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solicitors and estate agents

Lilybank, Grant Road, Grantown on Spey, PH26 3LA

UNDER OFFER £285,000

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

UNDER OFFER - Situated on a desirable street in this picturesque Highland town within the Cairngorms National Park, this very well presented detached two-bedroom detached property represents a unique opportunity to enjoy a beautiful home with excellent outside spaces. The home features a classic stone facade that opens into an interior where traditional charm meets modern elegance. The expansive living room is flooded with natural light, while the sophisticated kitchen is equipped with high-quality appliances, stylish units, and vibrant backslashes, all topped with a wooden breakfast bar. The adjoining dining area offers a perfect setting for family meals with views of the garden. Upstairs, the two sizable bedrooms are flooded with natural light and are served by a contemporary bathroom showcasing a stylish walk-in shower and white tiling. The property includes excellent garden space, a private driveway, and a detached garage, adding to its appeal. This home is an ideal choice for those seeking a peaceful lifestyle in one of Scotland's most idyllic locations, offering all the essentials for a relaxing, comfortable, and easy-care living environment. Viewing advised. EPC E, Council Tax 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 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 Vestibule & Hall

The entrance to the property is through a door into a sunlit vestibule. There is room for storing outerwear and footwear. The hallway provides access to the remainder of the property set over two levels, briefly comprising of the sitting room, kitchen and dining area, utility room, rear vestibule and wc on the ground floor, with two double bedrooms and shower room on the first floor. A storage cupboard under the stairs houses the hot water tank as well as providing additional storage.

Sitting Room

4.35m x 3.45m (14'3" x 11'3")

The sitting room is a bright and welcoming space, featuring

a large window that fills the room with natural light and provides a pleasant outlook to the front of the home. An open fireplace creates an attractive focal point, adding a cosy feel to the room and there is plenty of space for a variety of seating arrangements, making it comfortable.

Kitchen & Dining Area

7.17m x 3.33m (23'6" x 10'11")

The stylish and light kitchen is well laid out with a great range of base, drawer and wall units, providing ample storage and workspace. Integrated appliances include an oven, microwave, dishwasher, wine fridge and hob with extractor over, while space is available for a freestanding fridge/freezer. A window overlooks the front garden, allowing plenty of natural light into the space and there is a sink with drainer and mixer tap. The kitchen is open plan with the dining area allowing for a seamless flow through to the rear of the property. The dining area offers ample space for a 4-6 person dining table and patio doors to the rear of the room provides direct access to the garden. A high level cupboard houses the electrical consumer unit. This space is ideal for both everyday living and hosting guests, creating a sociable and flexible environment.

Utility Room

2.30m x 3.80m (7'6" x 12'5")

The utility room provides additional practical space with base and drawer units plus a further worktop area with sink and drainer with a chrome mixer tap and plumbing for both a washing machine and space for a tumble dryer. A rear door gives direct access to the garden. The room also houses the biomass boiler.

Cellar

A hatch with ladder from the hall provides access to the cellar area, below the main living spaces. The cellar provides easily accessible storage.

Rear Vestibule & WC

The property benefits from a convenient ground floor WC,



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accessed off the rear vestibule space, which includes a wash hand basin and a WC. A frosted window provides natural light while ensuring privacy. The rear vestibule offers convenient storage for hanging outerwear as well as providing an alternative access to and from the home.

Landing

The landing provides access to all first-floor bedrooms and the family shower room. It is a bright and welcoming space.

Principal Bedroom, Dressing Room/ Home Working

4.31m x 3.36m, 2.78m x 3.73m (14'1" x 11'0", 9'1" x 12'2")

The spacious principal bedroom is light-filled, thanks to a large window to the front of the home, creating a bright and welcoming space. There is enough room for a king size bed, and there are integral storage wardrobes for clothing. A further door leads to a spacious room which could be utilised as a indulgent dressing room or equally as a nursery or bright home working space overlooking the large rear gardens.

Bedroom Two

4.32m x 3.49m (14'2" x 11'5")

The second bedroom in this home is spacious and features a large window to the front that provides ample natural light. The room includes built-in wardrobes for storage.

Shower Room

2.28m x 3.21m (7'5" x 10'6")

The shower room is finished in a bright, neutral style with full height tiling along one wall and within the corner shower enclosure. The room includes a modern white suite comprising a WC, wash hand basin with vanity storage, illuminated mirror and a towel rail. A large opaque window provides natural light while maintaining privacy. There is a loft hatch and separate cupboard provides additional storage.

Outside & Garage

A particular feature of the property are the spacious gardens property that complement its charming exterior. The front garden is surrounded by a low level wall with a gate centrally located to provide access to the path to the front door which is flanked by lawns and mature beds. To the rear, the large garden enjoys a lawned area with mature trees and shrubbery providing privacy and a pleasant green backdrop. Additionally, there is a gravel driveway that offers ample parking and leads to a detached garage, suitable for vehicles or extra storage. There is also a timber summer house, greenhouse and storage shed making this area a perfect space for outdoor living.

Services

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

Grantown on Spey

Moray

PH26 3EQ

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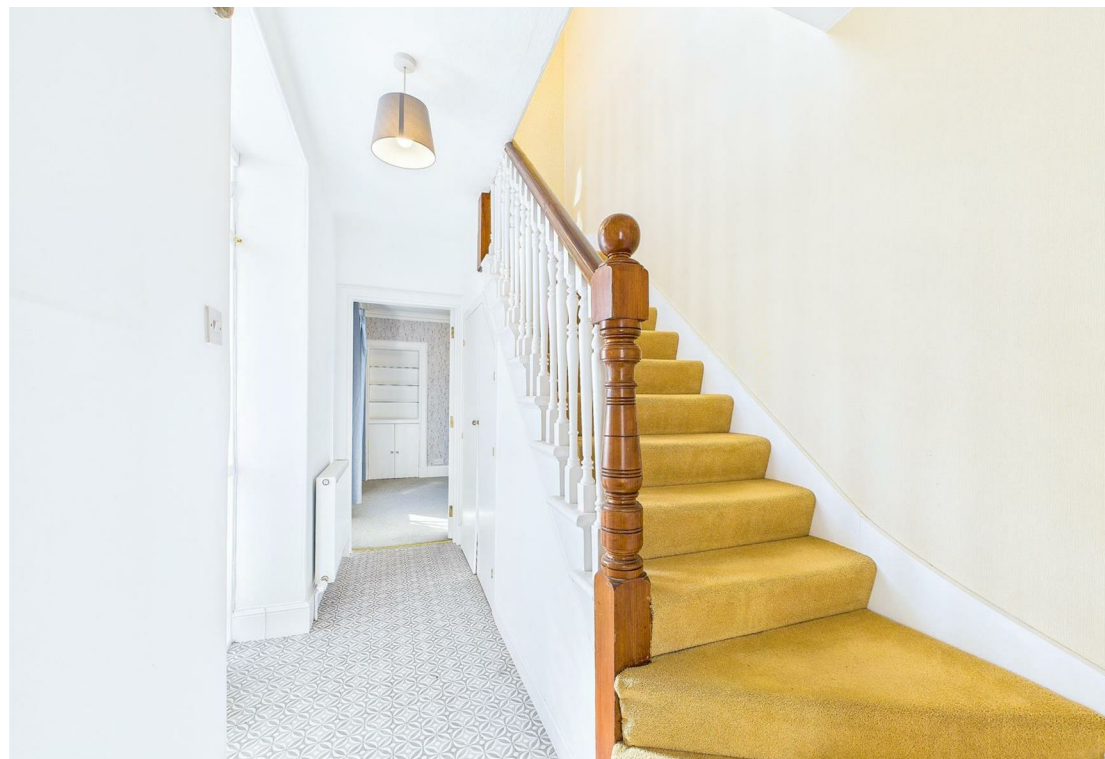
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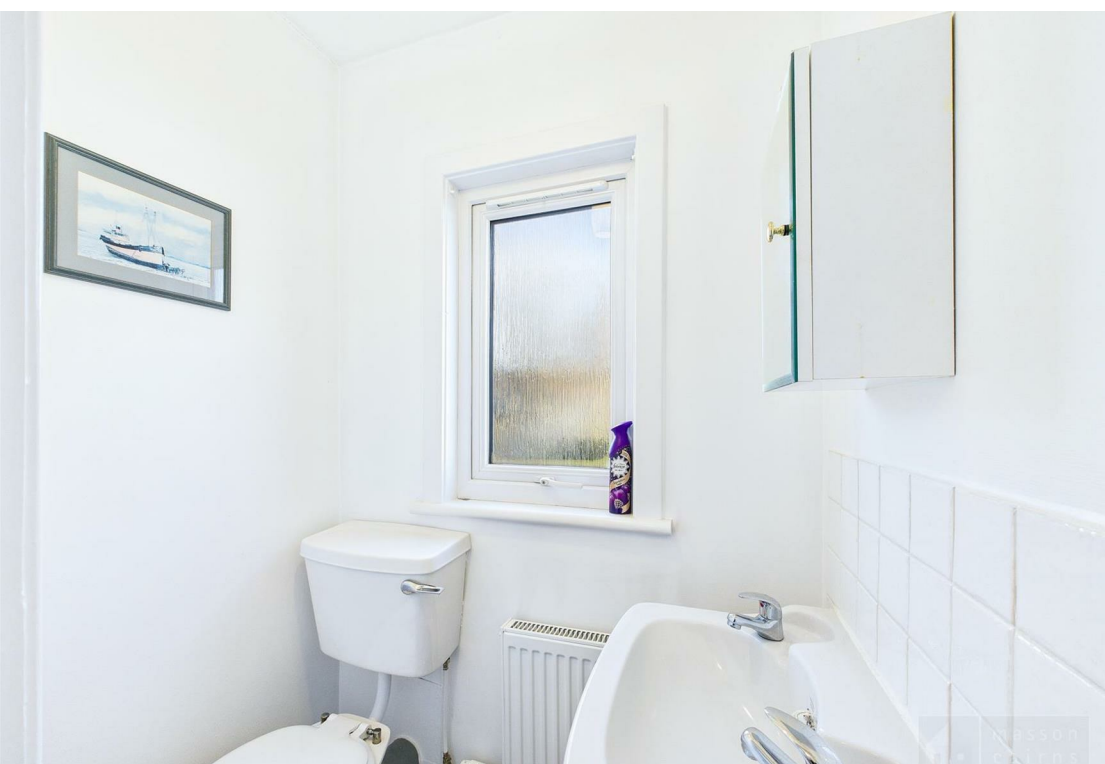




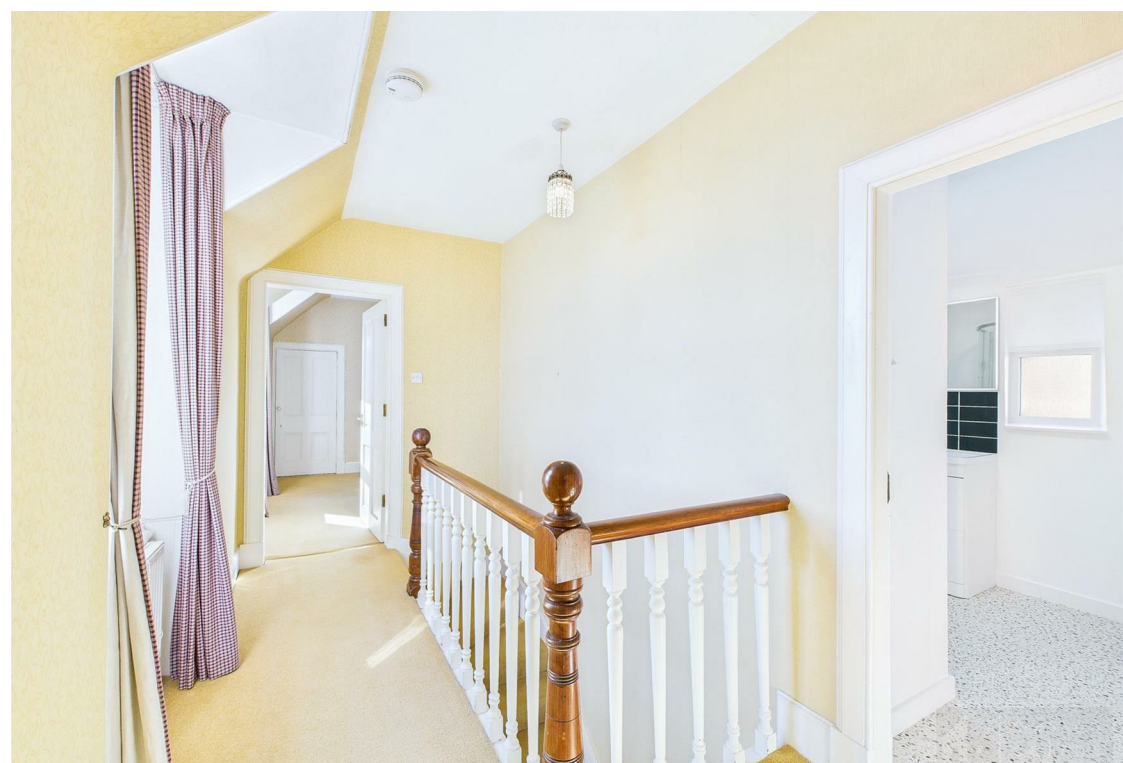






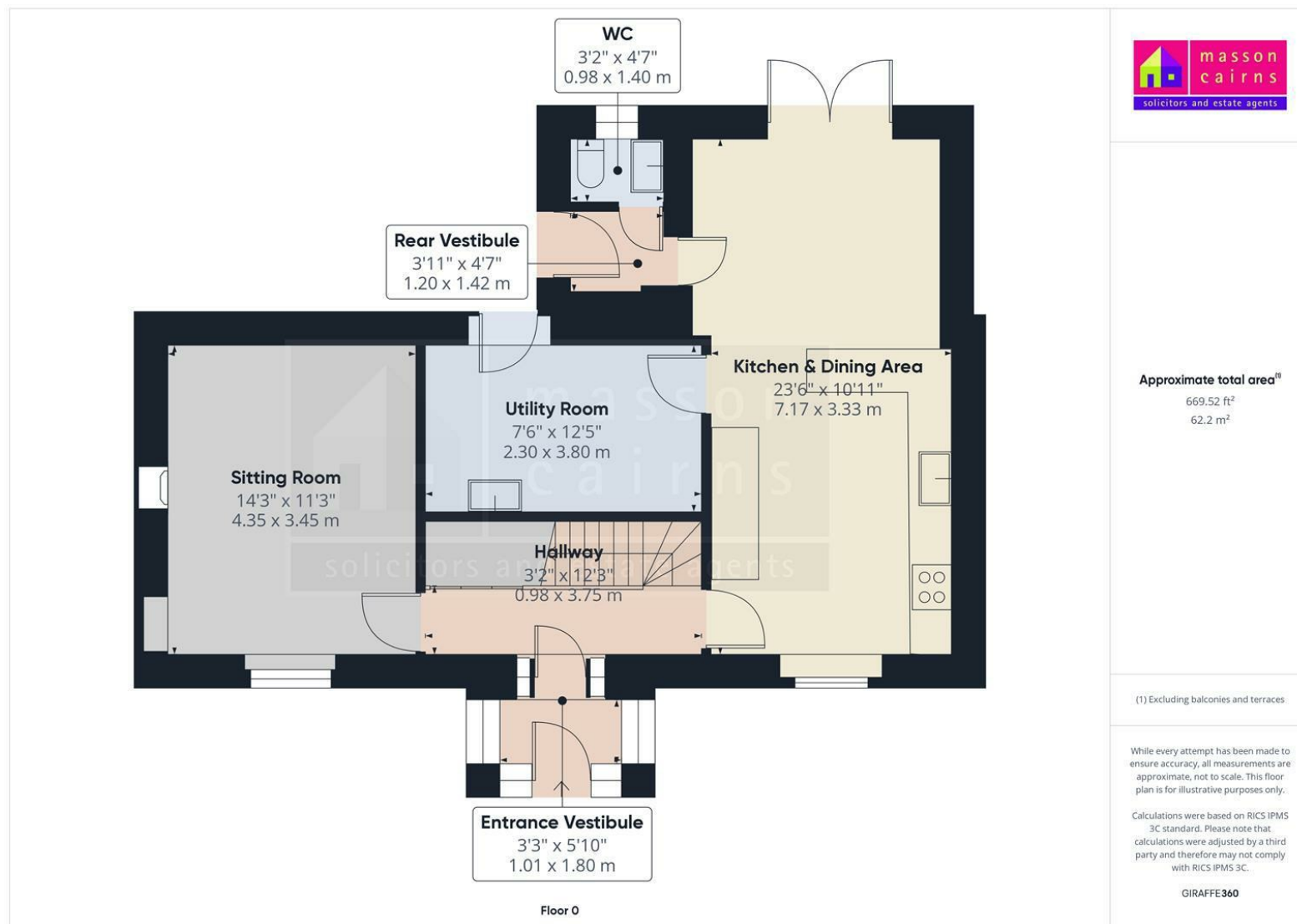












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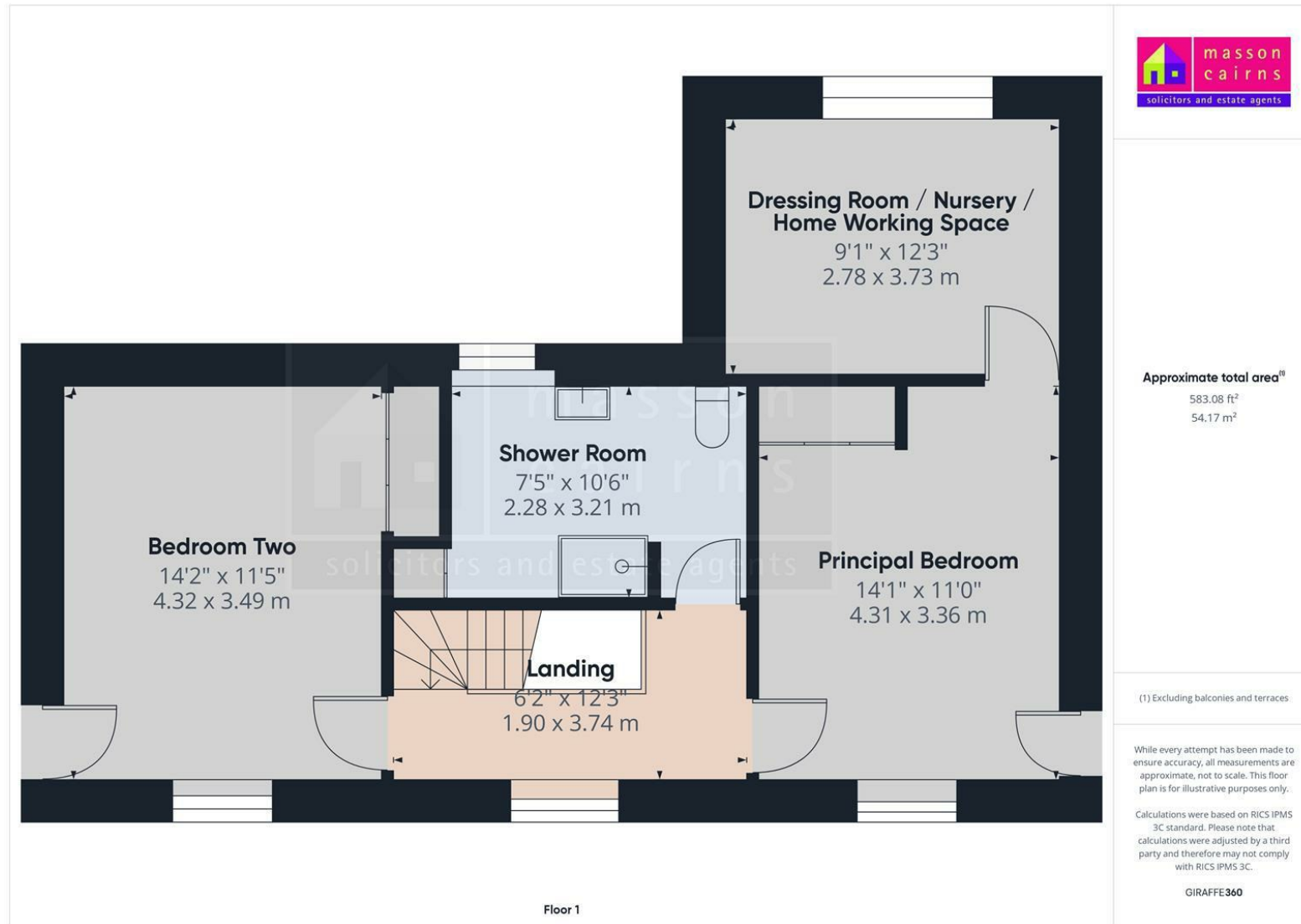
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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