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44 Cairngorm Avenue, Grantown on Spey, PH26 3EX

UNDER OFFER £170,000

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

solicitors and estate agents

UNDER OFFER - A three-bedroom semi-detached home boasting an array of features to delight any homeowner. The entrance vestibule ushers you into a welcoming hall, leading seamlessly to a bright sitting room that flows into a spacious dining area. Open plan with the adjoining kitchen, which is both functional and stylish, it boasts a contemporary design with its good range of base and wall units, all set against a complementary worktop and splashback tiling. Ascending the staircase brings you to a generous landing. Here you'll find a shower room and two well-sized bedrooms. A further staircase lead to the principal bedroom on the second floor. From selected rooms, one can enjoy the allure of distant hill views. Externally, this home doesn't disappoint, off-street parking is available at the front, while the rear offers a perfect blend of decking space for alfresco dining, a green lawn, and a handy storage garage. Catering to a diverse range of buyers, this property embodies a blend of comfort, functionality, and charm. An opportunity not to be missed that will suit a variety of purchasers. EPC Rating E, Council Tax Banding B

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 Vestibule & Hall

Step into this welcoming home through a sturdy timber and glazed entrance door. As you walk in, you are greeted by carpet flooring and a conveniently located hanging storage perfect for outerwear. The entrance vestibule also houses the oil fired boiler, providing ease of access for maintenance. Beyond this entrance, a welcoming hall awaits. It further unfolds to reveal a stairway leading up to the first-floor bedrooms and shower room. Clever use of spaces under the stairs has been made housing a large cupboard (1.56m X 1.89m) and storage space, which also features space and plumbing for a washing machine. Adjacent, a door provides entry to the cosy sitting room,

setting the tone for the warm ambiance that is a feature of this delightful residence.

Open Plan Sitting Room, Dining Area & Kitchen

4.30m x 3.62m , 2.42m x 2.69m, 3.05m x 2.83m (14'1" x 11'10" , 7'11" x 8'9" , 10'0" x 9'3")

Welcoming and warm, the sitting room feels spacious, being seamlessly integrated with the dining area and kitchen. This sociable layout ensures a harmonious flow, perfect for entertaining or simple day-to-day living. The room features timber laminate flooring being warm underfoot whilst adding to the practicality of the space. The spacious layout would comfortably accommodate a six person dining table and chairs. The kitchen, both functional and stylish, boasts a contemporary design with its range of base and wall units, all set against a complementary worktop and backsplash tiling. A stainless steel sink, complete with a modern mixer tap, is strategically positioned below a window, offering ample admission of natural light. The kitchen comes equipped with an integrated oven/grill and hob, crowned by an illuminated cooker hood and there is space for a free standing fridge-freezer.

Landing

From the warm, carpeted landing, access is provided to the shower room and two cosy bedrooms and a further staircase leading to the principal bedroom on the second floor. There is an airing cupboard featuring shelved storage for linens. This space also houses the hot water tank.

Bedroom Two

3.12m x 3.45m (10'2" x 11'3")

Situated at the rear of the house is a spacious double bedroom. From this vantage, you can catch glimpses of the rear garden and woodlands beyond. This room is not only a haven for relaxation but also boasts practical features, including a double integral wardrobe, perfect for organisation. The soft carpet flooring underfoot completes the room, exuding warmth and comfort.



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Bedroom Three

2.83m x 3.45m (9'3" x 11'3")

The third bedroom, a cosy single, is adorned with a sizeable picture window that faces the front, allowing ample light and a pleasant view leading towards the majestic Cromdale Hills in the distance. For storage needs, it boasts ample room for freestanding furniture such as a wardrobe, drawers and desk, ensuring the room remains neat and organised.

Shower Room

2.06m x 2.07m (6'9" x 6'9")

A thoughtfully designed shower room, equipped with an efficient electric shower set in a corner enclosure with wet wall surround. Natural light filters through an opaque window to the rear, ensuring privacy. Modern conveniences abound with a WC and a wash hand basin featuring twin taps. A glass display shelf and mirror enhance the room's functionality.

Principal Bedroom

4.63m x 5.32m (15'2" x 17'5")

Situated at the top of the home, on the second floor, lies the principal bedroom. Beneath your feet, the plush carpet adds a touch of warmth and comfort. To one side of the room, a large Velux window frames delightful views across the woodlands at the rear of the home in addition to providing an abundance of natural light. Practicality is provided with an integral double wardrobe, providing both hanging and shelved storage solutions.

Outside

This residence boasts a well-considered exterior design. The frontage is neatly bordered by a low-level wall, with an inviting driveway to the side, facilitating convenient off-street parking, whilst a path leads to the welcoming front door. The front ground, primarily dressed in gravel, not only offers a visual appeal but ensures easy maintenance, accentuated by interspersed shrub

plantings for a touch of greenery. Venturing to the rear, you are greeted with a neat raised lawned area, perfect for relaxation or play, paired with an area of decking ideal for sunny days. The space is framed with timber fencing, offering a degree of privacy while maintaining an open and airy ambiance. The block built garage (6.0m x 3.0m), featuring a sturdy concrete base, provides ample space for vehicle storage and workshop activities. Equipped with power and lighting, this versatile space offers endless possibilities for hobbies, storage, or DIY projects, catering to the needs and preferences of the homeowner.

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

Grantown on Spey

Moray

PH26 3EQ

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Email: property@lawscot.com

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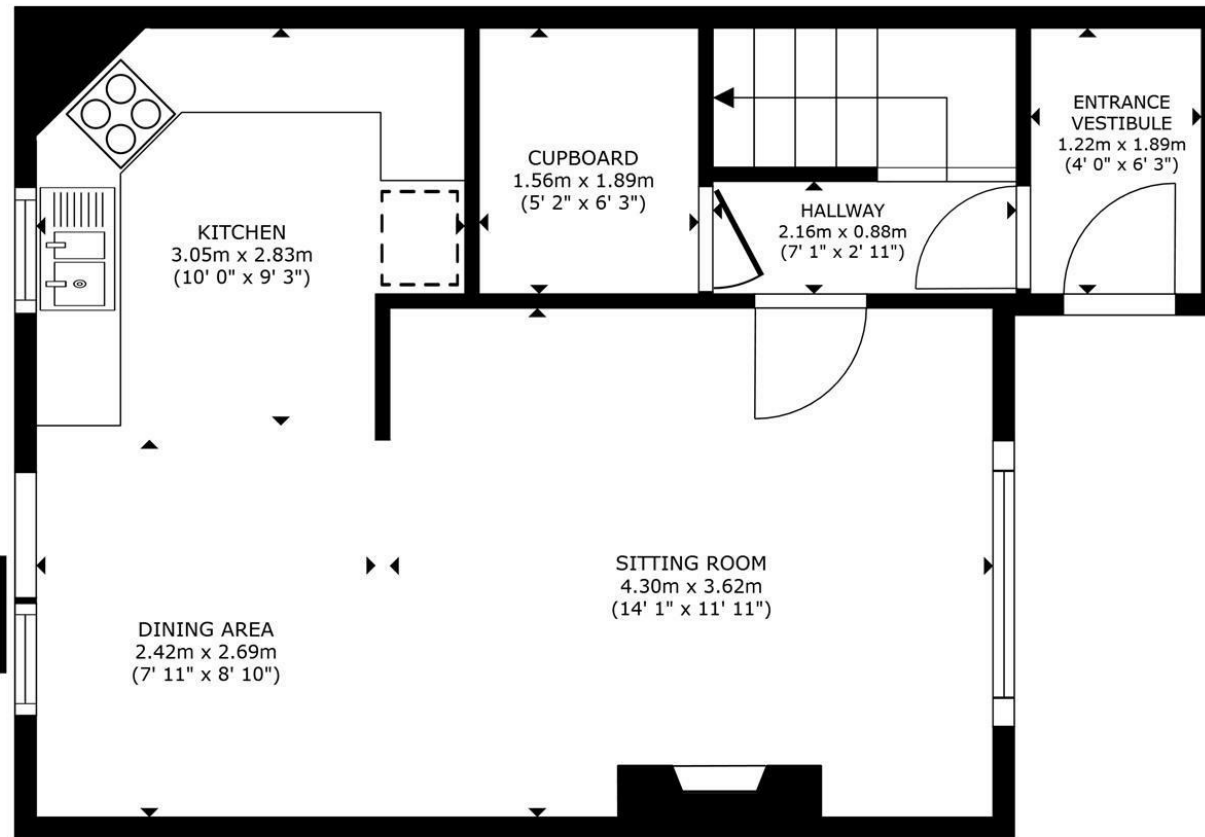
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FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 41.1 m² (442 sq.ft.) FLOOR 2 38.3 m² (412 sq.ft.) FLOOR 3 19.4 m² (209 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 6.1 m² (66 sq.ft.)
 TOTAL : 98.7 m² (1,063 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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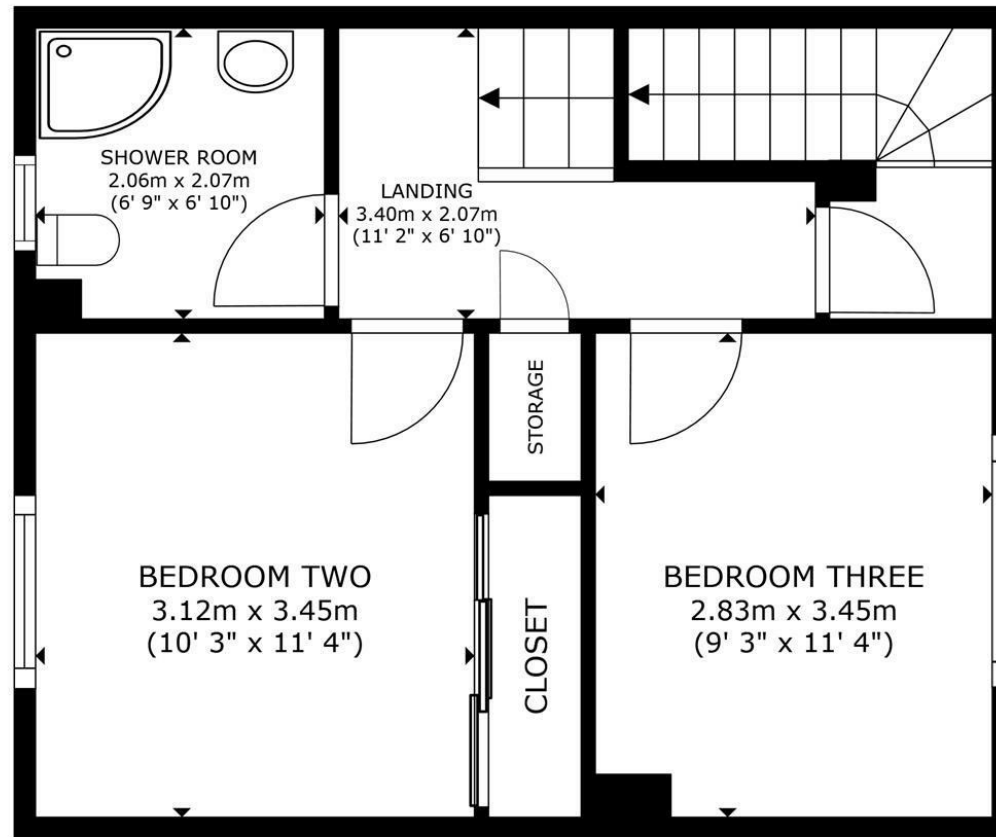
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FLOOR 2



GROSS INTERNAL AREA
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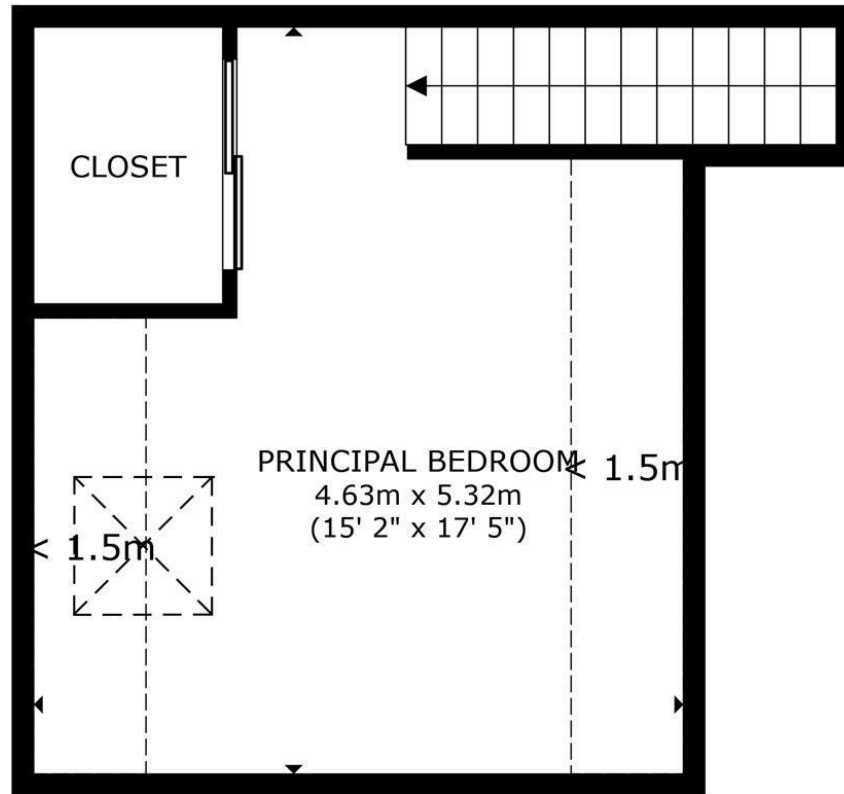
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FLOOR 3



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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		66
(55-68) D	45	
(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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