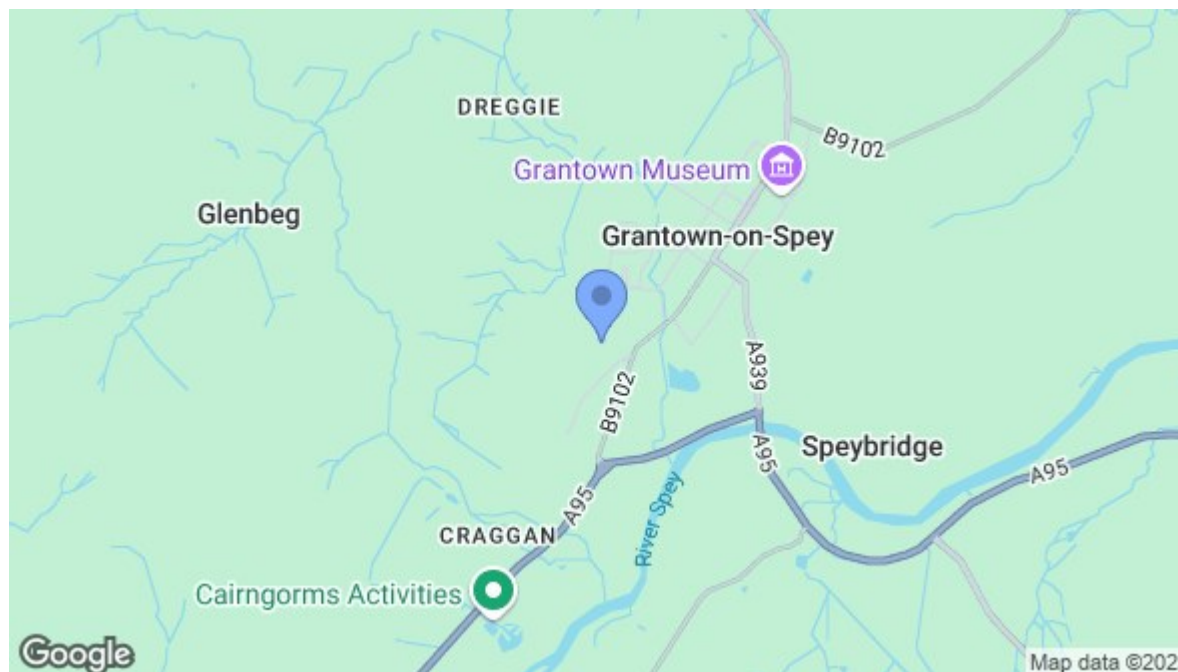
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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